



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, June 10, 2013
7:00 p.m.

Pg. #

ITEM

MINUTES

1. *Motion to:*

(1) *adopt the minutes of the Regular Council Meeting held on Monday, May 27, 2013 (distributed previously); and*

CNCL-8

(2) *receive for information the Metro Vancouver 'Board in Brief' dated May 24, 2013.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Jerry Chong, Director, Finance, to present the *Canadian Award for Financial Reporting*, and the *Award for Outstanding Achievement in Popular Annual Financial Reporting*, bestowed on the City of Richmond by the Government Finance Officers Association.

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 15.)

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2012 Annual Report and 2012 Annual Report – Highlights
- Revenue Anticipation Borrowing (2013) Bylaw No. 9020
- Housing Agreement Bylaw No. 9004 to Permit the City of Richmond to Secure Affordable Housing Units Located at 7680 and 7720 Alderbridge Way (Amacon (Alderbridge) Development Corp. - Inc. No. BC 0906099)
- Agreement with Richmond Food Security Society for Community Gardens Administration
- National Hiking Trail
- Garden City Community Park – Bike Terrain Park Consultation Process

5. *Motion to adopt Items 6 through 12 by general consent.*



6. COMMITTEE MINUTES

That the minutes of:

Consent
Agenda
Item

Council Agenda – Monday, June 10, 2013

Pg. #	ITEM
CNCL-13	(1) <i>the Finance Committee meeting held on Monday, June 3, 2013;</i>
CNCL-16	(2) <i>the Special General Purposes Committee meeting held on Monday, May 27, 2013 and the General Purposes Committee meeting held on Monday, June 3, 2013; and</i>
CNCL-31	(3) <i>the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, May 28, 2013;</i> <i>be received for information.</i>



Consent
Agenda
Item

7. **2012 ANNUAL REPORT AND 2012 ANNUAL REPORT – HIGHLIGHTS**
(File Ref. No.) (REDMS No. 3859378)

CNCL-37

See Page CNCL-37 for full report

FINANCE COMMITTEE RECOMMENDATION

That the City of Richmond 2012 Annual Report and the 2012 Annual Report – Highlights be approved.



Consent
Agenda
Item

8. **REVENUE ANTICIPATION BORROWING (2013) BYLAW NO. 9020**
(File Ref. No. 12-8060-20-9020; 03-0900-01) (REDMS No. 3828708)

CNCL-121

See Page CNCL-121 for full report

FINANCE COMMITTEE RECOMMENDATION

That Revenue Anticipation Borrowing (2013) Bylaw No. 9020 be introduced and given first, second, and third readings.



Consent
Agenda
Item

9. **HOUSING AGREEMENT BYLAW NO. 9004 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 7680 AND 7720 ALDERBRIDGE WAY (AMACON (ALDERBRIDGE) DEVELOPMENT CORP.- INC. NO. BC 0906099)**
(File Ref. No. 12-8060-20-9004; RZ 11-593705) (REDMS No. 3857717)

CNCL-125

See Page CNCL-125 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Bylaw No. 9004 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9004 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 Rezoning Application RZ 11-593705.



Consent
Agenda
Item

10. **AGREEMENT WITH RICHMOND FOOD SECURITY SOCIETY FOR COMMUNITY GARDENS ADMINISTRATION**

(File Ref. No. 01-0060-20) (REDMS No. 3829134)

CNCL-151

See Page **CNCL-151** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

That the City enter into a partnering agreement with the Richmond Food Security Society for the administration of community gardens that have been designated by the City on lands owned or controlled by the City on the terms and conditions set out in the staff report titled Agreement with Richmond Food Security Society for Community Gardens Administration, dated May 6, 2013 from the Senior Manager, Parks.



Consent
Agenda
Item

11. **NATIONAL HIKING TRAIL**

(File Ref. No. 11-7200-01) (REDMS No. 3821165 v.2)

CNCL-155

See Page **CNCL-155** for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE RECOMMENDATION

That Richmond's participation in the National Hiking Trail, as described in the staff report titled National Hiking Trail, dated May 7, 2013 from the Senior Manager, Parks be approved.



Pg. # ITEM

Consent
Agenda
Item

12. **GARDEN CITY COMMUNITY PARK – BIKE TERRAIN PARK
CONSULTATION PROCESS**

(File Ref. No. 06-2345-20-MNOR1) (REDMS No. 3845135 v.3)

CNCL-160

See Page **CNCL-160** for full report

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

That Garden City Community Park be approved as the site of the bike terrain park as detailed in the staff report titled Garden City Community Park – Bike Terrain Park Consultation Process, dated May 13, 2013 from the Senior Manager, Parks.

☐

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

NON-CONSENT AGENDA ITEMS

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

☐

CNCL-174

Nancy Trant, Richmond resident, to comment on Richmond's farming heritage and the Garden City Lands.

14. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-175 Newspaper Distribution Regulation Bylaw No. 7954, Amendment **Bylaw No. 8933**

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

CNCL-179 **Note:** See correspondence dated May 3, 2013 from George Acimovic of Metro Free Daily Newspaper (correspondence received as a result of statutory advertising relating to Bylaw No. 7954).

☐

CNCL-180 Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment **Bylaw No. 9018**

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

☐

CNCL-183 Consolidated Fees Bylaw No. 8636, Amendment **Bylaw No. 9027**

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

☐

CNCL-185 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8863**
(10180/10200 Finlayson Drive, RZ 11-594451)

Opposed at 1st Reading – None.

Opposed at 2nd/3rd Readings – None.

☐

Council Agenda – Monday, June 10, 2013

Pg. #	ITEM	
CNCL-187	Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8868 (9500, 9520, and 9540 Granville Avenue, RZ 11-581552) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-189	Richmond Official Community Plan Bylaw 9000 and Bylaw 7100, Amendment Bylaw No. 8988 and Zoning Bylaw No. 8500, Amendment Bylaw No. 8989 (11120 and 11200 No. 5 Road, RZ 10-556878) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – Cllr. Barnes.	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

15. RECOMMENDATION

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

- | | | |
|----------|-----|---|
| CNCL-193 | (1) | <i>That the minutes of the Development Permit Panel meeting held on Wednesday, May 29, 2013, and the Chair's reports for the Development Permit Panel meetings held on Wednesday, May 29, 2013 and Wednesday, April 24, 2013 be received for information; and</i> |
| CNCL-202 | (2) | <i>That the recommendations of the Panel to authorize the issuance of:</i>
<i>(a) a Development Permit (DP 13-630238) for the property at 11120 and 11200 No. 5 Road; and</i>
<i>(b) a Development Permit (DP 12-603913) for the property at 9500, 9520, and 9540 Granville Avenue;</i>
<i>be endorsed, and the Permits so issued.</i> |

☐

ADJOURNMENT

☐

For Metro Vancouver meetings on Friday, May 24, 2013

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

For more information, please contact either:

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

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

**Greater Vancouver Regional District
(Parks)****Aldergrove Regional Park – Vancouver Aquarium Wetland
Restoration Project****APPROVED**

The Vancouver Aquarium proposed to create shallow wetland habitat in the Gordon's Brook area of Aldergrove Regional Park. The project will provide habitat for amphibians and other wildlife, compliment the existing constructed wetlands off Pepin Brook and expand education, interpretation and research opportunities. Funding of \$75,000 is provided by VanAqua's funding partner, Earth Rangers, an organization which engages school-age kids to support species at risk.

The Board approved the Vancouver Aquarium Wetland Restoration Project and authorized staff to execute a project agreement with the Vancouver Aquarium for implementation.

**Colony Farm Regional Park – License Agreement with Kwantlen
Polytechnic University for a teaching farm****APPROVED**

In 2012, Kwantlen Polytechnic University submitted a proposal to use approximately 14 acres of land at Colony Farm Regional Park to start a teaching and demonstration farm. This farm will support its new Bachelor of Applied Science in Sustainable Agriculture program. Students will spend one full year learning applied sustainable farming practices at the farm, growing a variety of fruit and vegetable crops. The teaching farm will be located in the area of Colony Farm that is designated for agriculture and was most recently farmed in 2004.

The Board authorized staff to execute a license agreement with Kwantlen Polytechnic University for a teaching farm at Colony Farm Regional Park.

**Funding Request from Stanley Park Ecology Society for Expansion
of Co-Existing with Coyotes Program****DECLINED**

At the April 11, 2013 meeting, the Committee received a delegation from the Stanley Park Ecology Society's Co-Existing with Coyotes program. The program aims to reduce conflict between people and coyotes. Responsibility for wildlife management generally falls to the

Province under the Wildlife Act.

The Board declined the request for funding from the Stanley Park Ecology Society.

Delegation Executive Summaries Presented at Committee – May 2013

RECEIVED

The Board received for information a summary report of the following delegations:

- Jo Ledingham, Belcarra South Preservation Society
- Murray Jones, Langley Speedway Historical society
- Kathy Kolb, Pacific Riding for Developing Abilities (PRDA)
- Jude Grass, Campbell Valley Park Association
- Christine Riek, Pacific Riding for Developing Abilities

Greater Vancouver Regional District (Board Meeting 2)

**Metro Vancouver's 2012/13 and 2013/14 TAC Operational Funding
Application to Secure Funding from UBCM for the Katzie and Tsleil-
Waututh Treaty Tables**

APPROVED

The Board directed staff to apply for the Union of British Columbia Municipalities' 2012/13 & 2013/2014 Treaty Advisory Committee operational funding to support Metro Vancouver's participation at the Katzie and Tsleil-Waututh treaty tables.

New Agriculture Water Demand Model for Metro Vancouver

RECEIVED

A staff report summarizes a new agriculture water demand model developed by the Province for the Metro Vancouver region. The model can be used to estimate the amount of irrigation water used by agriculture, today and in the future, under varying crop and climatic conditions.

Managing Concurrent Regional Growth Strategy Amendment

APPROVED

A staff report summarizes RGS Implementation Guideline #2, which outlines a clear timeline for processing concurrent Regional Growth Strategy amendment and Regional Contexts Statements in order to provide clarity to municipalities and this Committee in planning for the work ahead.

**City of Vancouver Draft Regional Context Statement – Request for
Metro Vancouver Board Comment**

APPROVED

A draft Regional Context Statement has three locations where the RGS land use designations differ from those shown in the Regional Growth Strategy. The statement also indicates Vancouver's commitment to focusing growth in the Metro Core and the Oakridge Municipal

Town Centre. It also identifies areas along Cambie Street as Frequent Transit Development Areas and indicates the Broadway Corridor as a future FTDA location.

Air Quality Impacts of New and Expanded Coal Shipment Activity in Metro Vancouver

DEFERRED

The Board deferred a staff report and the following draft resolution to the June 14 GVRD meeting:

That the Board approve a resolution to write to Port Metro Vancouver to:

- Request detailed information on their review processes for permit applications for expanded and new coal handling infrastructure at Neptune Terminals and Fraser Surrey Docks respectively, and request a formalized procedure in the referral of project review processes between Port Metro Vancouver and Metro Vancouver;
- Advise of their support for the inclusion of health impact assessment in the review of expanded and new coal handling infrastructure, as suggested by the Vancouver Coastal Health and Fraser Health authorities; and
- Express opposition to coal shipments from the Fraser River Estuary other than the existing Roberts Bank coal port.
- That the Board request Port Metro Vancouver, Transport Canada and Environment Canada require the necessary mitigation measures and monitoring to address emission sources that are not within the jurisdiction of Metro Vancouver.

GVRD Nominee to the 2013-2014 E-Comm Board of Directors

APPROVED

The Board designated Director Gayle Martin, of the City of Langley, as Metro Vancouver nominee to the E-Comm Board of Directors for the 2013-2014 term

Delegation Executive Summaries Presented at Committee – May 2013

RECEIVED

The Board received for information a summary of delegations from:

- Jeff Scott, CEO President, Fraser Surrey Docks
- Eoin Madden, Climate Campaigner, Wilderness Committee
- Kathryn Harrison, Voters Taking Action Against Climate Change
- Jack Hall, Kids for Climate Action
- Laura Benson, Coal Campaigner, Dogwood Initiative

Metro Vancouver External Agency Activities – Status Report, May 2013

RECEIVED

The Board received for information the following reports from Metro Vancouver representatives to external organizations:

- a) Report on Fraser Basin Council from Director Barbara Steele;
- b) Report on Lower Mainland Local Government Association Flood Control and

- River Management Committee from Director Mae Reid;
- c) Report on the Municipal Finance Authority of British Columbia from Directors M. Brodie, D. Corrigan, R. Walton, G. Moore, M. Reid, D. Mussatto, M. Clay, R. Louie, M. Hunt, W. Wright;
 - d) Report on the Sasamat Volunteer Fire Department from Councillor Michael Wright;

Greater Vancouver Water District

Water Supply and Consumption Update for Summer 2013

RECEIVED

The existing snow pack and lake levels should be sufficient to ensure adequate water supply for the 2-13 summer season. In the event of an extreme drought or unusually high demand for water, Metro Vancouver has the ability to increase its use of the Coquitlam source or, if necessary, implement additional demand management measures.

Seymour-Capilano Filtration Project – Project Status

RECEIVED

All of the major construction contracts for the Seymour-Capilano Filtration Project are complete except for the twin tunnels. As of the end of March 2013, twin tunnels completion is 89%. The balance of the project is at 98% overall completion. Filtration of the Seymour source commenced in late December 2009 and reached full flow in mid-January 2010.

Summary of GVWD Quality Control Annual Report 2012

RECEIVED

The water quality monitoring program continues to fulfill its role of confirming that the water quality barriers the GVWD has in place, watershed protection, water treatment and ongoing operation of the water system to maintain water quality, are working effectively and that the water provided by the GVWD to its customers met water quality standards and guidelines in 2012.

Greater Vancouver Sewerage & Drainage District

Lions Gate Secondary Wastewater Treatment Plant – Proposed Study Tour

APPROVED

A secondary wastewater treatment plant for the North Shore is being built approximately two kilometres east of the existing Lions Gate Waste Treatment Plant, which provides primary treatment. The new plant is required to be on-line by December 31, 2020.

A two-day study tour was proposed to visit four treatment plants in Washington State to gain a more in-depth understanding of the technologies available and the approaches used to build plants that are well integrated with the community. The expected cost would be in the order of \$25,000 to \$30,000, depending on the number of participants. The Board also invited a



representative of both the Tsleil-Waututh and Squamish Nations to attend.

Metro Vancouver Waste-to-Energy Facility Environmental Upgrade Projects**APPROVED**

The B.C. Environment Ministry has put a new guideline in place for waste-to-energy facility emissions.

A nitrogen oxides reduction project, already approved by the Board and under construction, has an overall budget of \$7.9 million and is expected to be operating in 2014. The Board approved in principle additional environmental capital projects, totalling an estimated \$20,850,000, to meet new MOE guidelines, which are not regulatory requirements:

1. SO₂ & HCl Reduction Project (Scrubber Project) Preliminary completion date: 2019
Preliminary project capital cost estimate: \$16,500,000
2. Continuous Emissions Monitoring System (CEMS) Upgrade Project Preliminary completion date: 2015 Preliminary project capital cost estimate: \$2,000,000
3. Natural Gas Burner Replacement Project Preliminary completion date: 2015
Preliminary project capital cost estimate: \$1,600,000
4. Standby Electrical Power Replacement Project Preliminary completion date: 2017
Preliminary project capital cost estimate: \$750,000

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

The Board received a summary of the following delegates who spoke to the Waste Flow Management item on the Zero Waste Committee agenda:

- Shawn Thomas, CST Consulting, on behalf of Northwest Organics
- Ralph McRae, Northwest Group Properties
- Grant Hankins, BFI Canada Inc./Progressive Waste Solutions
- Steve Bryan, WMABC
- Geoff Plant, Green Coast Rubbish Inc.
- Jamie Kaminski, General Manager, HSR Services
- Sue Maxwell, Principal, Ecoinspire
- Louise Schwarz, Recycling Alternative
- John van Dongen, Resident and Independent Candidate for Abbotsford South
- David Richardson, President, Octaform
- Leslie Maguire



Finance Committee

Date: Monday, June 3, 2013

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:48 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, May 6, 2013, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **2012 ANNUAL REPORT AND 2012 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No.) (REDMS No. 3859378)

It was moved and seconded

That the City of Richmond 2012 Annual Report and the 2012 Annual Report – Highlights be approved.

CARRIED

Finance Committee
Monday, June 3, 2013

2. **REVENUE ANTICIPATION BORROWING (2013) BYLAW NO. 9020**
(File Ref. No. 12-8060-20-9020; 03-0900-01) (REDMS No. 3828708)

It was moved and seconded

That Revenue Anticipation Borrowing (2013) Bylaw No. 9020 be introduced and given first, second, and third readings.

CARRIED

3. **2012 ANNUAL DEVELOPMENT COST CHARGES**
(File Ref. No. 03-0900-01) (REDMS No. 3828936)

Jerry Chong, Director, Finance, noted that the 2012 Annual Development Cost Charges (DCC) report is in compliance with the *Local Government Act* in order to (i) provide information on the DCC activity for 2012 and (ii) undertake a review of the DCC rates approved in 2008. The report will be available on the City website.

It was moved and seconded

That the staff report titled 2012 Annual Development Cost Charges (from the Director, Finance, dated May 1, 2013) be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

4. **RICHMOND OLYMPIC OVAL CORPORATION – 1ST QUARTER 2013 FINANCIAL INFORMATION**
(File Ref. No.) (REDMS No. 3865648)

John Mills, COO, Richmond Oval, noted that a quarterly over quarterly comparison between 2012 and 2013 reflects a 20% increase in revenue while expenses increased 8%. The quarterly comparison between 2011 and 2012 saw a 40% increase in revenue. The Oval continues to experience significant revenue growth.

A discussion then ensued about:

- whether the Oval had reached its membership capacity and it was noted that pressure is being experienced between membership programming and special events held at the Oval; however, membership is a significant source of revenue and decisions will be made to protect the time and space for membership programming.
- the effectiveness of the newspaper wrap and how best to communicate the successfulness of the Richmond Olympic Oval.

Finance Committee
Monday, June 3, 2013

It was moved and seconded

That the report on the 1st Quarter 2013 Financial Information for the Richmond Olympic Oval Corporation from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on Monday, June 3, 2013.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Special General Purposes Committee

Date: Monday, May 27, 2013

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 6:02 p.m.

PLANNING & DEVELOPMENT DEPARTMENT

1. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER
REGIONAL GROWTH STRATEGY TYPE 3 AMENDMENT – MINOR
B FOR PORT MOODY**

(File Ref. No. 01-0157-30-RGST1) (REDMS No. 3870821)

Terry Crowe, Manager, Policy Planning, accompanied by Lee-Ann Garnett, Senior Regional Planner, Planning, Policy and Environment, Metro Vancouver, provided background information, noting that the City of Port Moody is seeking to designate three waterfront parcels on the Burrard Inlet, which are currently designated as 'Industrial,' 'General Urban,' 'Rural,' and 'Conservation and Recreation' to 'Special Study Areas.'

Mr. Crowe advised that staff is in receipt of new information regarding the City of Port Moody's request, whereby it is anticipated that the City of Port Moody will remove the 'Rural' and 'Conservation and Recreation' parcels from the proposed Regional Growth Strategy (RGS) amendment.

Special General Purposes Committee

Monday, May 27, 2013

Mr. Crowe spoke of the Metro Vancouver Board process as it relates to Type 2 and Type 3 amendments to the RGS and commented on their varying thresholds and the requirement to hold a Public Hearing.

In response to comments made by Committee, Ms. Garnett advised that the City of Port Moody accepted the RGS under the provision that its Map 12 – Special Study Areas and Sewerage Extension Areas would not apply to them; the Metro Vancouver Board accepted this condition.

Discussion ensued regarding the Metro Vancouver Board process and Mr. Crowe and Ms. Garnett provided the following information:

- a Type 2 RGS amendment would require a 2/3 vote of the Board and a Public Hearing for ‘Rural’ and ‘Conservation and Recreation’ areas;
- a Type 3 RGS amendment would require a 50% plus one weighted vote for ‘Rural’ and ‘Conservation and Recreation’ areas; and
- a Type 3 RGS amendment does not require a Public Hearing.

Committee expressed concern related to the potential regional impacts of such amendments and in particular the impacts to the City of Richmond. Direction was given to staff to follow this matter closely so that Council may be fully engaged as it proceeds through the Metro Vancouver Board process.

In reply to a query from the Chair, Mr. Crowe advised that as per the City of Port Moody’s staff report dated December 19, 2012 titled ‘OCP Amendment to Include Special Study Area Designations,’ the proposed RGS amendments are to identify those areas where a more detailed land use plan will be required by way of an area plan or a site specific development plan.

Councillor Steves distributed copies of a Metro Vancouver Industrial Overview – Spring 2013 (attached to and forming part of these Minutes as Schedule 1), and read an extract noting the potential to utilize Agricultural Land Reserve (ALR) lands for new industrial lands.

Discussion ensued regarding the proposed staff recommendations and members of Committee wished to clearly express the City’s opposition to the proposed RGS amendments. Also, it was noted that the City of Port Moody and all other Metro Vancouver municipalities be advised of the City’s position on this matter.

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

It was moved and seconded

That as per the report from the General Manager, Planning and Development, dated May 24, 2013, titled Richmond Response: Proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment – Minor B for Port Moody, Council:

Special General Purposes Committee
Monday, May 27, 2013

- (1) *advise Metro Vancouver that the City of Richmond is opposed to the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e., a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas;*
- (2) *advise Metro Vancouver that the City of Richmond supports an RGS Amendment Special Study Area designation to the RGS Industrial and General Urban designations, as the RGS amendment requirements do not change, but confirms that the City of Richmond has significant concerns regarding the regional effects of potential changes;*
- (3) *direct staff to advise on the effect on Richmond and the region should the land use in this area in Port Moody be changed; and*
- (4) *send a copy of the letter to the City of Port Moody and all Metro Vancouver member municipalities.*

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (6:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Special General Purposes Committee of the Council of the City of Richmond held on Monday, May, 27, 2013.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk



partnership.
performance.

Schedule 1 to the Minutes of the
Special General Purposes
Committee meeting held on
Monday, May 27, 2013.

Metro Vancouver Industrial Overview

Spring 2013

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

**CANADA'S
BEST
MANAGED
COMPANIES**

Metro Vancouver requiring innovative approach to manage evolving character of industrial market

Creativity is one of the most important attributes developers will require to acquire large parcels of land in order to meet the strong demand for large-floorplate product in Metro Vancouver's geographically-constrained industrial market.

With vacancy in Metro Vancouver industrial buildings larger than 100,000 sf at 2.5%*, and overall vacancy tightening slightly since fall 2012 to 3.5%, the rising pressure to accommodate large-floorplate users continues to mount. Further analysis reveals that the vacancy rate for Metro Vancouver industrial space in excess of 100,000 sf suitable for distribution/logistics uses is just 1.7%.

As of April 2013, only five municipalities in Metro Vancouver - Richmond, Coquitlam, Burnaby, Delta and Surrey - had industrial buildings in excess of 100,000 sf that were vacant and/or available. With large industrial buildings in increasingly short supply throughout Metro Vancouver, the pressure to build more is reaching critical mass and is being further exacerbated by the billions in infrastructure spending in support of the port's mandate to increase trade through the Asia-Pacific Gateway. Appetite for new industrial product shows no sign of abating with more than 2 msf added to Metro Vancouver's industrial inventory since fall 2012 and minimal subsequent impact on vacancy.

Total container traffic through Port Metro Vancouver, which is driving the demand, has resumed its upward trajectory after stalling in 2009, rising 26% from 2.15 million total 20-foot equivalent units (TEUs) in 2009 to 2.71 million TEUs in 2012. That growth continued to manifest itself in the first quarter of 2013, rising 2.5% to 642,959 TEUs from the

continued on page 2

*This rate includes all vacant and available industrial facilities that were part of Metro Vancouver's industrial inventory or that were to be vacated within the next 90 days from the date of publication.

INSIDE: Q&A with Robert Landucci, Greg Wilks, Beth Harrington and Tom Corsie on what alternatives are being explored to meet demand for large floorplate space

> METRO VANCOUVER INDUSTRIAL MARKET SNAPSHOT

Market	Industrial Inventory (square feet)	Vacancy		
		Spring 2013	Fall 2012**	Spring 2012
Richmond	36,283,638	2.6%	2.8%	3.8%
Surrey	27,729,359	1.9%	2.0%	2.8%
Burnaby	27,361,097	4.6%	3.8%	2.8%
Vancouver	23,277,291	2.0%	2.0%	3.4%
Delta	20,618,414	6.9%	7.2%	7.5%
Langley	16,109,798	3.8%	3.4%	4.9%
Coquitlam	8,003,369	7.8%	8.6%	8.5%
Port Coquitlam	7,101,270	2.5%	4.7%	3.7%
Abbotsford	7,024,727	2.8%	3.2%	5.7%
North Vancouver	5,337,430	2.2%	1.9%	3.7%
New Westminster	3,717,716	3.5%	3.9%	4.6%
Maple Ridge/Pitt Meadows	2,413,493	1.8%	3.2%	4.2%
TOTAL	184,977,602	3.5%	3.6%	4.2%

**In order to provide the most accurate statistics, Avison Young undertook an extensive Metro Vancouver industrial inventory update prior to the Fall 2012 report.

> MARKET INDICATORS (CHANGE FROM SIX MONTHS AGO)

↑
ABSORPTION

↓
CAP RATES

↑
RENTAL RATES

↔
VACANCY RATE
CNCL - 19

↑
CONSTRUCTION

↔
RETAIL SALES

↑
CONTAINER SHIPPING
VOLUME

continued from page 1

627,541 TEUs handled in the first quarter of 2012, according to **Port Metro Vancouver** statistics. TEU imports and exports in the first quarter of 2013 rose 1.6% and 3.6%, respectively, year-over-year.

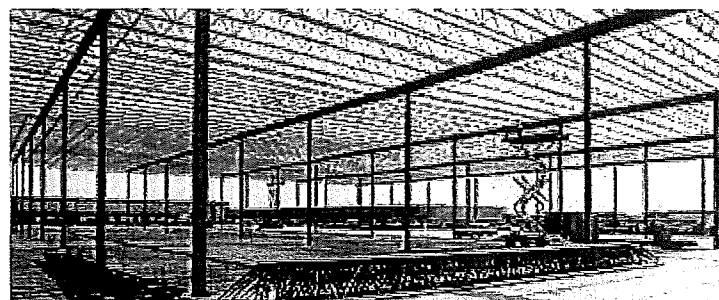
Also contributing to demand are various port and transportation infrastructure projects, which have attracted the attention of third-party logistics (3PL) companies and other trade-related businesses seeking to leverage off that infrastructure investment and establish logistics and distribution facilities in Metro Vancouver in proximity to dockside operations.

According to Port Metro Vancouver, several transportation infrastructure projects that built capacity, maximized efficiency and density, and minimized the impacts of port operations on the community moved forward in 2012. Those projects included the South Shore Corridor Project in Vancouver, the Low Level Road Project in North Vancouver, the Deltaport Terminal Road and Rail Improvement Project and the Roberts Bank Rail Corridor Projects. The South Fraser Perimeter Road (SFPR), a new 40-kilometre, four-lane highway along the south side of the Fraser River, is also approaching completion. The eastern portion from Highway 1 at 176th Street to 136th Street opened in December 2012. The remainder, from 136th Street in Surrey to Deltaport Way in Delta, will open to traffic in December 2013. According to the provincial government, the SFPR will generate economic growth by connecting key port, rail and highway infrastructure.

The scale of infrastructure investment by the port, and provincial and federal governments has not been matched by a corresponding rise in the availability of serviced industrial land suitable for logistics/distribution facilities. The result has led to an emerging bifurcation of the Metro Vancouver industrial market, with most users able to find suitable small to mid-sized options, while those operators seeking larger sites for logistics/distribution uses are left with very few options to purchase and virtually no existing buildings suitable to occupy as tenants. Developers increasingly need to be proactive in order to secure sites of scale that are close to transportation networks and are suited for logistics/distribution. Once such sites are identified, assembled and acquired, developers need to deliver product that meets the needs of large users. In the past, much of the development activity has targeted small to mid-sized users to the detriment of large users who have subsequently located warehouse functions and distribution centres in other jurisdictions.

The Agricultural Land Reserve (ALR) remains a potential source

of new industrial lands, particularly those parcels that are unproductive or not in production, but political considerations have largely curtailed discussions regarding the potential removal of any such lands. A reconsideration of the ALR boundaries, which were established 40 years ago, in light of the development, employment and economic pressures facing the region today, may lead to an equitable solution for all stakeholders.



Large-floorplate distribution space, such as phase 3 of Hopewell Developments' new project in Richmond, is in short supply.

Industrial owner/users and investors are becoming creative and are now considering other options outside the traditional purchase of freehold land/assets, build-to-suit construction or the acquisition of a strata unit. Some investors have purchased entire strata developments outright to then rent or lease to large-format users. Additionally, significant logistics/distribution facilities constructed on leasehold land held by Port Metro Vancouver were acquired by investors in 2012 and 2013 and marked a new willingness by institutions to consider assets held under alternative forms of land ownership. Leasehold land may serve as a temporary valve in the near to mid-term but it does not address the larger underlying issues surrounding land availability in the decades to come.

With more than 2 msf of industrial space added to Metro Vancouver's industrial inventory since fall 2012, the majority of which was in Burnaby (554,941 sf) and Richmond (690,300 sf), demand for industrial space remains strong with much of the new inventory being absorbed.

The significant amount of industrial development delivered in the last quarter of 2012 (1.37 msf) as well as the first quarter of 2013 (670,303 sf) will not be repeated for the remainder of 2013. This lull in activity and lack of suitable product, particularly for logistics and distribution users, will be accommodated in 2014 and 2015 by large-footprint developments in Delta, Surrey, Richmond, Pitt Meadows and Langley.

continued on page 8

> RECENT NOTABLE LEASE DEALS

MUNICIPALITY	ADDRESS	SQUARE FEET	TENANT
Richmond	#110-16100 Blundell Road	151,275	Nippon Express Canada Ltd.
Richmond	7200 Nelson Road	138,844	Coca Cola Ltd.
Delta	880 Belgrave Way	104,177	Crown Corrugated Company
Burnaby	5324 Riverbend Drive	78,095	Orbit Distribution Systems Ltd.
Delta	7848 Hoskins Street	67,608	Valhalla Distribution
Vancouver	#25-403 East Kent Avenue	62,774	Acme Analytical Laboratories Ltd.
Langley	19750 92A Avenue	50,000	Phillips Electronics

CNCL - 20

Q&A

As increasing demand from large-floorplate distribution/logistics users comes to dominate industrial development (and land) in Metro Vancouver, what alternatives are being explored to ensure this demand can be met?

1. If developers focus on meeting the large-floorplate demand of logistic/distribution users, what becomes of industrial users in need of small to mid-sized bay space?
2. With new transportation infrastructure such as the South Fraser Perimeter Road coming on stream in 2013, has the pressure to accommodate large-scale warehousing/distribution facilities increased? Has investment in transportation infrastructure boosted already significant demand?
3. There have been three significant transactions that occurred for industrial assets on leasehold land held by Port Metro Vancouver. Is this new level of investment comfort providing some relief in terms of the supply of available industrial land?
4. While encroachment into the Agricultural Land Reserve is often suggested as a means to provide additional acreage to meet demand for industrial land, other suggestions such as densification of existing industrial development as well as the construction of inland container terminals have also been highlighted. How plausible are these alternatives to removing land from the ALR?

Metro Vancouver seeks opportunities for intensification of industrial land development

With the region projected to start running out of industrial land by the late 2020s under the most optimistic projection, **Metro Vancouver** recently endorsed a staff summary report, *Opportunities for the Intensive Use of Industrial Land*, prepared by senior regional planner **Eric Aderneck**.

The purpose of the report was "to identify opportunities and best practices for increasing the potential for intensive use of industrial lands, and provide direction about how these best practices could be adapted to Metro Vancouver's particular circumstances."

The report's key findings and implications indicated:

- There is limited supply and ongoing demand for industrial land in the region. The region's industrial land supply is projected to run out in the 2020s;
- Beyond protecting industrial lands, industrial land intensification offers the potential to help extend the lifespan of region's industrial land supply;
- Industrial intensification may be more appropriate in certain locations and conditions, and not applicable everywhere;
- Forms of industrial intensification may include multi-level industrial buildings, rooftop parking, higher ceilings, reduced building setbacks, etc.;
- Building on the challenges and opportunities identified in the report, ideas for industrial intensification will be further explored with member municipalities and the development industry.

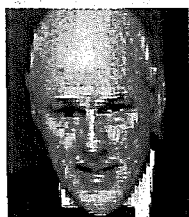
To estimate industrial land demand and illustrate the depleting industrial land inventory, Aderneck prepared two scenarios: a proportional increase in current industrial development; and adding a substantial increase in land demand related to "high case" growth in trade activity through Metro Vancouver ports.

Under the proportional growth scenario, without intensification, industrial demand would require an additional 900 hectares (2,224 acres) by 2021, and another 700 hectares (1,730 acres) by 2031. This would result in the region starting to run out of industrial land in the late 2020s.

Under the base plus high case import/export growth scenario, assuming no intensification, industrial land demand would require an additional 1,400 hectares (3,459 acres) by 2021, and another 1,100 (2,718 acres) by 2031. According to the summary report, the region will begin to run out of industrial land in the early 2020s under this scenario.

The Metro Vancouver 2010 Industrial Land Inventory had identified 11,430 hectares (28,200 acres) of industrial lands in Metro Vancouver, of which 76% or 8,746 hectares (21,600 acres) were developed and 2,685 hectares or 24% (6,600 acres) were considered vacant. During the 2005-2010 period, approximately 500 hectares (1,200 acres) or an average of 100 hectares (250 acres) per year were developed as industrial lands. More efficient use of industrial land could extend the effective capacity of the land base.

Source: Summary Report: *Opportunities for the Intensive Use of Industrial Land*, Metro Vancouver, 2013



Robert Landucci
President & CEO,
Ashcroft Terminal
Landucci secured the
Ashcroft
Terminal

property in 1999, with final purchase in 2005. Bob is also CEO & President of Crescent View Investments Ltd.



Greg Wilks
VP, Commercial
Property & Leasing,
Onni Group
Wilks joined
Onni in 2004 and
directly manages an
industrial portfolio

of 2.2 million square feet (msf), while also managing Onni's office portfolio in Edmonton, L.A. and Chicago.



Beth Harrington
Manager, Industrial
Development,
Beedie Group
Responsibilities include
the sales/marketing of
new developments,

build-to-suits and strata projects in BC and Alberta, due diligence for land and investment acquisitions, and client coordination through the development process.



Tom Corsie
VP, Real Estate, Port
Metro Vancouver
Prior to joining
PMV after it was
amalgamated
in 2008, Corsie
was the VP of

property development for the Fraser River Port Authority (FRPA). He joined the FRPA in 1980.

CNCL - 21

Robert Landucci

1. There are many industrial developers who will respond to the opportunities for smaller users. Properties will be redeveloped, older areas will undergo large transitions, innovation in space and need will come into the mix, and new distribution patterns will emerge. We have seen this trend for many years and it will continue. The economics will drive the change and square foot prices will increase.

"Demand for alternate uses in urban land opportunities have forced changes in thinking"

2. Probably. But the question is, other than the real estate community and the retailers themselves looking for large-footprint buildings, does the Lower Mainland really want or need this kind of development? Some would suggest it is not in the long-term best interest of the transportation corridor, nor for the livability of the GVRD. Perhaps this demand should be looked at from a more holistic viewpoint. What does good sustainable demand look like in 2030?

3. I don't have a good idea of what Port Metro Vancouver is doing and what its full plan looks like so I can't answer this question.

4. It is important to look at alternatives before the ALR lands are considered. This is key. When old thinking, entrenched in false and staid assumptions, are used - mistakes will be made. This is happening today in the way other solutions are being assessed. The wealth of Canada is not created in the Lower Mainland, it is created in the mines, farms and small communities throughout BC and Canada that produce goods and sell them. We need to service them properly and keep costs low so they can compete globally. We should be looking at doing anything we can to move assembly and preparation closer to production sites and prepared for direct shipping to the docks.

Why handle any product in the Lower Mainland if it doesn't need to be handled here? The system works well for coal, wheat, potash and other commodities, why can't it work for pulp, sawn lumber, retail goods, containers etc? It is no surprise that the urban growth in Asia and South America has caused tremendous challenges and has changed the life of millions of families. Is it for the better for them? Perhaps we can learn from what is happening in other areas and grow our economy in a manner that suits the average person.

Other comments:

Not enough alternatives are being explored. As in other industries that have developed over the years, the demand for alternate uses in urban land opportunities have forced changes in thinking. For example: Coal Harbour industries could not compete with office, hotel, retail and residential demand. The industries had to move or close. False Creek industry could not compete with the demand generated by Expo '86 and subsequent residential towers. Industry had to move or close. Granville Island could not compete with funky urban retail and grocery shopping trends. Industries had to move or close. Fraser River industries from New Westminster to Oak Street could not afford the land they were on. Industries had to move or close. Growth forces creative thinking for survival. There are many opportunities to service the retail distribution demand. The real question: Is it wise to do so on valuable urban lands with the retail and residential trends that are coming in the years ahead?

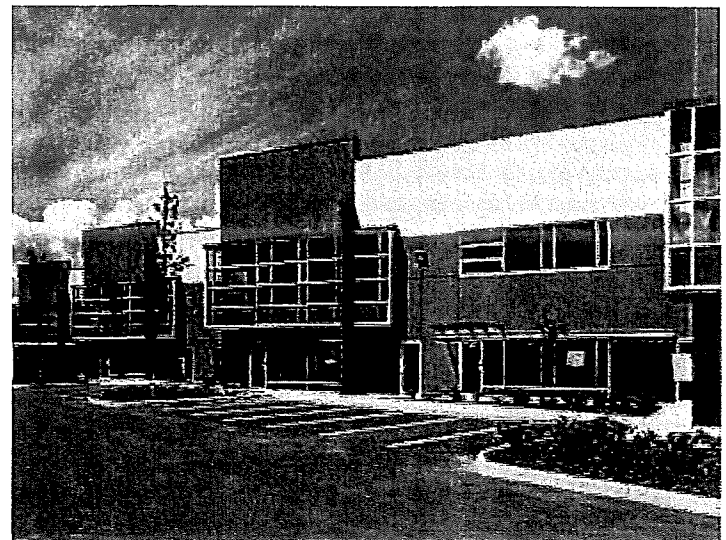
Greg Wilks

1. I think developers need to be flexible. The first phase of our Golden Ears Business Centre has changed more than half a dozen times as we work with the needs of the market in conjunction with our own goals. Due to the lack of industrial sites in Metro Vancouver, I think we will always have developers looking to accommodate the small and mid-sized users. Onni currently has about 1.9 (msf) of small bay warehousing spec product.

2. I don't think you can call it pressure. Perhaps the opportunity to accommodate large-scale warehousing has increased even though it would be hard to pinpoint a user willing to relocate in Metro Vancouver primarily due to the SFPR if the firm was previously adverse to entering our market. Metro Vancouver still has a lot of obstacles when accommodating large users compared with our competitors in other markets. The steps the government has taken with the recent projects such as the Golden Ears Bridge, the Port Mann/Hwy. 1 expansion and the SFPR are definitely a step in the right direction to make Metro Vancouver a more desirable location.

3. I think users need to look further at non-traditional markets that can support their needs and offer competitive leasing rates while doing so. Regarding the Port Metro Vancouver leasehold deals, these were not typical market deals and I doubt they offer any relief or comfort for private investors. I think there is an issue of supply in the mid-term, but we still have options currently. That being said, Port Metro Vancouver is offering options that would otherwise not be there for tenants and investors. The lack of land for industrial development will only put further pressure on government to allow for local growth options in Metro Vancouver that the local economy will require.

4. Personally, I don't see this happening anytime soon. I think we still have other options available before we consider inland container terminals being an affordable option. I think we will start to see higher-efficiency warehouses with higher ceiling heights, etc. before we start moving container yards. Industrial densification might be an option in the future, but we are still far from seeing densification as an economical or functional approach to industrial land use in Metro Vancouver.

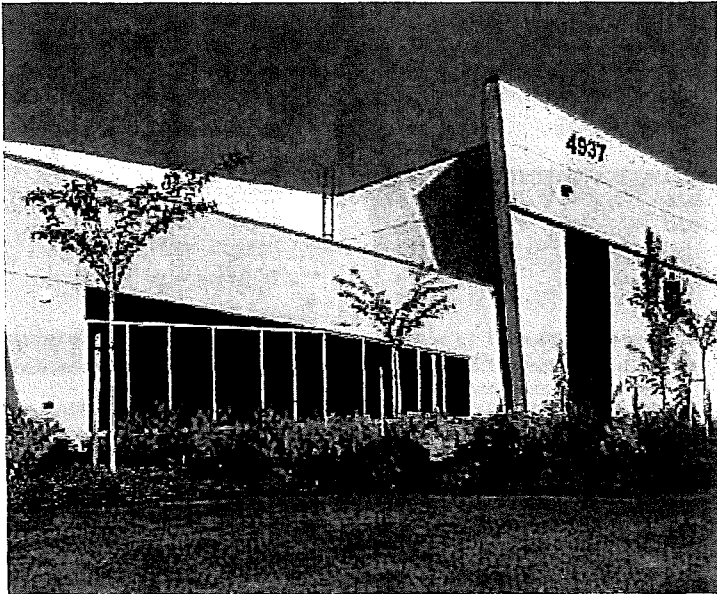


Leasing activity at Golden Ears Business Centre in Pitt Meadows has been gaining momentum in recent months.

Beth Harrington

1. When deciding the best possible use for a development site, we take a large number of factors into consideration, including: the size and configuration of the site, the location, the product demanded in that location and the development costs. In most cases, the site and market dictate the type of product we deliver. Beedie does not focus on a specific product type; rather, we develop land to meet client needs or to take advantage of the opportunities the site presents.

2. We have not experienced an increase in demand as a result of the new transportation infrastructure. From what we have seen, demand tends to be driven by specific business needs. Demand emerges from companies requiring more or less space or seeking increased efficiency in terms of a new facility or superior location. When considering a move, companies may wish to locate closer to new transportation infrastructure; however, we have not yet seen an increase in demand as a result.



Beedie Group is offering several development options in Gloucester Industrial Estates, where the company has been active in recent years.

3. These transactions show there is an appetite for income-producing assets whether they are freehold or leasehold. Looking at Port Metro Vancouver's leasehold transactions, instead of industrial assets on leasehold land, we can observe some relief in terms of supply. The leasehold land opportunities that Port Metro Vancouver has supplied present additional well-located land options to alleviate demand near the ports. These sites will provide transportation and logistics companies, who have port-related uses, excellent access to Metro Vancouver. It is important to note that these sites will not accommodate manufacturing or non-port related distribution companies.

4. Beedie has been looking at potential redevelopment opportunities throughout Metro Vancouver to provide new industrial supply. While land values have not yet reached a level which would make multi-level industrial facilities economical, we strive to provide the most efficient site coverage possible on the land we have. Utilizing high ceilings and high-density sprinkler systems, warehouse and distribution groups can more effectively use less space.

Tom Corsie

1. PMV's focus is on leading the growth of Canada's Pacific Gateway and not on pursuing industrial developments for small to mid-sized bay space users. There appears to be sufficient free market interest from the industrial development community to satisfy the demand apparent within this sector. PMV is concerned the economics appear more favourable for developers to pursue large-format buildings (that require larger sites) subdivided into smaller lease or strata units as opposed to large-format facilities designed for goods distribution. A review of weekly industrial sales materials shows significant choice of product for small to mid-sized bay users to purchase or lease, but very limited choice for available large-scale distribution sites.

"Densification of the remaining industrial land supply will likely be necessary"

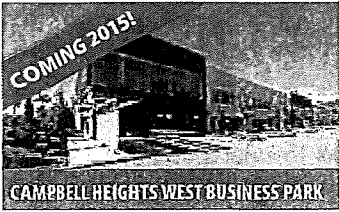
2. The SFPR should become a catalyst for land-use change along parts of its corridor, particularly in areas such as east Delta, Boundary Bay and at the TFN lands nearer to the Roberts Bank marine terminal complex. The SFPR is only one of many Asia Pacific Gateway infrastructure projects underway that will improve fluidity of goods movement and increase Canada's Pacific Gateway competitiveness. PMV's forecasts show continued growth in container traffic, which is a primary driver for large-scale distribution facility demand. Hopefully, investment in SFPR infrastructure will help facilitate rather than aggravate serviced and prepared sites able to accommodate an expected increase in demand for large-scale distribution facilities.

3. This question refers to the sale of tenant assets located at PMV's Richmond Logistics Hub. In one transaction, a PMV subsidiary was a partner in the assets, which were in the form of four large distribution buildings within a fully-tenanted 80-acre development. The second transaction was the sale of three fully-tenanted large-format distribution buildings and the third transaction was an independent large-format distribution building fully leased. We believe the sale of these assets located on leased land does provide comfort that leasehold transactions are safe and profitable, particularly when the activity is associated with trade through Canada's Pacific Gateway. We do not believe these transactions provide any relief to the available supply of industrial land, which remains a larger issue for the Lower Mainland.

4. Although PMV owns a large parcel of agricultural land adjacent to its Richmond Logistics Hub, we do not at this time have an interest in converting that land to an industrial distribution use that would support the containerized goods supply chain. It is our view that a new container terminal at Roberts Bank (Terminal 2) is the most efficient way to provide additional long-term capacity to this growing sector. PMV is currently working with the proponents of the Ashcroft facility, but it is unlikely the economic development activity they are pursuing will involve the development of an inland container terminal. New developments in warehouse automation and stacking technology could cause certain distribution companies to require higher buildings thereby increasing densification. Densification of remaining industrial land supply will likely be necessary and we believe the goods movement industry is responding.

CNCL - 23

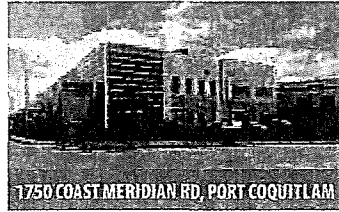
Avison Young Industrial Lease Listings



CAMPBELL HEIGHTS WEST BUSINESS PARK

- Preleasing opportunities in prime Campbell Heights location
- Up to 400,000 sf available

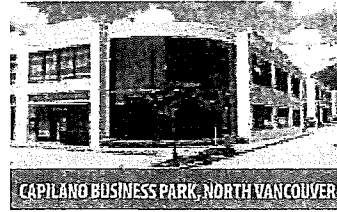
Contact: Ryan Kerr / Rob Gritten / Gord Robson



1750 COAST MERIDIAN RD, PORT COQUITLAM

- Warehouse/office space in professionally managed complex
- 8,396 sf to 16,802 sf available

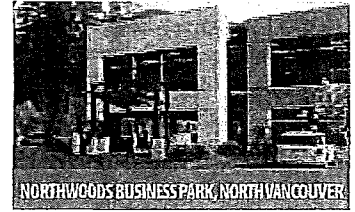
Contact: Kyle Blyth / Ben Lutes / Matt Thomas



CAPILANO BUSINESS PARK, NORTH VANCOUVER

- 1,794 sf to 11,847 sf available
- Light industrial flex space
- Dock and grade-level loading

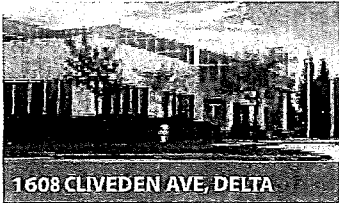
Contact: Terry Thies / Ian Whitchelo



NORTHWOODS BUSINESS PARK, NORTH VANCOUVER

- 4,608 sf to 22,883 sf available
- Light industrial/office/showroom
- High ceilings
- Grade-level loading
- Building 5 fully leased

Contact: Terry Thies / Ian Whitchelo



1608 CLIVEDEN AVE, DELTA

- Free-standing warehouse/office/laboratory facility
- Opportunities exist to expand the building
- Up to 142,395 sf available

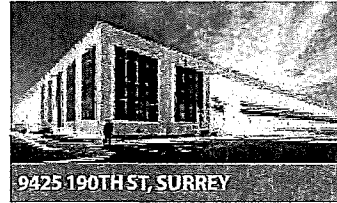
Contact: Ryan Kerr / Mark Hannah



BURNABY LAKE INDUSTRIAL CENTRE, BURNABY

- Warehouse/office units
- 4,600 sf or 5,583 sf available
- Dock and grade loading

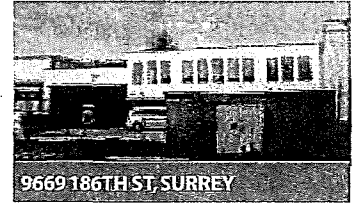
Contact: Kyle Blyth / Ben Lutes / Matt Thomas



9425 190TH ST, SURREY

- 20,000 sf to 61,625 sf available
- Build-to-suit industrial opportunity for lease in prime Port Kells location

Contact: Michael Farrell / John Lecky



9669 186TH ST, SURREY

- 12,840 sf available
- Free-standing building with yard
- Heavy power

Contact: John Eakin / Michael Farrell



915 CLIVEDEN AVE, DELTA

- Up to 99,731 sf available
- Excellent distribution space with trailer storage
- 26' clear ceiling heights

Contact: Ryan Kerr / Rob Gritten



HORIZON PACIFIC CORPORATE CENTRE II, LANGLEY

- Preleasing warehouse and built-to-suit office space in Gloucester Industrial Estates
- 9,000 sf to 86,000 sf available

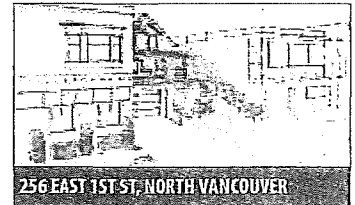
Contact: Michael Farrell



5760 PRODUCTION WAY, LANGLEY

- Warehouse with office space
- 55,000 sf available
- Dock and grade loading

Contact: Michael Farrell / John Eakin / Gord Robson



256 EAST 1ST ST, NORTH VANCOUVER

- 3,772 sf available
- Brand new industrial/office/residential building located in Lower Lonsdale

Contact: Matt Thomas



6011 196A ST, LANGLEY

- 19,475 sf available
- Freestanding building with dock and grade loading, heavy power
- Flexible C2 zoning

Contact: John Eakin / Michael Farrell / Gord Robson



285 EAST 1ST AVE, VANCOUVER

- 2,450 sf to 12,960 sf available
- Premium warehouse space available immediately

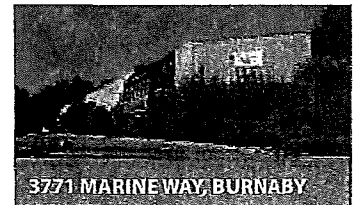
Contact: Struan Saddler



200-2050 HARTLEY AVE, COQUITLAM

- 25,938 sf
- Warehouse/manufacturing/office space
- Yard area

Contact: Kyle Blyth / Ben Lutes / Matt Thomas

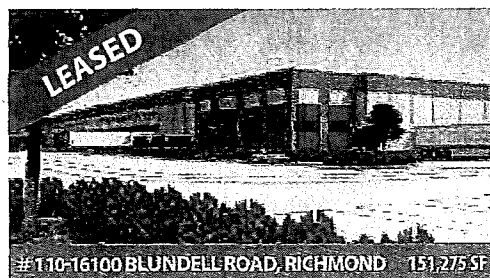


3771 MARINE WAY, BURNABY

- 17,101 sf available
- Warehouse/office facility with Marine Way exposure and dock loading

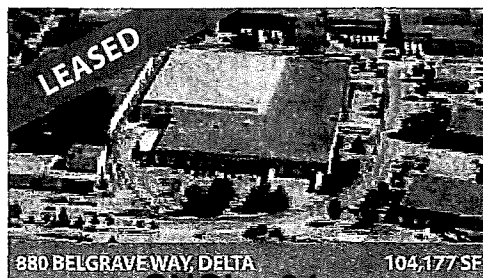
Contact: Kyle Blyth / Matt Thomas / Ben Lutes

Recent Avison Young Transactions



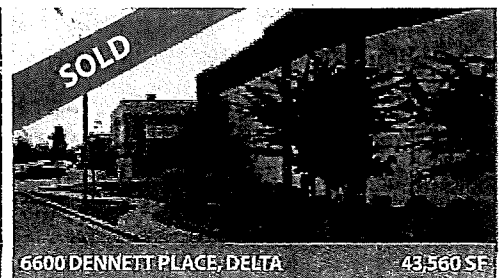
#1110-16100 BLUNDELL ROAD, RICHMOND 151,275 SF

Contact: John Lecky / Ryan Kerr



880 BELGRAVE WAY, DELTA 104,177 SF

Contact: Rob Gritten / Ryan Kerr



6600 DENNETT PLACE, DELTA 43,560 SF

Contact: Kyle Blyth / Matt Thomas / Ben Lutes

CNCL - 24

Avison Young Industrial Sale Listings



27450 55TH AVE, LANGLEY

- 45,831 sf on 4.58 acres
- 2 acres paved yard
- Heavy power
- 5,814 sf office on two levels

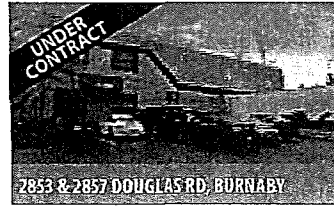
Contact: John Eakin / Michael Farrell



DOLLARTON BUSINESS PARK, NORTH VANCOUVER

- 1,740 sf to 2,436 sf available
- Office and light industrial units
- Proximity to Second Narrows Bridge / Trans-Canada Highway

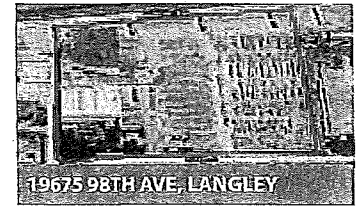
Contact: Terry Thies / Ian Whitcho



2853 & 2857 DOUGLAS RD, BURNABY

- 39,946 sf on 1.80 acres
- Investment opportunity
- Fully leased industrial facility

Contact: John Lecky / Struan Saddler / Kevin Kassautzki



19675 98TH AVE, LANGLEY

- Three (3) buildings totalling 36,000 sf on 6.13 acres
- Very low site coverage

Contact: John Lecky / Kevin Kassautzki



310 EAST ESPLANADE, NORTH VANCOUVER

- 6,000 sf
- Free-standing building in Lower Lonsdale
- Grade loading

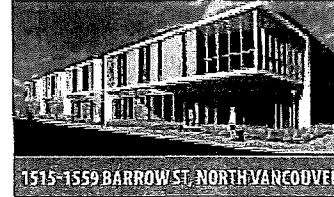
Contact: Matt Thomas



BRIDGEVIEW DRIVE BUSINESS CENTRE, SURREY

- 3,000 sf to 40,000 sf available
- Brand new strata warehouse
- Located on South Fraser Perimeter Road

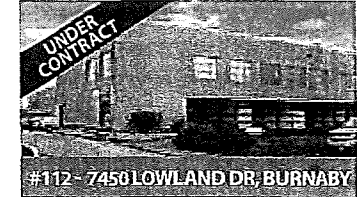
Contact: John Eakin / Michael Farrell / Gord Robson



1515-1559 BARROW ST, NORTH VANCOUVER

- 1,500 sf to 22,560 sf available
- Light industrial strata units
- Grade-level loading
- Units ranging from \$310 - \$320 psf

Contact: Terry Thies / Ian Whitcho



#112-7450 LOWLAND DR, BURNABY

- 3,829 sf available
- Office and warehouse space
- Grade-level loading

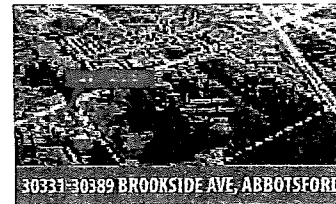
Contact: Ryan Kerr / Kevin Kassautzki



23452 RIVER RD, MAPLE RIDGE

- Freestanding buildings on approximately one acre of land
- Currently used as an auto-wrecking/salvage yard

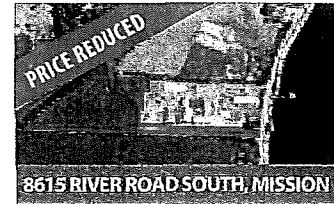
Contact: John Eakin / Michael Farrell / Gord Robson



30331-30389 BROOKSIDE AVE, ABBOTSFORD

- Zoned and serviced industrial land
- 1.0-, 2.25- and 3.25-acre lots
- Located north of Hwy 1 on Mt Lehman Road

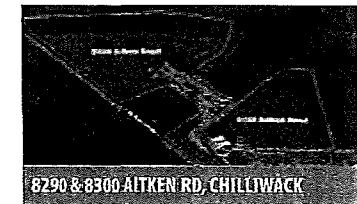
Contact: John Eakin / Michael Farrell



8615 RIVER ROAD SOUTH, MISSION

- 6.82 acre site
- Rare heavy industrial zoned land
- Ideal for development or yard storage

Contact: John Eakin / Michael Farrell



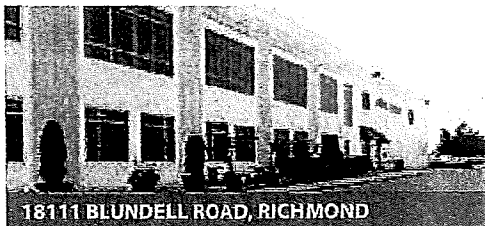
8290 & 8300 ALTKEN RD, CHILLIWACK

- 7.13 acres
- M-5 industrial zoning (allows for salvage uses)
- Municipal services available at the lot line

Contact: John Eakin / Michael Farrell

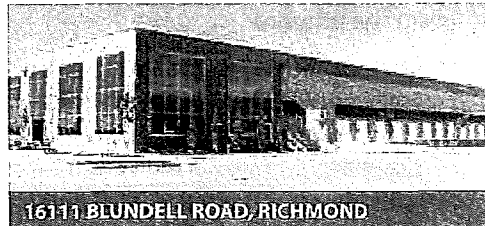
Recent Metro Vancouver Industrial Investment Sales

Source: RealNet Canada and Avison Young



18111 BLUNDELL ROAD, RICHMOND

- Vendor: Kingswood Capital
- Purchaser: Pure Industrial Real Estate Trust (PIRET)
- Purchase Price: \$44,100,000
- Price Per Square Foot: \$107
- Building Size/Site Area: 412,375 sf / 26.37 acres



16111 BLUNDELL ROAD, RICHMOND

- Vendor: Hopewell Development Corporation
- Purchaser: Pure Industrial Real Estate Trust (PIRET)
- Purchase Price: \$32,320,000
- Price Per Square Foot: \$116
- Building Size/Site Area: 279,742 sf / 10.73 acres



7831 & 7979 VANTAGE WAY, DELTA

- Vendor: Buckeye Canada Co.
- Purchaser: Trivest Realty Advisors Inc. (South Fraser Equities (Nominee) Inc.)
- Purchase Price: \$20,600,000
- Price Per Square Foot: \$63
- Building Size/Site Area: 325,00 sf / 11.53 acres

> RECENT NOTABLE INDUSTRIAL LAND SALES

ADDRESS	VENDOR	PURCHASER	SALE PRICE	SITE AREA (ACRES)	PRICE/ACRE
18810 24th Avenue, Surrey	An individual(s) acting in his/her own capacity	Onni Development Corp.	\$7,100,000	19.540	\$363,357*
18749 24th Avenue, Surrey	0727386 B.C. Ltd.	Rosa Eppich Holdings Ltd. Edvard Holdings Ltd.	\$7,020,000	10.805	\$649,699
18699 24th Avenue, Surrey 18745 24th Avenue, Surrey	0727386 B.C. Ltd.	Rosa Eppich Holdings Ltd. Edvard Holdings Ltd.	\$7,020,000	10.805	\$649,699
19159 33rd Avenue, Surrey 19195 33rd Avenue, Surrey 19158 34A Avenue, Surrey 19178 34A Avenue, Surrey	City of Surrey	028138813 Holdings Lot 9 Ltd. 028138813 Holdings Lot 8 Ltd. 028138813 Holdings Lot 7 Ltd. 028138813 Holdings Lot 6 Ltd.	\$5,975,427	7.156	\$835,023

CNCL 25

*The site is encumbered by a number of factors, including green corridors, required setbacks, and road allowances and requires servicing, all of which were reflected in the price per acre.

continued from page 2

Those projects include **Beedie Group** development options in **Gloucester Industrial Estates**, **Dayhu Group's** large-format distribution centre at Boundary Bay Airport, phase three of **Hopewell Development's Hopewell Distribution Centre**, and **Onni Group's** ventures in Campbell Heights and Pitt Meadows.

Deal velocity, powered largely in 2012 by the acquisition of industrial strata units, was strong and is anticipated to continue for the duration of 2013. Tightening vacancy is the likely result as the supply of new product diminishes and developers seek to replenish their land banks and pipelines. We will continue to experience a landlord's market as vacancy continues to notch downwards. With a limited amount of product and strong demand, buyers and tenants will need to be nimble and decisive.

The lack of alternatives (as well as sublease space) has resulted in class B and C properties increasingly being leased or acquired - a strong indication that supply has reached a critical juncture and a sure sign that the market is set for an increase in speculative development. The purchase or lease of class B and C buildings is being driven in part by tenants and owners seeking to remain in specific geographic nodes. With pricing for class B and C assets in more traditional industrial markets approaching what is being charged for new space in outer regions, many tenants and owner/users are weighing location versus pricing. The redevelopment of older, tired industrial product will likely start to play a greater role in Metro Vancouver's industrial market in the next two to four years as the region's land supply issues continue to intensify.

Demand for strata is anticipated to remain strong as long as interest rates remain low and freestanding options remain in short supply. Strata ownership remains a popular option for buyers in 2013 as total inventory

grows, resale activity has velocity, and lenders fund acquisitions with high loan-to-value ratios.

Industrial lease rates are increasing as vacancy tightens and class B and C properties are absorbed. New product continues to be leased and demand remains strong. Lease rate increases are progressively more attributed to the building's use. Distribution and logistics facilities are able to command higher rents due to limited availability and the costs associated with developing large-floorplate and high-ceiling warehouse space.

Low interest rates will continue to contribute to construction, either by developers or owner/users, in 2013.

Some of the last significant parcels of vacant industrial land in Metro Vancouver will sell in 2013, including two 100-acre parcels of freehold land, both of which are currently under contracts of purchase and sale. Campbell Heights in Surrey remains one of the few areas where freehold industrial land remains available. Port Metro Vancouver and Tsawwassen First Nation have 100 acres and 300 acres, respectively, of leasehold land that can and will be developed over the midterm.

Metro Vancouver's industrial market is rapidly approaching a crossroads that will determine whether the promise of jobs and growth from increased container traffic and massive infrastructure improvements are realized. Government needs to implement solutions to the critical industrial land shortage that is looming. Industrial manufacturing and distribution in Metro Vancouver are among the province's primary generators of employment and economic activity. The needs of Metro Vancouver's industrial markets - dominated by large-floorplate logistics/distribution users - cannot be satisfied without a new or amended approach to industrial land use policy in British Columbia. ■

**AVISON YOUNG COMMERCIAL
REAL ESTATE (B.C.) INC.**

Suite 2100, 1055 West Georgia St
PO Box 11109 Royal Centre
Vancouver, BC, Canada V6E 3P3
P 604.687.7331

www.avisonyoung.com**Vancouver Industrial Team****Kyle Blyth**

604.647.5088
kyle.blyth@avisonyoung.com

Caitlin Cramb

604.647.1332
caitlin.cramb@avisonyoung.com

Jeron Dillon

604.647.1330
jeron.dillon@avisonyoung.com

John Eakin

604.646.8399
john.eakin@avisonyoung.com

Michael Farrell

604.646.8388
michael.farrell@avisonyoung.com

Rob Gritten

604.647.5063
robert.gritten@avisonyoung.com

Kevin Kassautzki

604.646.8393
kevin.kassautzki@avisonyoung.com

Ryan Kerr

604.647.5094
ryan.kerr@avisonyoung.com

John Lecky

604.647.5061
john.lecky@avisonyoung.com

Bennett Lutes

604.646.8382
ben.lutes@avisonyoung.com

Douglas McMurray

604.647.5082
doug.mcmurray@avisonyoung.com

Gord Robson

604.647.1331
gord.robson@avisonyoung.com

Struan Saddler

604.647.5077
struan.saddler@avisonyoung.com

Dan Smith

604.646.8397
dan.smith@avisonyoung.com

Terry Thies

604.646.8398
terry.thies@avisonyoung.com

Matt Thomas

604.646.8383
matt.thomas@avisonyoung.com

Ian Whitchelo

604.647.5095
ian.whitchelo@avisonyoung.com

Michael Keenan

Principal & Managing Director
604.647.5081
michael.keenan@avisonyoung.com

Andrew Petrozzi

Vice-President, Research (British Columbia)
604.646.8392
andrew.petrozzi@avisonyoung.com



General Purposes Committee

Date: Monday, June 3, 2013

Place: Anderson Room
Richmond City Hall

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

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 meetings of the General Purposes Committee held on Tuesday, May 21, 2013, and the Special General Purposes Committee held on Monday, May 27, 2013 be adopted as circulated.

CARRIED

DELEGATION

1. Sergio Cocchia, Director, and Wendy Lisogar-Cocchia, Director, Pacific Autism Family Centre Foundation, were present to speak on developing a provincial centre for autism in Richmond.

General Purposes Committee

Monday, June 3, 2013

- Pacific Autism Family Centre (PAFC) is a grassroots' parent led initiative and will be a world class, state of the art, best practices centre. PAFC has created a hub and spokes model. The Hub, a 58,000 square foot facility, will break ground in the next six (6) months with the view of the centre opening in 2015. Meanwhile, three spokes will be created in 2013 with the goal to have eight in operation around the province.
- PAFC is extremely proud of this unique, not for profit charity, which will serve and support families and individuals affected by Autisms and other related diagnoses such as developmental disabilities.
- PAFC has received support from all levels of government and continues to significantly affect policy change for people afflicted with Autisms and Developmental Disabilities.
- PAFC received a significant Provincial grant and is currently raising funds for the balance required to complete the project.
- PAFC has created a large advisory committee consisting of doctors and leading experts from children's hospitals, universities, psychologists, physiotherapists, speech therapists and other groups and associations.
- PAFC is in the process of acquiring the land; additionally, traffic and environmental studies are being prepared with the intent to submit a Development Permit application to the City in July 2013.
- The centre is a three-level facility consisting of a treatment centre, an assessment and diagnostic centre, a lifespan centre, a lending library, and various other classrooms and multi-purpose rooms.

A brief discussion then took place and the following additional information was provided:

- PAFC will liaise with the Richmond School Board both for their support and for the development of a training program for classroom assistances within the school system.
- The centres' purpose is to provide programming and support to families and individuals facing autisms and other related disorders throughout their lifespan. It is hoped that families will be assisted as early as 2015 when the centre opens.

General Purposes Committee
Monday, June 3, 2013

COMMUNITY SERVICES DEPARTMENT

2. **HOUSING AGREEMENT BYLAW NO. 9004 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 7680 AND 7720 ALDERBRIDGE WAY (AMACON (ALDERBRIDGE) DEVELOPMENT CORP.- INC. NO. BC 0906099)**

(File Ref. No. 12-8060-20-9004; RZ 11-593705) (REDMS No. 3857717)

It was moved and seconded

That Bylaw No. 9004 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9004 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 Rezoning Application RZ 11-593705.

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

3. **CLIMATE ACTION REVENUE INCENTIVE PROGRAM (CARIP) & CARBON NEUTRALITY REPORTING - UPDATE**

(File Ref. No.) (REDMS No. 3878793)

Robert Gonzalez, General Manager, Engineering & Public Works, introduced Peter Russell, Senior Manager, Sustainability and District Energy, to the Committee.

A brief discussion took place concerning the measurement of Carbon Neutral credits through the Provincial program. Information was provided for staff's review with respect to a roofing product that would allow for the collection of rain water run-off as a Carbon Neutral initiative.

It was moved and seconded

That the staff report titled Climate Action Revenue Incentive Program (CARIP) & Carbon Neutrality Reporting – Update dated May 30, 2013 from the Director, Engineering, be received for information.

CARRIED

General Purposes Committee
Monday, June 3, 2013

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:48 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday, June
3, 2013.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Parks, Recreation & Cultural Services Committee

Date: Tuesday, May 28, 2013

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Chak Au
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 Parks, Recreation and Cultural Services Committee held on Tuesday, March 26, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 25, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Erika Simms, Community Gardens Coordinator, Richmond Food Security Society, highlighted the following information regarding the Society's programs:

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2013

- community gardens provide access for all Richmond community members to grow food;
- there are 300 plots at eight community garden sites, with approximately 350 to 400 gardeners;
- in 2013, the waitlist for a community garden plot was reduced significantly due to people moving or no longer interested;
- garden workshops run from April to September and teach participants to garden from the beginning of the season to its end;
- the Incubator Farm program is in partnership with the City of Richmond and Kwantlen Polytechnic University;
- the Stir It Up youth program teaches youth at risk food skills;
- in 2012, ten food preservation and food skill workshops were held; over 200 pounds of food from the Sharing Farm and local farmers were preserved; and
- in 2012, twenty fruit gleaning picks were completed, gleaning approximately 3,130 pounds of fruit.

In reply to queries from Committee, Ms. Simms advised that (i) the majority of gardeners grow food, however there are some that grow flowers; (ii) the Stir It Up youth program is provided through the Steveston Community Centre; (iii) volunteers glean excess fruit donated from local farmers, in addition to gleaning fruit from trees in residential backyards; (iv) the Society is in the planning stages of developing a Food Charter; and (v) four of the nine farmers utilizing the incubator farms are non-Kwantlen Polytechnic University farmers; these farmers sign the same agreement as those utilizing community garden plots.

COMMUNITY SERVICES DEPARTMENT

2. **AGREEMENT WITH RICHMOND FOOD SECURITY SOCIETY FOR COMMUNITY GARDENS ADMINISTRATION**

(File Ref. No. 01-0060-20) (REDMS No. 3829134)

It was moved and seconded

That the City enter into a partnering agreement with the Richmond Food Security Society for the administration of community gardens that have been designated by the City on lands owned or controlled by the City on the terms and conditions set out in the staff report titled Agreement with Richmond Food Security Society for Community Gardens Administration, dated May 6, 2013 from the Senior Manager, Parks.

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2013

3. **SWIMMING LESSON UPDATE**

(File Ref. No. 11-7143-01) (REDMS No. 3832159)

David McBride, Manager, Aquatic, Arena & Fitness Services, introduced Karen Jones, Coordinator, Minoru Aquatic Centre, and Grant Nishi, Aquatics Supervisor.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Mr. Nishi highlighted the following information regarding Richmond's Aquatic Services:

- a broad range of Aquatic Services opportunities are offered to everyone, ranging from public swimming, water-based exercise classes, aquatic sports teams, swimming lessons, and special events at all four facilities – Minoru Aquatic Centre, Steveston Pool, South Arm Pool, and Watermania;
- Minoru Aquatic Centre and Watermania have fitness centres; patrons can work out, and use the pool, sauna, or whirlpools during the same visit;
- Steveston Pool and South Arm Pool are outdoors and are open from late Spring to Labour Day;
- swimming lessons are offered for people of all ages, from those just learning to swim to those who would like to lifeguard;
- Watermania is home to the Richmond Rapids swim club; Steveston Pool is home to the Richmond Kigoos swim club;
- participation in all Aquatic Services programs continue to grow steadily; a total of 915,000 visits were recorded in 2012;
- swimming lessons are a significant contributor to overall visits; as an island city, water safety education and the basics of swimming are important life skills; and
- a number of different swimming lesson options are offered in a manner that strives to accommodate busy family schedules, maximize pool space, and provide the public with swimming lessons at the most popular times.

In reply to queries from Committee, Mr. Nishi advised that (i) swimming lesson waitlists are managed daily; (ii) older adults may register for adult swimming lessons; (iii) aquasize remains popular among older adults; and (iv) swimming lessons are at full capacity at approximately 90%.

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2013

Discussion ensued regarding swimming lessons offered during school hours, and Ms. Jones advised that City has an existing joint operating agreement with the Richmond School District No. 38. However, due to financial implications, swimming lessons during school hours are now offered through individual schools, whereby they used to be offered district-wide.

In reply to a query from Committee, Mr. McBride commented on the City's Recreation Fee Subsidy Program, noting that the program enhances access to recreation and is available for admissions and program registration in Richmond's community centres, cultural centres, aquatic facilities, and arenas.

It was moved and seconded

That the staff report titled Swimming Lesson Update dated April 23, 2013, from the Senior Manager, Recreation Services, be received for information.

CARRIED

4. NATIONAL HIKING TRAIL

(File Ref. No. 11-7200-01) (REDMS No. 3821165 v.2)

In reply to comments made by Committee, Paul Brar, Coordinator, Parks Programs, provided clarification differentiating several separate initiatives offered by various agencies related to hiking and walking trails.

It was moved and seconded

That Richmond's participation in the National Hiking Trail, as described in the staff report titled National Hiking Trail, dated May 7, 2013 from the Senior Manager, Parks be approved.

CARRIED

5. GARDEN CITY COMMUNITY PARK – BIKE TERRAIN PARK CONSULTATION PROCESS

(File Ref. No. 06-2345-20-MNOR1) (REDMS No. 3845135 v.3)

With the aid of various artist renderings, Mike Redpath, Senior Manager, Parks, provided background information and reviewed the proposed bike terrain park concept plan.

Mr. Redpath commented on the public consultation process, noting that approximately 140 letters of invitation were mailed to those that reside in close proximity of the park. Response to the proposed project was well received.

In reply to queries from Committee, Mr. Redpath provided the following information:

- the proposed concept plan includes a comprehensive set of tracks, jumps and skill features that are scaled to provide for a range of riding skill levels;

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2013

- the park has been designed to maximize safety of riders; safety features include a fence, a landscape buffer, berms, and bollards along the park's perimeter; also, the orientation of the park is such that all activity is directed away from traffic;
- benches and picnic tables along the park's perimeter will act as observation areas; and
- bike terrain park users may access restrooms located in the Garden City Community Park.

It was moved and seconded

That Garden City Community Park be approved as the site of the bike terrain park as detailed in the staff report titled Garden City Community Park – Bike Terrain Park Consultation Process, dated May 13, 2013 from the Senior Manager, Parks.

CARRIED

6. MANAGER'S REPORT

(i) Parks Division Updates

Mr. Redpath spoke of the upcoming Garden City Lands Ideas Fair scheduled for June 1, 2013 from 11 a.m. to 3 p.m.

Also, Mr. Redpath commented on the progression of the Railway Avenue Greenway project and noted that property owners that are encroaching on the City's property along the Greenway must remove their structures in the immediate future.

(ii) Branscombe House

In reply to a query from Committee, Mr. Redpath provided an update on the Branscombe House restoration.

Jane Fernyhough, Director, Arts, Culture and Heritage Services, commented on the potential types of community use suitable for the first floor of the Branscombe House.

(iii) Partners for Beautification

In response to comments made regarding corporate social responsibility, Serena Lusk, Manager, Parks Programs, advised that there is an opportunity for community involvement through the City's Partners for Beautification program. It was noted that the City's communication pieces related to the Partners for Beautification program should be enhanced in an effort to maximize these opportunities.

Parks, Recreation & Cultural Services Committee
Tuesday, May 28, 2013

Discussion ensued regarding the Vancouver Heritage Foundation 'salvage sale' and staff was directed examine the potential for the Foundation to hold its next sale in Richmond.

(iv) Online Events Approval System

Gregg Wheeler, Manager, Sports and Community Events, referenced a memorandum dated May 24, 2013 (copy on file, City Clerk's Office) regarding the online events approval system and commented on its success.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:16 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, May 28, 2013.

Councillor Harold Steves
Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee

TO FIN - June 3 2013

To: Finance Committee
From: Andrew Nazareth
General Manager, Finance and Corporate Services
Date: May 9, 2013
File:
Re: 2012 Annual Report and 2012 Annual Report - Highlights

Staff Recommendation

That the attached City of Richmond 2012 Annual Report and the 2012 Annual Report – Highlights be approved.

Andrew Nazareth
General Manager, Finance and Corporate Services Department
(4095)

Att.

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

Staff Report

Origin

Pursuant to Section 98 of the Community Charter, before June 30 in each year, a Council must

- a) Prepare an annual report
- b) Make the report available for public inspection
- c) Make the report available for public inspection at a Council or other public meeting

Analysis

The City of Richmond's annual reports follow the award-winning format from the last number of years in which two versions of the report are prepared. The reports document the strong financial position achieved by the City under Council's leadership and direction and include statistical information related to key financial, economic and demographic indicators. The report also highlights many of the City's significant achievements from 2012, in both delivery of basic civic services and in support of Council's Term Goals and Objectives.

The first version is the comprehensive 2012 Annual Report which meets all legislative requirements. This version will be publicly available through the City's website and printed only on an exception basis. The comprehensive version includes the City's audited consolidated financial statements, the City's corporate objectives and success indicators, as identified through Council's Term Goals and Objectives, and a listing of permissive exemptions as required under the Community Charter for British Columbia's local governments. In addition to the statutorily required information, the comprehensive version provides information on City milestones from 2012, including awards and achievements, as well as relevant statistical data.

The second version is the popular financial report, titled 2012 Annual Report – Highlights. It has been prepared to inform the general public about the City of Richmond, its services, highlights from 2012 and the City's financial condition. Copies of this simplified version will be mailed out and made available for the general public in hard copy at Richmond City Hall, Front of House and on our website.

The annual reports are useful tools in ensuring public transparency and accountability in the management of the City's finances, while serving as a record of our achievements during the reporting period.

Financial Impact

None.

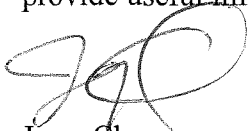
Conclusion

The City of Richmond 2012 Annual Report and the 2012 Annual Report – Highlights satisfy Community Charter requirements for financial reporting and provide important tools in ensuring

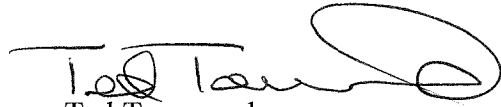
May 13, 2013

- 3 -

public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements during the 2012 fiscal year.



Jerry Chong
Director, Finance
(4064)



Ted Townsend
Senior Manager, Corporate Communications
(4399)



City of Richmond

British Columbia, Canada

2012 Annual Report

For the year ended December 31, 2012





Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

**City of Richmond
British Columbia**

For its Annual
Financial Report
for the Year Ended

December 31, 2011

Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Richmond for its annual financial report for the fiscal year ended December 31, 2011. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to the program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to the GFOA.



City of Richmond

British Columbia, Canada

2012 Annual Report

For the year ended December 31, 2012

*Our vision is to be the most appealing, livable
and well-managed community in Canada*

Contents

Introductory section

Message from the Mayor	2
Richmond City Council.....	3
City of Richmond Organizational Chart	4
Message from the Chief Administrative Officer	5
2012 awards.....	7
Council Term Goals and Objectives: 2011 to 2014	8
2012 key accomplishments	10
Report from the General Manager, Finance and Corporate Services.....	12

Financial section

City of Richmond audited financial statements.....	13
--	----

Statistical section

City of Richmond statistical data	39
---	----

Tax exemption section

2012 permissive property tax exemptions.....	55
2012 city centre area transitional tax exemptions	59
City of Richmond contacts	60

Cover photo: The City of Richmond won the prestigious Innovation Award from the World Leisure Organization in 2012 for its development of Terra Nova Rural Park. It's the sixth major award the City has received since 2007 for Terra Nova Rural Park, including provincial, national and international honours.

This report was prepared by the City of Richmond Finance and Corporate Services Department and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. ©2013 City of Richmond

 Contents printed on Canadian made, 100% recycled stock, using environmentally friendly toners.

Message from the Mayor



2012 was another year of milestones for the City of Richmond. We continued to innovatively meet the needs of our community today, while laying the groundwork for a sustainable future.

A major achievement was Council's adoption of our new Official Community Plan (OCP). Three years in the making and titled *Moving Towards Sustainability*, it is our most comprehensive OCP yet. It sets the vision for future growth and land use decisions as well as providing strategies to address economic, social, cultural and environmental challenges.

Transportation is a major focus of the new OCP. As our City grows we will need rapid transit to play an even greater role in supporting community mobility. In 2012, we executed an agreement with TransLink to eventually build an additional Canada Line station at Capstan Way. This agreement will see new development in the area funding the costs of the station construction and is expected to be a model for future station development across the region.

Another critical need for our growing population is new park and recreational space. Over the past few years, Council has invested about \$80 million to support our community's emerging needs for such land. In 2012, in partnership with Ducks Unlimited, the City acquired the 51-hectare (127-acre) Grauer lands along our western foreshore. This important habitat will ultimately become a natural reserve and park. Council also approved a process for planning the future of the Garden City Lands, a critical 55-hectare (136-acre) parcel of land on the edge of our City Centre.

As a gateway to the Asia Pacific and one of Canada's most culturally diverse cities, Richmond is uniquely positioned to benefit from the economic emergence of this area of the world. This past year, Richmond took an important step in our economic and cultural development by formally becoming a Sister City of Xiamen, China.

Another highlight from 2012 was Richmond being awarded the prestigious World Leisure Organization Innovation Award for development of Terra Nova Rural Park, the sixth major award won for this extraordinary project.

As always, our accomplishments and our planning involved hard work by a committed team, including City Council and staff and our many partners. I thank everyone who has supported our efforts to preserve and build upon Richmond's reputation as one of Canada's most livable cities.

Please feel free to contact the Mayor's Office at any time to discuss or comment on any of the information contained in this Annual Report.

A handwritten signature in black ink, reading "Malcolm Brodie". The signature is fluid and cursive, with a long horizontal stroke at the end.

Malcolm Brodie
Mayor, City of Richmond

Richmond City Council



Front row, left to right:

Councillor Linda Barnes, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

Back row, left to right:

Captain Dave Cullen, Richmond Fire-Rescue (retired), Councillor Chak Au, Councillor Derek Dang, Councillor Evelina Halsey-Brandt, Councillor Ken Johnston, Constable Melissa Lui, Richmond RCMP

City of Richmond organizational chart

Chief Administrative Office George Duncan, CAO		
Deputy Chief Administrative Office Joe Erceg, Deputy CAO		
Community Services Dave Semple, GM Cathy Volkering Carlile, GM	Engineering and Public Works Robert Gonzalez, GM	Finance and Corporate Services Andrew Nazareth, GM
Law and Community Safety Phyllis Carlyle, GM	Planning and Development Joe Erceg, GM	

Civic officials as at December 31, 2012

Chief Administrative Officer	George Duncan
Deputy Chief Administrative Officer	Joe Erceg
General Manager, Community Services	Cathy Volkering Carlile
General Manager, Community Services	Dave Semple
General Manager, Engineering and Public Works	Robert Gonzalez
General Manager, Finance and Corporate Services	Andrew Nazareth
General Manager, Law and Community Safety.....	Phyllis Carlyle
General Manager, Planning and Development.....	Joe Erceg
Director, City Clerk's Office.....	David Weber
City Solicitor	Doug Long
Chief, Richmond Fire-Rescue.....	John McGowan
Officer in Charge, Royal Canadian Mounted Police	Rendall Nessett
Chief Operating Officer, Richmond Olympic Oval	John Mills
Chief Librarian, Richmond Public Library.....	Greg Buss

Banker

Scotiabank

Auditors

KPMG

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2012 Annual Report. This past year, the City Administration undertook a number of key initiatives in support of fulfilling Council's Term Goals and Objectives and our corporate vision.

The City of Richmond is entering a period of sustained growth, which will see our community grow from just over 200,000 at present to 285,000 by the year 2041. A major focus for the City is planning and managing for this growth, so that meeting the needs of new residents and businesses will not negatively impact those who already reside in Richmond, and thus ensure that the outstanding quality of life in the City is sustainable.

In 2012, this focus was reflected in Council's adoption of an updated Official Community Plan (OCP). The most comprehensive OCP ever adopted by Richmond, it provides a framework for the future of development of our community, covering everything from land use and transportation policy to development of our arts and cultural and heritage sectors. The OCP is supported by a number of other major strategies from our Sustainability Framework to our innovative City Centre Area Plan, both which will ensure we are prepared for the future.

A key Council goal is the further development of Richmond as a tourist destination. In 2012, the City, Tourism Richmond, local hotel operators and the Province of BC reached a five-year agreement to renew the Richmond 2 per cent hotel room tax and extend the role of Tourism Richmond as the City's choice for a tourism service provider. As part of this agreement, some of the revenue generated through the 2 per cent hotel tax will be utilized to support both the Richmond Olympic Experience project and the City's Sport Hosting function. The Richmond Olympic Experience is an exciting new tourist attraction that will open at the Richmond Olympic Oval in the fall of 2014. The Richmond Olympic Experience will provide both economic and social benefits to our community.

During 2012, a number of internal organizational changes were completed to help us meet current and emerging needs and priorities. These organizational transitions are designed to keep Richmond at the forefront of innovative municipal administrative and operational management and service delivery to the community, while ensuring we consistently and reliably provide outstanding value for taxpayers. The reorganization will also ensure that all of our actions and initiatives will provide the necessary support for Council to successfully achieve their Term Goals and Objectives. A major focus included reorganizing key City departments to better reflect current operational needs and to streamline our organizational structure. Steps were also taken to reduce the size, revitalize the roles and redefine the responsibilities of the Senior Management Team to provide increased oversight in critical focus areas, while supporting more efficient review and approval processes.

These measures outline the ongoing commitment to continuous improvement, reflected in everything we do as a Local Government Administration. We are very proud that Richmond continues to operate at one of the lowest per cent annual property tax rate increases while, at the same time, continually providing one of the highest levels of community services of the municipalities situated in the Lower Mainland.

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

George Duncan
Chief Administrative Officer



2012 Awards

Richmond is proud to be seen as a leader among governments. This is reflected in the awards received for excellence in service delivery, management, innovation and leadership. The awards received by the City in 2012 include:

- The prestigious World Leisure Organization Innovation Award for development of Terra Nova Rural Park, the sixth major award won for this park plan.
- 2012 National Urban Design Award from Architecture Canada for the Garden City Park's design that encourages children's physical and explorative activity.
- A Regional Honour Award from the Canadian Society of Landscape Architects for the new Middle Arm Waterfront Greenway.
- The Alexandra District Energy Utility was honoured by the Union of B.C. Municipalities in their Leadership and Innovation category among the 2012 Community Excellence Awards.
- A Leadership Excellence Award in BC Hydro's annual Power Smart Awards.
- The Project of the Year Award from the Public Works Association of BC for the unique design and construction of the new No. 4 Road Pump Station.
- Two awards for financial reporting from the Government Finance Officers Association—this marks the tenth consecutive year Richmond has been recognized by this association.



Council Term Goals and Objectives: 2011 to 2014

The Community Charter requires that all BC municipalities include a statement in the Annual Report of their objectives for the current and future years, along with measures to track success towards these objectives.

The City of Richmond's objectives and success indicators are expressed through the Council Term Goals for 2011-2014. At the beginning of each new term of Council, a term goal setting process is undertaken to help Council fulfil its governance role and achieve a successful term of office. This process is an integral part of City operations, helping to ensure the effective use of public resources by providing clear direction and guidance for City work programs. These goals are set based on an extensive review of issues, opportunities and trends affecting City business, and provide a sound framework for evaluating and monitoring the organization's progress towards achieving its vision "to be the most appealing, livable and well managed community in Canada."

1. Community Safety

To ensure Richmond remains a safe and desirable community to live, work and play in, through the delivery of effective public safety services that are targeted to the City's specific needs and priorities.

2. Community Social Services

To develop and implement an updated social services strategy that clearly articulates and communicates the City's roles, priorities and limitations with respect to social services issues and needs.



3. Economic Development

To enhance the City's economic well being and financial sustainability through the development and implementation of strategies and initiatives that lead to long-term business retention, expansion and attraction by clearly defining the businesses and industries we want to attract and retain; placing a stronger focus on tourism and Asia Pacific Gateway business development opportunities; and incorporating a broad business community engagement model.

4. Facility Development

To ensure provision of quality public facilities and amenities in Richmond that keep pace with the rate of growth, through implementation of an updated comprehensive Facility Development Plan that includes an analysis of existing facilities, the identification of required new facilities, and the recommended timing, financial strategies and public process for implementing the plan.



5. Financial Management

To develop and implement effective and innovative financial policies and strategies that help the City to successfully manage the challenges of tough economic times, while taking advantage of financial opportunities, and balance current and long term financial needs.

6. Intergovernmental Relations

To strengthen relationships with other levels of government and government agencies to ensure City needs and priorities are well represented, understood and proactively advanced.

7. Managing Growth and Development

To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

8. Sustainability

To demonstrate leadership in sustainability through continued implementation of the City's Sustainability Framework.

9. Arts and Culture

To continue to support the development of a thriving, resilient and diverse cultural sector and related initiatives in creating a vibrant, healthy and sustainable city.



10. Community Wellness

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

11. Municipal Infrastructure Improvement

To continue to invest in the City's infrastructure networks and systems in a manner that meets community needs and responds to the issues of aging components of the system, growth related capacity issues and the requirements due to changing climate and environmental impacts.

12. Waterfront Enhancement

To place greater emphasis on protecting and enhancing the City's waterfront while successfully integrating a balance between urban development, public access and events, and a healthy river environment.

13. A Well Informed Public

To ensure a well informed public regarding Council priorities, activities and achievements.

Additional information on the success indicators in support of these objectives can be found at: www.richmond.ca/cityhall/council/goals.htm



2012 key accomplishments

In 2012, the City completed a number of key milestones in support of the 2011–2014 Council Term Goals and Objectives. Highlights include:

- The updated Official Community Plan 2041: *Moving Towards Sustainability* (OCP) received final approval from Council. Three years in the making, the OCP charts the City's future course. Richmond's most comprehensive OCP ever, it examines land use and the City's vision to address economic, social, cultural and environmental challenges.
- The City, in partnership with Ducks Unlimited, acquired the 51-hectare (127-acre) Grauer lands outside the dike along our western foreshore. This important habitat will ultimately become a natural reserve and park.
- The City's first district energy utility began service. The Alexandra District Energy Utility uses geothermal energy to heat and cool buildings in the West Cambie area. At full build out, the utility will help Richmond avoid the local production of 200 to 600 tonnes annually of greenhouse gas emissions.
- The City executed an agreement with TransLink to construct a future Canada Line station at Capstan Way. As part of development within the Capstan Village area, new owners will pay a levy dedicated to station construction. Once sufficient fees are raised, which is expected to take several years, TransLink will construct the new station.
- The City also began consultation on a new Dike Master Plan to meet Richmond's current and future flood protection needs including addressing global warming and new seismic standards. The City also received \$3.57 million in federal and provincial funding for upgrades to the No. 1 Road North Drainage Pump Station and the Williams Road Drainage Pump Station.
- The new Rooftop Garden was opened at the Richmond Cultural Centre. It is being used for community programming promoting sustainable practises, urban agriculture and healthy lifestyles.



- The new City Centre Community Policing Office was opened. In addition to providing support for RCMP policing activities within Richmond's core, the office is home to many of the City's crime prevention programs.
- The City completed a five-year agreement to renew the Richmond hotel room tax. These tax funds support Richmond tourism marketing and will help fund completion of the Richmond Olympic Experience. This new tourist attraction will be the first official North American member of the Olympic Museum Network.
- Richmond took an important step in our economic and cultural development by formally becoming a Sister City of Xiamen, China. This relationship has already provided significant benefits for Richmond in strengthening ties with China.
- The City's website added online viewing of traffic cameras showing activity at five major intersections, assisting motorists in planning their trips around Richmond. The City made a number of improvements to services offered online, including upgrades to the City website, and the introduction of online business license renewals.
- The City supported the first Richmond Earth Day Youth (REaDY) conference organized by local youth to coincide with Earth Day. This brought together hundreds interested in learning about environmental conservation and stewardship. Due to its success, a second REaDY conference was held in 2013.



City of
Richmond

Official Community Plan (OCP)

Schedule 1 of Bylaw 9000

2041 OCP—Moving Towards Sustainability



Artwork by Anitha Chen



Report from the General Manager, Finance and Corporate Services

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2012. The financial statements reflect a consolidation of the financial position and results of operation for the City of Richmond, Richmond Public Library and the Richmond Olympic Oval Corporation.

The purpose of this Annual Report is to publish the consolidated financial statements and Auditors' Report for the City of Richmond pursuant to Sections 98 and 167 of the Community Charter. The external auditors, KPMG LLP, conducted an independent examination and have expressed their opinion that the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2012 in accordance with Canadian public sector accounting standards.

Richmond's remarkable growth as a city reached another significant milestone in 2012 as the population surpassed the 200,000 mark. This growth trend is evident in a number of economic indicators. Business licenses issued climbed to 13,336 (2011: 12,988), development activity remained strong with housing starts increasing by 29.5 per cent year over year and the construction value of building permits issued was \$457.2M (2011: \$424.4M).

The City continued to strengthen its financial condition and position in 2012; the City's net worth reached \$2.3B (2011: \$2.2B) and cash and investments increased to \$640.6M (2011: \$574.9M). Net financial assets increased to \$469.2M (2011: \$415.7M), while net debt outstanding was reduced to \$3.5M (2011: \$5.8M). Statutory reserves increased to \$295.0M (2011: \$275.4M).

The City's 2012 revenues were \$400.3M as compared to \$424.0M in 2011. This change was attributable to a decrease in developer contributed assets. Meanwhile, the expenses increased to \$317.4M from \$313.2M in 2011.

A corporate reorganization in 2012 combined all financial and business-related services, along with several key corporate services within the Finance and Corporate Services Department, including the Finance Division, Real Estate Services, Information Technology, City Clerk's Office, Economic Development and Business Liaison, Customer Service, Business Licences, Sponsorships/Partnerships and Business Advisory Services. In addition, a new Administration and Compliance Division was formed to help measure work unit performance and ensure strict adherence to Council policies and directions. These organizational changes will continue to ensure that the appropriate rigour and due diligence is applied to business practices in order to safeguard the City's assets without impacting efficiency or constraining progress. This balanced approach will help keep the City well positioned to continue to carry out and meet Council's goals and service commitments, while providing good value for taxpayers.



Andrew Nazareth, BEc, CGA
General Manager, Finance and Corporate Services

City of Richmond audited financial statements

Year ended December 31, 2012



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

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

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2012 and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

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

Chartered Accountants

May 13, 2013

Burnaby, Canada

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

CITY OF RICHMOND

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

December 31, 2012, with comparative figures for 2011

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

Commitments and contingencies (note 17)

See accompanying notes to consolidated financial statements.



General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2012

1. Operations:

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

2. Significant accounting policies:

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

(a) Basis of consolidation:

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

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Accounts receivable:

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

(g) Development cost charges:

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

(h) Post-employment benefits:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(i) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

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

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

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(vi) Leased tangible capital assets (continued):

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

(vii) Inventory of materials and supplies:

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

(j) Deferred revenue:

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

(k) Deposits:

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

(l) Debt:

Debt is recorded net of repayments and actuarial adjustments.

(m) Budget information:

Unaudited budget information, presented on a basis consistent with that used for actual results, was included in the City of Richmond's Five Year Financial Plan and was adopted through Bylaw #8867 on April 23, 2012.

(n) Use of accounting estimates:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(o) Segment disclosures:

A segment is defined as a distinguishable activity of group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City of Richmond has provided definitions of segments used by the City as well as presented financial information in segment format (note 21).

3. Investments:

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

4. Accounts receivable:

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

5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2012 are as follows:

CITY OF RICHMOND

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

Year ended December 31, 2012

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

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

6. Accounts payable and accrued liabilities:

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

7. Deposits and holdbacks:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

8. Deferred revenue:

Deferred revenue represents revenues that are collected but not earned as of December 31, 2012. These revenues will be recognized in future periods as they are earned. Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

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

9. Development cost charges:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

10. Obligations under capital leases:

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

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

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

11. Debt:

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

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less repayments and actuarial adjustments to date are as follow:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2012	Net debt 2011
General Fund	\$ 37,600	\$ 34,188	\$ 3,412	\$ 5,659
Sewerworks Fund	1,000	924	76	149
	\$ 38,600	\$ 35,112	\$ 3,488	\$ 5,808

Repayments on net outstanding debenture debt over the next two years are as follows:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

12. Tangible capital assets:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2012

12. Tangible capital assets (continued):

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

(a) Assets under construction:

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

(b) Contributed tangible capital assets:

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is approximately \$12,784,000 (2011 - \$35,740,000) comprised of infrastructure in the amount of approximately \$9,838,000 (2011 - \$11,978,000), land in the amount of approximately \$2,946,000 (2011 - \$22,483,000) and library collections in the amount of approximately nil (2011 - \$1,279,000).

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

There were no writedowns of tangible capital assets during the year (2011 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2012

13. Accumulated surplus:

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

CITY OF RICHMOND

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

Year ended December 31, 2012

14. Reserves:

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

15. Post-employment benefits:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2012

15. Post-employment benefits (continued):

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

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

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

16. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including the investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 176,000 active members and approximately 67,000 retired members. Active members include approximately 35,000 contributors from local governments.

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

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

17. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Greater Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

CITY OF RICHMOND

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

Year ended December 31, 2012

17. Commitments and contingencies (continued):

(b) Lease payments:

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

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

(c) Litigation:

As at December 31, 2012, there were a number of legal claims in various stages of litigation. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia:

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

(e) Contractual obligation:

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

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

The City is a shareholder of the Emergency Communications for Southwest British Columbia Incorporated (E-Comm) whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 27 Class A and 22 Class B shares issued and outstanding as at December 31, 2012). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

CITY OF RICHMOND

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

Year ended December 31, 2012

17. Commitments and contingencies (continued):

(g) Community Associations:

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

(h) Contingent liabilities:

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

18. Trust funds:

Certain assets have been conveyed or assigned to the City to be administered as directed by agreement or statute. The City holds the assets for the benefit of and stands in fiduciary relationship to the beneficiary. The following trust fund is excluded from the City's financial statements.

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

19. Collections for other governments:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2012

20. Other revenue:

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

21. Segmented reporting:

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

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

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

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

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

General Government comprises of Mayor and Council, Corporate Administration, Corporate Services, and Business and Financial Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, providing sound management of human resources,

CITY OF RICHMOND

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

Year ended December 31, 2012

information technology, and City finance, and ensuring high quality services to Richmond residents.

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

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

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

Notes to Consolidated Financial Statements (continued)

21. Segmented reporting (continued):

[illegible]

CITY OF RICHMOND

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

Year ended December 31, 2012

22. Budget data:

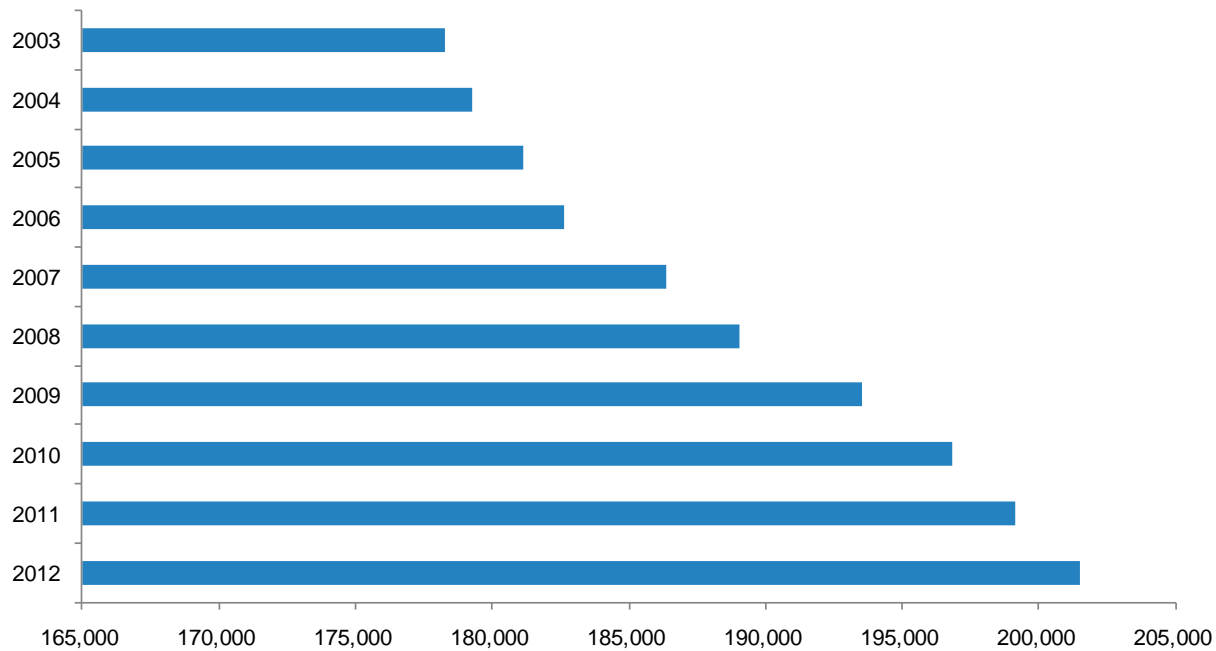
The unaudited budget data presented in these consolidated financial statements is based on the 2012 operating and capital budgets approved by Council on April 23, 2012 and the approved budget for Richmond Olympic Oval. Below is the reconciliation of the approved budget to the budget amount reported in these financial statements.

	Budget Amount
Revenues:	
Approved operating budget	\$ 380,168
Approved capital budget	180,163
Approved Oval budget	11,386
Less:	
Transfer from other funds	7,591
Intercity recoveries	37,777
Intercompany recoveries	3,074
Carried forward capital expenditures	107,019
Total revenue	416,256
Expenses:	
Approved operating budget	380,168
Approved capital budget	180,163
Approved Oval budget	10,541
Less:	
Transfer to other funds	10,636
Intercity payments	37,777
Intercompany payments	3,074
Capital expenditures	73,144
Debt principal payments	1,141
Carried forward capital expenditures	107,019
Total expenses	338,081
Annual surplus per statement of operations	\$ 78,175

City of Richmond statistical data

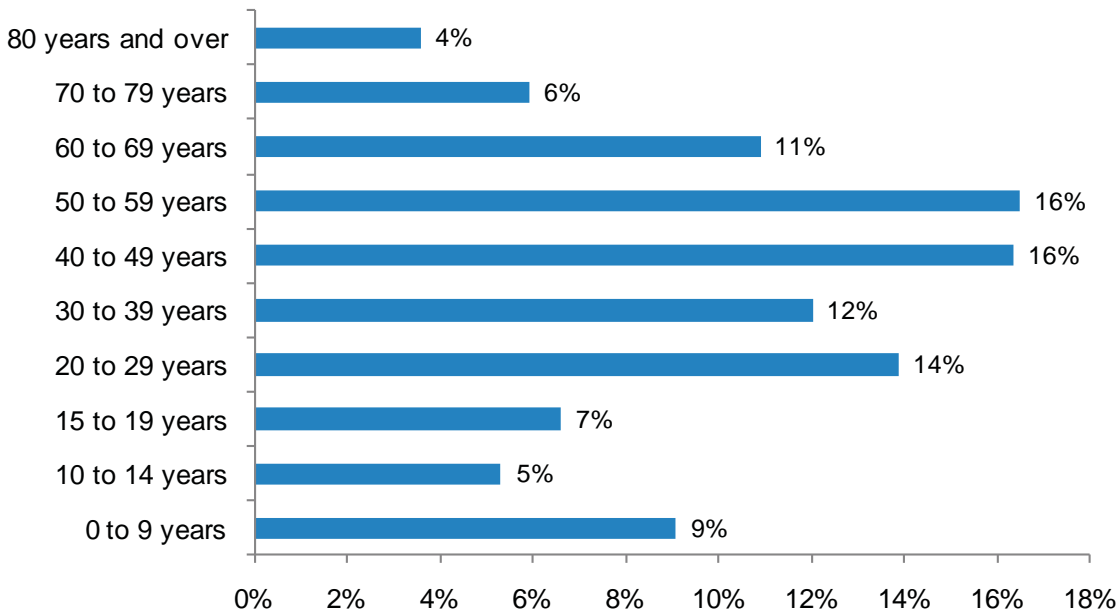
City of Richmond population 2003–2012.....	40
Total population by age groups	40
Immigrant status of Richmond residents by period of immigration	41
Richmond's population by mother tongue.....	41
Highest level of education attainment for the population aged 25 to 64	42
Occupations of Richmond residents	42
Registration in Richmond Recreation and Cultural Services programs 2008–2012.....	43
Housing starts in Richmond 2003–2012	43
Richmond housing starts by type of units 2012	44
New dwelling units constructed 2003–2012	44
Construction value of building permits issued 2003–2012 (in \$000s)	45
Richmond business licences 2008–2012	45
City of Richmond budgeted capital construction costs 2008–2012 (in \$000s).....	46
Capital program by type 2012	46
Breakdown of residential tax bill 2012	47
Breakdown of municipal tax dollar 2012	47
2012 tax rates.....	48
2012 general revenue fund assessment and taxation by property class (in \$000s).....	48
Taxes collected on behalf of taxing authorities (in \$000s)	48
2008–2012 General Assessment by Property Class (in \$000's)	49
2008–2012 Property Tax Levies (in \$000's)	49
Long term debt repayments relative to expenditures 2008–2012 (in \$000s)	50
City of Richmond debt per capita 2008–2012	50
Net Debt 2008–2012 (in \$000's)	50
Expenses by function 2008–2012 (in \$000s)	51
Expenses by object 2008–2012 (in \$000s).....	51
Revenue by source 2008–2012 (in \$000s).....	52
Accumulated surplus 2008–2012 (in \$000s).....	52
Net financial assets 2008–2012 (in \$000s)	52
Reserves 2008–2012 (in \$000s).....	53
Investment portfolio per type 2011–2012 (\$000's)	54
Ratio analysis indicators of financial condition	54

City of Richmond population 2003–2012



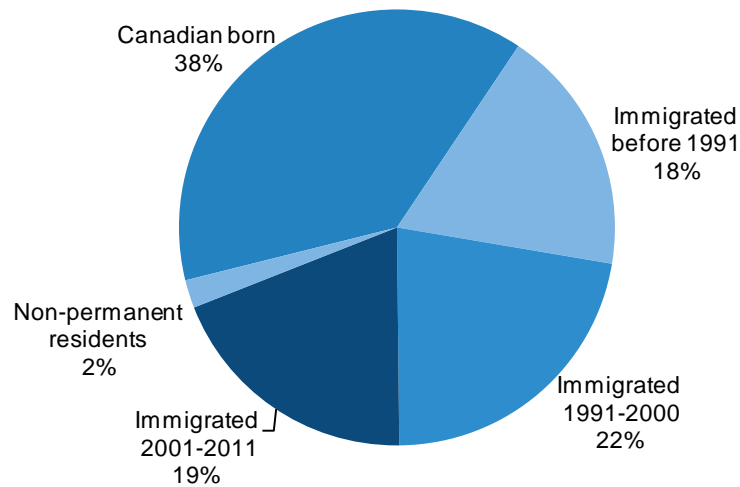
Source: City of Richmond Policy Planning Division

Total population by age groups



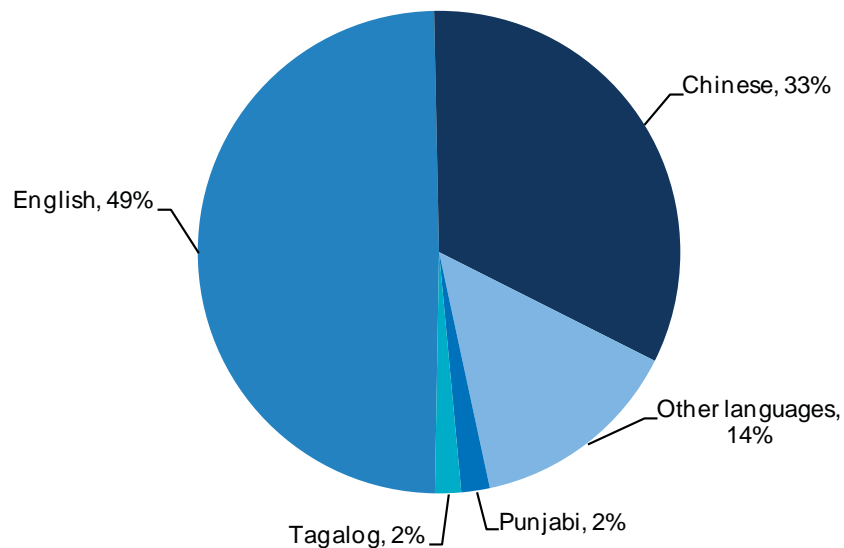
Source: Statistics Canada 2011 Census of Population

Immigrant status of Richmond residents by period of immigration



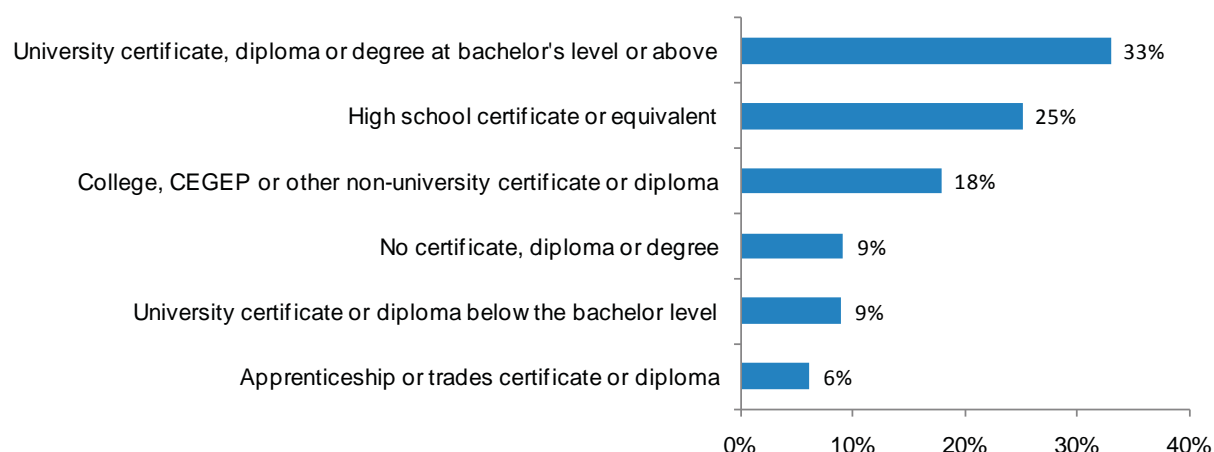
Source: Statistics Canada, 2011 National Household Survey (NHS)

Richmond's population by mother tongue



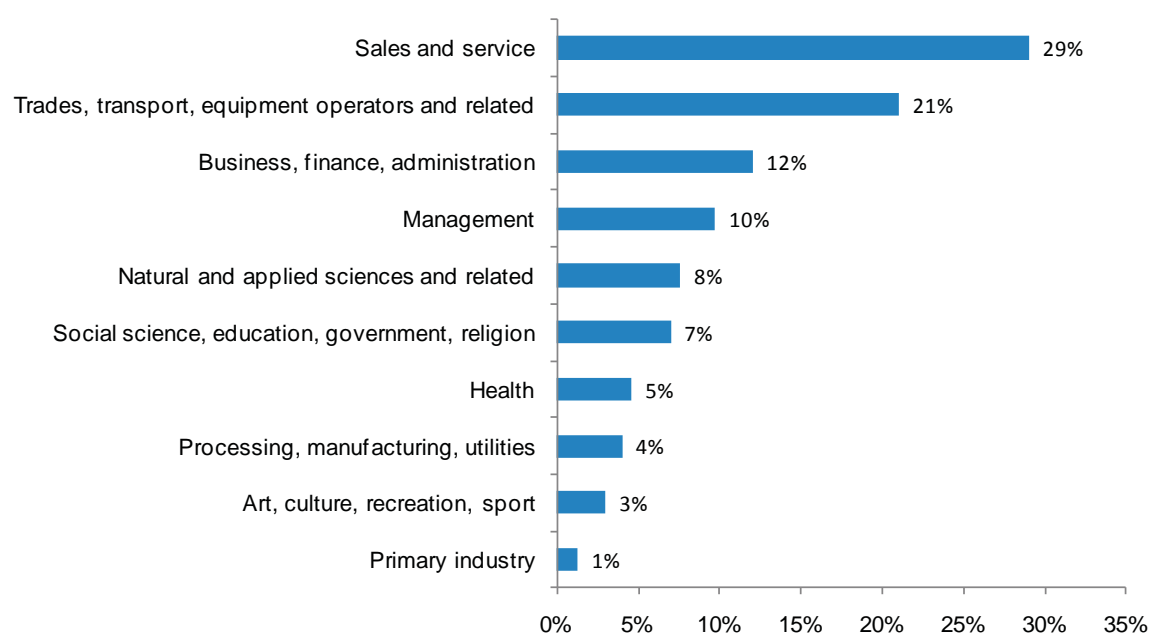
Source: Statistics Canada 2011 Census of Population

Highest level of education attainment for the population aged 25 to 64



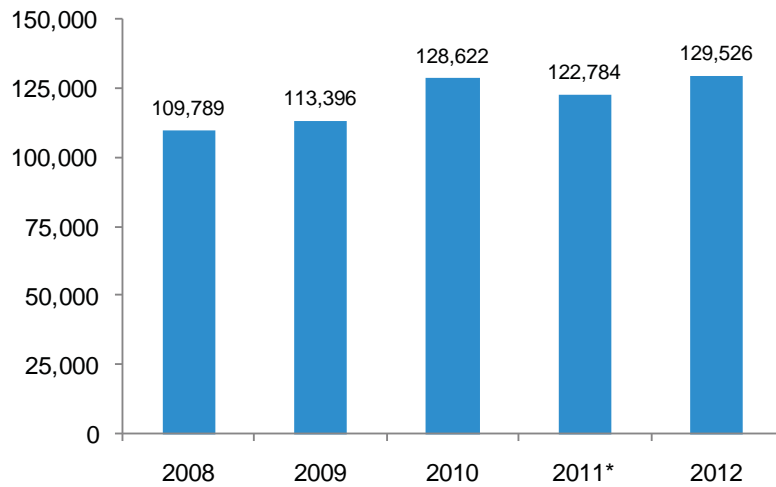
Source: Statistics Canada 2006 Census of Population (most recent data available)

Occupations of Richmond residents



Source: Statistics Canada 2006 Census of Population (most recent data available)

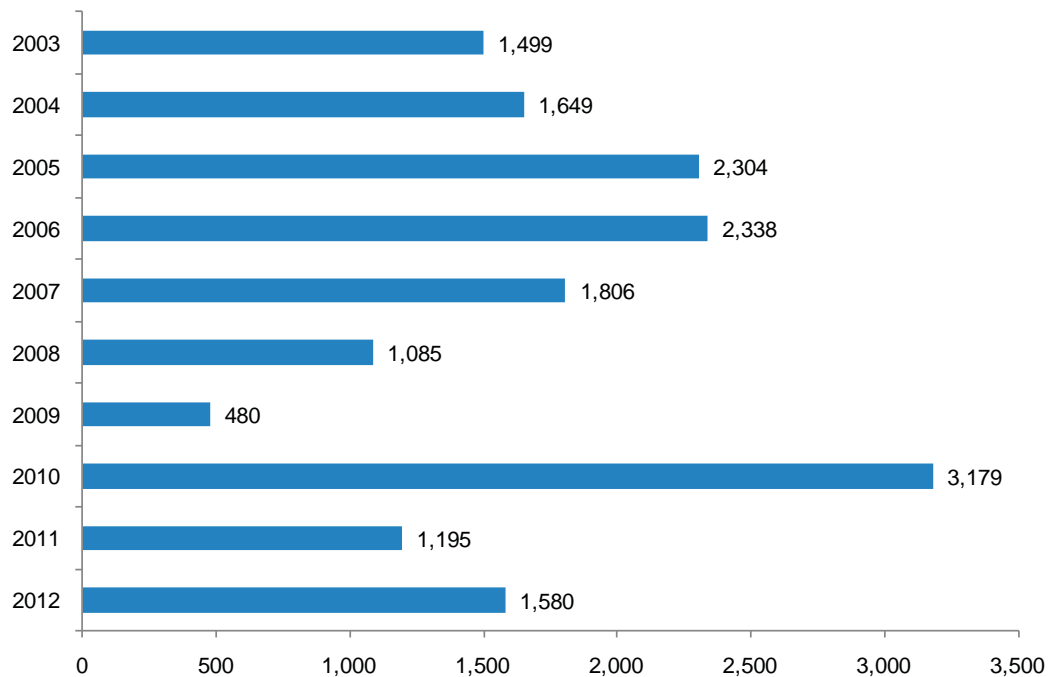
Registration in Richmond Recreation and Cultural Services programs 2008–2012



*Change in registration system

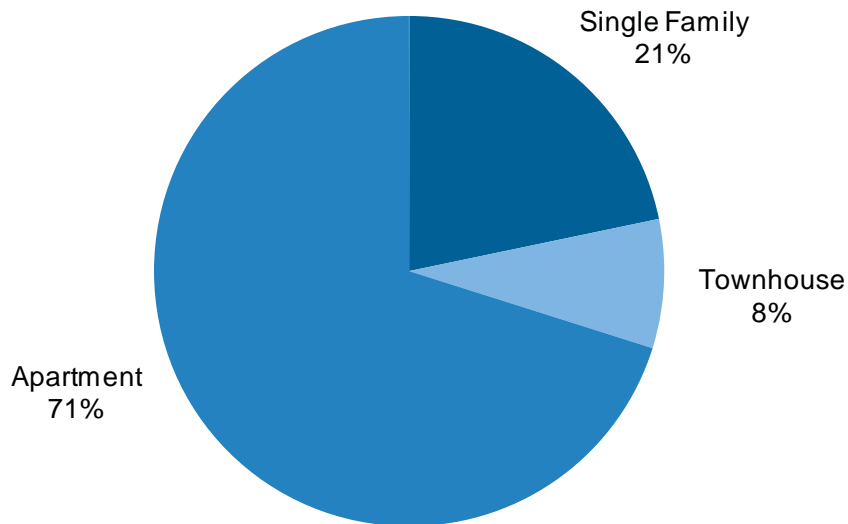
Source: City of Richmond Parks, Recreation and Cultural Services Registration System

Housing starts in Richmond 2003–2012



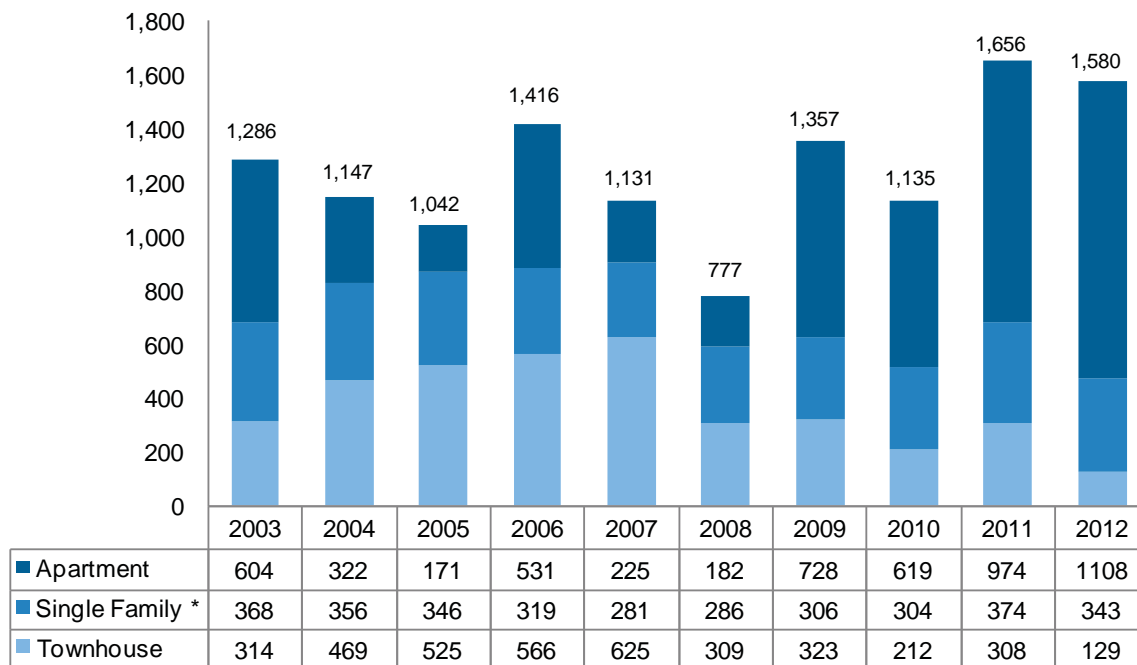
Source: City of Richmond building permit data

Richmond housing starts by type of units 2012



Source: City of Richmond building permit data

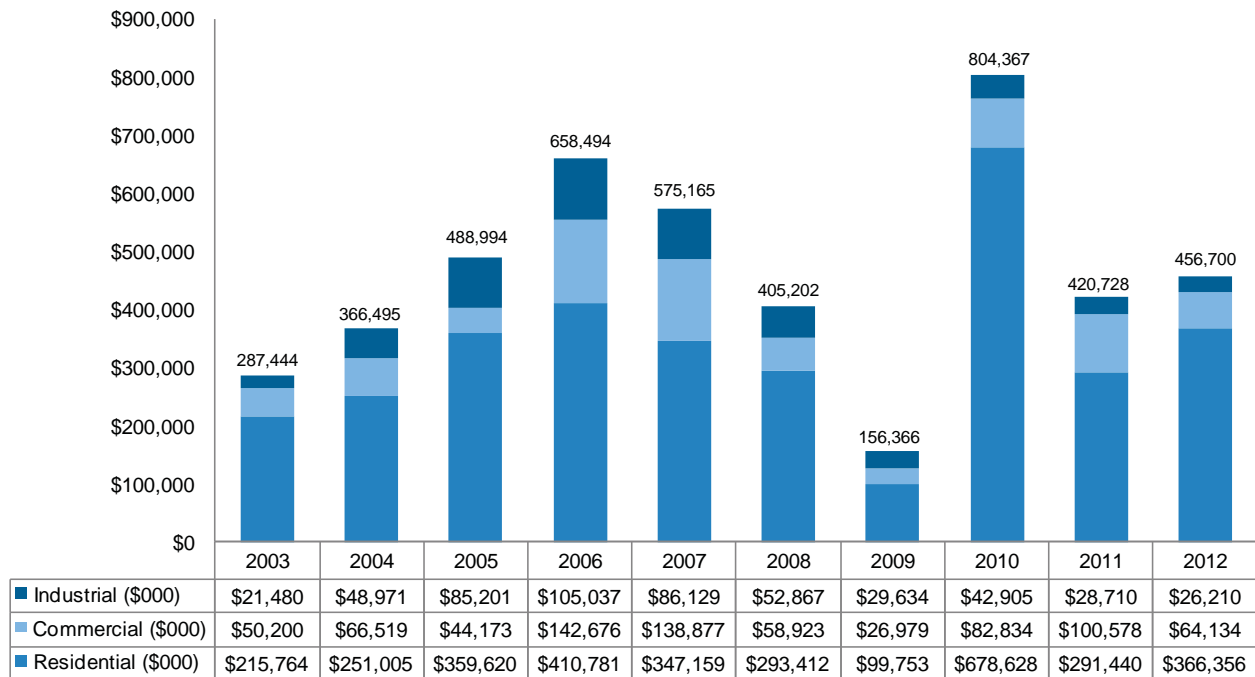
New dwelling units constructed 2003–2012



*Includes one family and two family dwellings

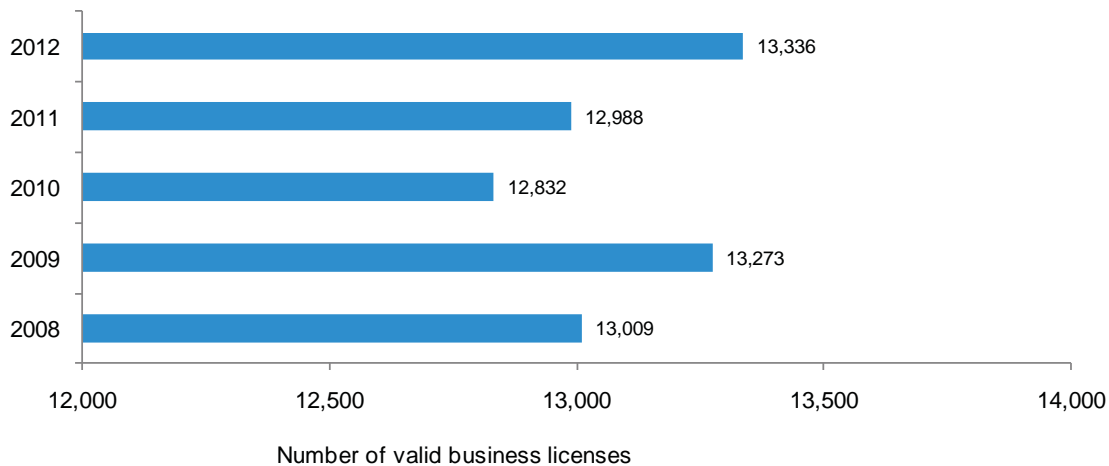
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year

Construction value of building permits issued 2003–2012 (in \$000s)



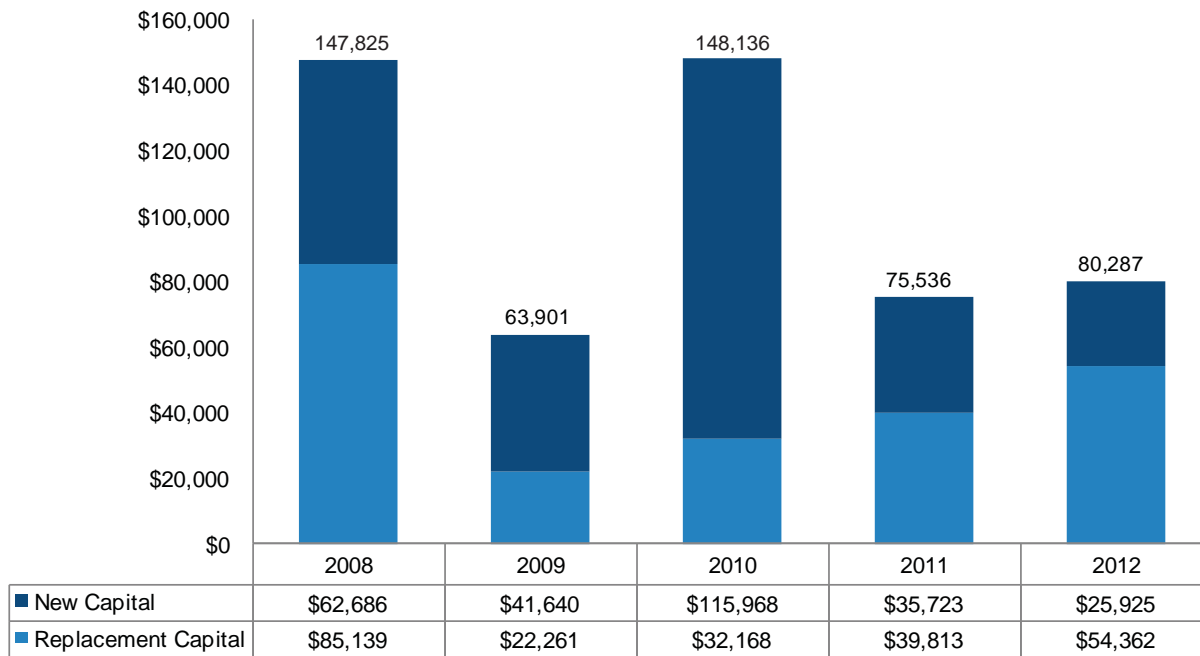
Source: Permits and Licence System, custom report

Richmond business licences 2008–2012



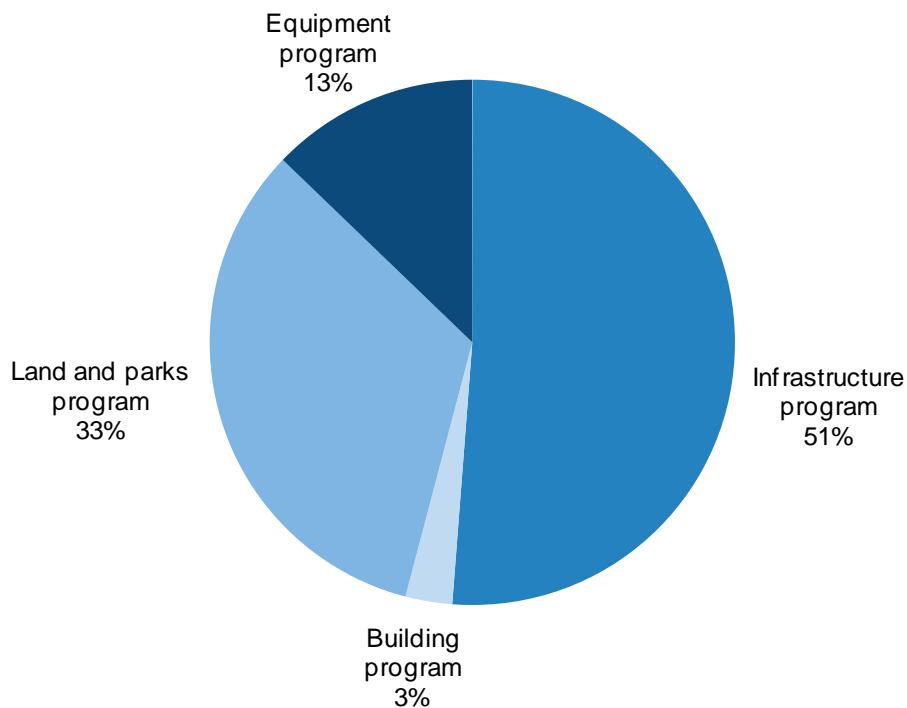
Source: City of Richmond Business Licence System

City of Richmond budgeted capital construction costs 2008–2012 (in \$000s)



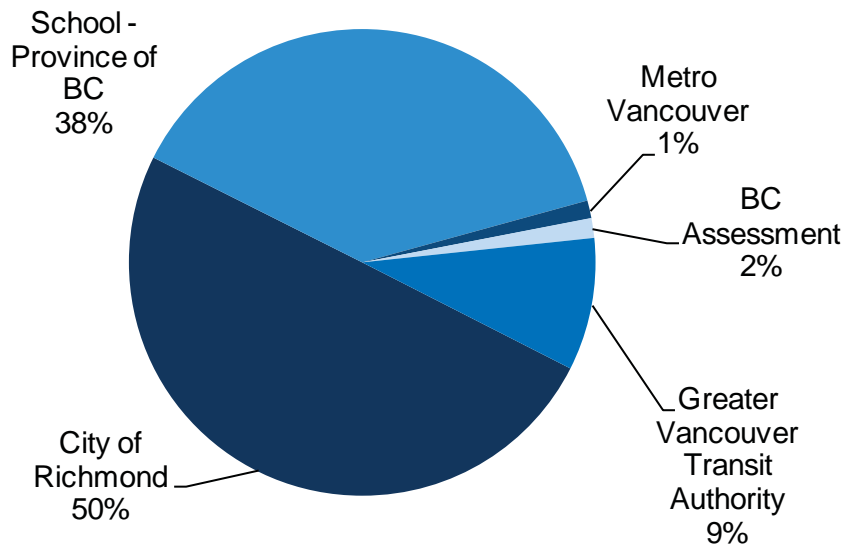
Source: City of Richmond Finance and Corporate Services Department

Capital program by type 2012



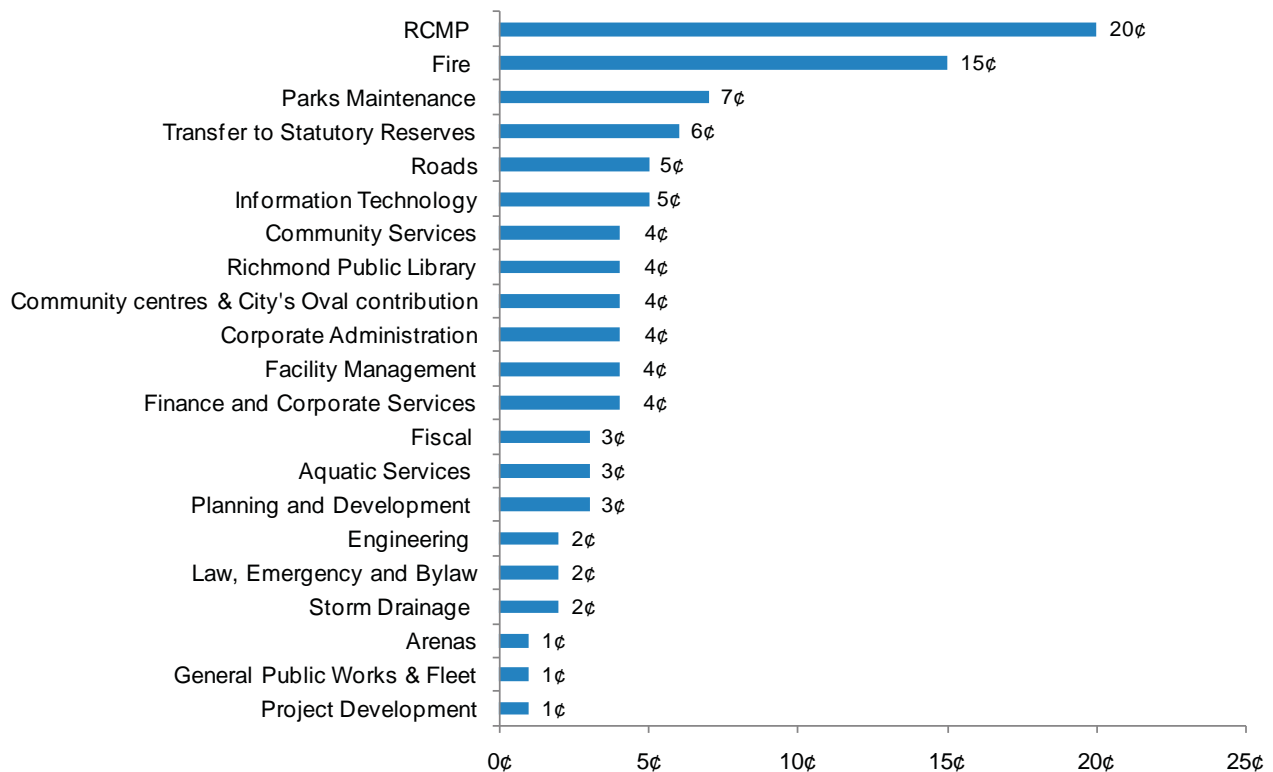
Source: City of Richmond Finance and Corporate Services Department

Breakdown of residential tax bill 2012



Source: City of Richmond Finance and Corporate Services Department

Breakdown of municipal tax dollar 2012



Source: City of Richmond Finance and Corporate Services Department

2012 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	2.00128	1.56950	0.05766	0.05990	0.00020	0.32440
Business	7.53569	6.40000	0.14126	0.18430	0.00050	1.54850
Light industrial	8.99880	2.56000	0.19603	0.18430	0.00070	1.91320
Seasonal / Recreational	1.91058	3.40000	0.05766	0.05990	0.00020	0.31790
Major industrial	14.43540	2.56000	0.19603	0.51130	0.00070	2.25190
Farm	11.94322	3.45000	0.05766	0.05990	0.00020	0.35990
Utilities	39.90000	14.20000	0.20180	0.51130	0.00070	2.71710

Source: City of Richmond Finance and Corporate Services Department

2012 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$45,026,858	81.93%	\$90,111	53.57%
Business	8,046,568	14.64%	60,636	36.04%
Light industrial	1,614,402	2.94%	14,528	8.64%
Seasonal / Recreational	111,935	0.20%	214	0.13%
Major industrial	111,752	0.20%	1,613	0.96%
Farm	26,572	0.05%	317	0.19%
Utilities	19,685	0.04%	785	0.47%
Total	\$54,957,772	100.00%	\$168,204	100.00%

Source: City of Richmond Finance and Corporate Services Department

Taxes collected on behalf of taxing authorities (in \$000s)

	2008	2009	2010	2011	2012
City of Richmond	\$141,531	\$148,563	\$156,071	\$161,821	\$167,529
School Board	117,124	115,122	118,391	122,465	128,610
Metro Vancouver	3,302	3,329	3,632	3,957	4,102
BC Assessment	3,655	3,791	4,013	4,258	4,593
TransLink	25,725	27,209	28,058	29,427	30,789
Other	8	11	11	13	14
Total taxes	\$291,345	\$298,025	\$310,176	\$321,941	\$335,637

Source: City of Richmond Finance and Corporate Services Department

2008–2012 General Assessment by Property Class (in \$000's)

	2008	2009	2010	2011	2012
Residential	\$30,909,255	\$31,379,141	\$32,706,544	\$38,773,463	\$45,026,858
Business	7,540,962	7,382,861	7,441,015	7,753,426	8,046,568
Light industrial	999,660	1,178,324	1,371,608	1,480,246	1,614,402
Seasonal / Recreational	119,909	101,851	108,471	113,149	111,935
Major industrial	117,395	104,193	107,044	107,536	111,752
Farm	26,016	26,444	26,801	26,699	26,572
Utilities	16,835	17,888	19,543	21,094	19,685
Total	\$39,730,032	\$40,190,702	\$41,781,026	\$48,275,613	\$54,957,772

Source: City of Richmond Finance and Corporate Services

2008–2012 Property Tax Levies (in \$000's)

	2008	2009	2010	2011	2012
Total Tax Levy	\$295,112	\$303,853	\$314,484	\$325,814	\$339,221
Municipal portion of Total Tax Levy	141,610	148,878	156,482	162,214	168,205
% of current collections to current levy	98.72%	98.08%	98.63%	98.81%	98.94%

Source: City of Richmond Finance and Corporate Services

Long term debt repayments relative to expenditures 2008–2012 (in \$000s)

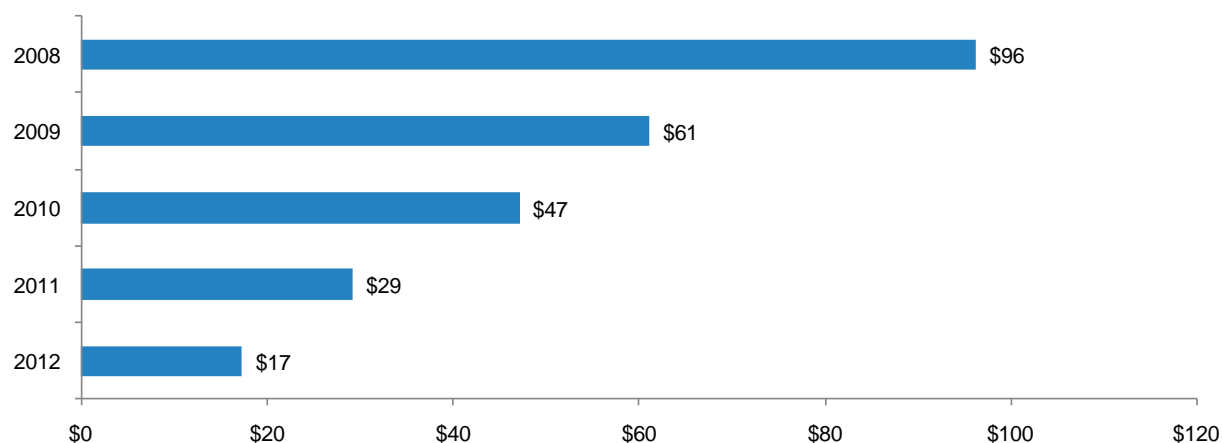
General revenue fund	2008	2009	2010	2011	2012
Long term debt repayments	\$ 4,735	\$ 8,235	\$ 3,554	\$ 3,413	\$ 2,972
General expenditures	\$ 212,385	\$ 219,088	\$ 217,407	\$ 226,553	\$ 225,684
Repayments as % of expenditures	2.2%	3.8%	1.6%	1.5%	1.3%

Sewerworks revenue fund	2008	2009	2010	2011	2012
Long term debt repayments	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
Sewer expenditures	\$ 20,880	\$ 23,269	\$ 23,291	\$ 24,724	\$ 23,789
Repayments as % of expenditures	0.6%	0.5%	0.5%	0.5%	0.5%

Note: Expenditures do not include capital and infrastructure investments.

Source: City of Richmond Finance and Corporate Services Department

City of Richmond debt per capita 2008–2012



Source: City of Richmond Finance and Corporate Services Department

Net Debt 2008–2012 (in \$000's)

	2008	2009	2010	2011	2012
Net debt	\$18,317	\$11,808	\$9,274	\$5,808	\$3,488

Source: City of Richmond Finance and Corporate Services Department

Expenses by function 2008–2012 (in \$000s)

	2008*	2009	2010	2011*	2012
Community Safety	\$65,156	\$68,294	\$70,838	\$74,563	\$75,193
Engineering and Public Works	53,910	56,451	56,365	52,727	53,164
Community Services	36,977	41,474	43,647	45,345	46,796
General government	46,693	42,971	35,130	42,358	38,570
Utilities	57,661	62,795	69,214	69,430	72,682
Planning and Development	9,649	9,898	11,427	11,560	11,961
Library services	7,297	7,751	8,221	8,616	9,245
Richmond Olympic Oval	2,640	7,007	6,614	8,646	9,826
Total expenses	\$279,983	\$296,641	\$301,456	\$313,245	\$317,437

Source: City of Richmond Finance and Corporate Services Department

*Amounts have been restated

Expenses by object 2008–2012 (in \$000s)

	2008*	2009	2010	2011	2012
Wages, salaries and benefits	\$106,856	\$115,980	\$121,244	\$128,361	\$129,981
Public Works maintenance	12,467	10,697	16,346	18,444	20,901
Contract services	49,523	46,994	46,582	45,687	47,945
Supplies, materials	69,230	63,550	78,972	63,765	63,684
Interest and finance	6,987	7,182	6,002	5,164	4,495
Transfer from (to) capital for tangible capital assets	-	7,476	(11,518)	2,755	1,289
Amortization of tangible capital assets	34,824	43,823	47,725	47,696	49,565
Loss/(gain) on disposal of tangible capital assets	96	939	(3,897)	1,373	(423)
Total	\$279,983	\$296,641	\$301,456	\$313,245	\$317,437

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services Department

Revenue by source 2008–2012 (in \$000s)

	2008*	2009	2010*	2011	2012
Taxation and levies	\$139,475	\$148,503	\$156,071	\$161,821	\$167,529
Utility fees	57,027	63,150	68,365	69,359	74,222
Sales of services	31,714	33,528	37,403	41,518	41,449
Licences and permits	7,833	5,844	7,328	7,524	8,734
Investment income	25,011	22,147	16,864	20,328	17,144
Grants including casino revenue	29,482	31,272	32,119	35,520	38,261
Development cost charges	9,506	22,932	17,804	14,321	10,480
Other capital funding sources	45,036	26,878	53,217	50,063	19,306
Other	15,995	14,673	10,335	23,588	23,186
Total	\$361,079	\$368,927	\$399,506	\$424,042	\$400,311

Source: City of Richmond Finance and Corporate Services Department

*Amounts have been restated

Accumulated surplus 2008–2012 (in \$000s)

	2008*	2009	2010*	2011	2012
Accumulated surplus, beginning of year	1,851,867	1,932,963	2,012,287	2,110,337	2,221,134
Annual surplus	\$81,096	\$72,286	\$98,050	\$110,797	\$82,874
Accumulated surplus, end of year	\$1,932,963	\$2,005,249	\$2,110,337	\$2,221,134	\$2,304,008

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services Department

Net financial assets 2008–2012 (in \$000s)

	2008*	2009	2010	2011	2012
Change in net financial assets	\$(4,104)	\$20,849	\$(32,872)	\$47,884	\$53,436
Net financial assets, end of year	\$379,862	\$400,711	\$367,839	\$415,723	\$469,159

*Amounts have been restated

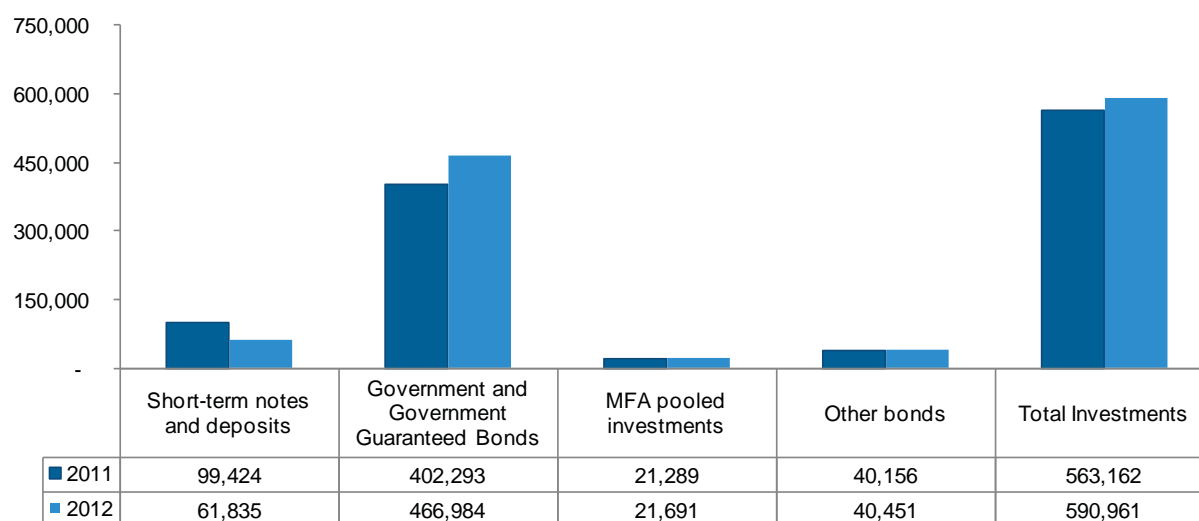
Source: City of Richmond Finance and Corporate Services Department

Reserves 2008–2012 (in \$000s)

	2008	2009	2010	2011	2012
Affordable housing	\$10,121	\$10,537	\$10,728	\$11,344	\$18,082
Capital building and infrastructure	18,519	22,655	26,238	27,646	36,686
Capital reserve	68,171	70,799	76,229	81,820	78,254
Child care development	541	854	1,789	2,146	1,995
Community legacy and land replacement	68,962	57,298	5,718	17,097	16,681
Drainage improvement	11,269	13,493	18,213	23,395	27,948
Equipment replacement	12,667	13,823	14,912	16,744	16,579
Leisure facilities	2,114	2,319	2,522	2,621	3,177
Local improvements	5,433	5,750	6,117	6,330	6,428
Neighbourhood improvement	5,939	6,276	5,649	6,057	6,011
Public art program	1,088	1,105	1,278	1,585	1,967
Sanitary sewer	21,647	24,332	27,661	30,254	33,672
Steveston off-street parking	248	256	266	277	282
Steveston road ends	293	204	2,930	2,723	1,347
Waterfront improvement	3,051	1,344	496	179	112
Watermain replacement	43,276	42,619	46,377	43,435	41,680
Oval	-	-	-	1,700	4,100
Total reserves	\$273,339	\$273,664	\$247,123	\$275,353	\$295,001

Source: City of Richmond Finance and Corporate Services Department

Investment portfolio per type 2011–2012 (\$'000's)



Source: City of Richmond Finance and Corporate Services Department

Ratio analysis indicators of financial condition

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

2012 permissive property tax exemptions

In accordance with Section 98 (2)(b) of the Community Charter, we disclose that the following properties were provided permissive property tax exemptions by Richmond City Council in 2012. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2012 Municipal tax exempted
Churches and religious properties		
B.C. Muslim Association	12300 Blundell Road	\$ 8,084
Bakerview Gospel Chapel	8991 Francis Road	2,260
Beth Tikvah Congregation	9711 Geal Road	7,012
Bethany Baptist Church	22680 Westminster Highway	15,544
Brighthouse United Church	8151 Bennett Road	5,242
Broadmoor Baptist Church	8140 Saunders Road	6,733
Canadian Martyrs Parish	5771 Granville Avenue	8,943
Christian and Missionary Alliance	3360 Sexmith Road	2,808
Christian Reformed Church	9280 No. 2 Road	7,066
Church of God	10011 No. 5 Road	4,692
Church of Latter Day Saints	8440 Williams Road	9,982
Cornerstone Evangelical Baptist Church	12011 Blundell Road	1,722
Dharma Drum Mountain Buddhist Temple	8240 No 5 Road	6,447
Emmanuel Christian Community	10351 No. 1 Road	4,323
Faith Evangelical Church	11960 Montego Street	3,253
Fraserview Mennonite Brethren Church	11295 Mellis Drive	8,601
Fujian Evangelical Church	12200 Blundell Road	6,405
Gilmore Park United Church	8060 No. 1 Road	10,195
I Kuan Tao (Fay Chungder) Association	8866 Odlin Crescent	3,671
Immanuel Christian Reformed Church	7600 No. 4 Road	4,396
India Cultural Centre	8600 No. 5 Road	10,441
International Buddhist Society	9120 Steveston Highway	2,315
Ismaili Jamatkama & Centre	7900 Alderbridge Way	22,792
Johrei Fellowship Inc.	10380 Odlin Road	4,684
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,245
Larch St. Gospel Meeting Room	8020 No. 5 Road	2,508
Ling Yen Mountain Temple	10060 No. 5 Road	5,212
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,716
North Richmond Alliance Church	9140 Granville Avenue	2,126
Our Savior Lutheran Church	6340 No. 4 Road	5,297
Parish of St. Alban's	7260 St. Albans Road	5,286

Churches and religious properties continued . . .

Patterson Road Assembly	9291 Walford Street	\$ 892
Peace Evangelical Church	8280 No. 5 Road	5,882
Peace Mennonite Church	11571 Daniels Road	9,694
Richmond Alliance Church	11371 No. 3 Road	4,838
Richmond Baptist Church	6560 Blundell Road	1,284
Richmond Baptist Church	6640 Blundell Road	4,535
Richmond Bethel Mennonite Church	10160 No. 5 Road	14,401
Richmond Chinese Alliance Church	10100 No. 1 Road	6,346
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	3,027
Richmond Pentecostal Church	9300 Westminster Highway	8,376
Richmond Pentecostal Church	9260 Westminster Highway	655
Richmond Presbyterian Church	7111 No. 2 Road	4,198
Richmond Sea Island United Church	8711 Cambie Road	7,826
Salvation Army Church	8280 Gilbert Road	3,122
Science of Spirituality SKRM Inc.	11011 Shell Road	1,504
Shia Muslim Community	8580 No. 5 Road	11,995
South Arm United Church	11051 No. 3 Road	3,074
St. Anne's Anglican Church	4071 Francis Road	3,873
St. Edward's Anglican Church	10111 Bird Road	3,773
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	963
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	8,177
St. Monica's Roman Catholic Church	12011 Woodhead Road	5,902
St. Paul's Roman Catholic Parish	8251 St. Albans Road	15,691
Steveston Buddhist Temple	4360 Garry Street	9,088
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	4,390
Steveston United Church	3720 Broadway Street	2,978
Subramaniya Swamy Temple	8840 No. 5 Road	1,154
Thrangu Monastery Association	8140 No. 5 Road	4,938
Thrangu Monastery Association	8160 No. 5 Road	174
Towers Baptist Church	10311 Albion Road	7,357
Trinity Lutheran Church	7100 Granville Avenue	9,204
Ukrainian Catholic Church	8700 Railway Avenue	2,064
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	511
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,743
Vancouver International Buddhist Progress Society	8271 Cambie Road	3,829
Vedic Cultural Society of B.C.	8200 No. 5 Road	1,577
West Richmond Gospel Hall	5651 Francis Road	2,690

Recreation, Child Care, and Community Service Properties

Cook Road Children's Centre	8300 Cook Road	\$	1,981
Girl Guides of Canada	4780 Blundell Road		2,244
Kinsmen Club of Richmond	11851 Westminster Highway		405
Navy League of Canada	7411 River Road		9,289
Richmond Caring Place	7000 Minoru Boulevard		164,232
Richmond Family Place	8660 Ash Street		9,285
Richmond Lawn Bowling Club	6131 Bowling Green Road		8,021
Richmond Public Library	11580 Cambie Road		3,240
Richmond Public Library	11688 Steveston Highway		6,194
Richmond Rod and Gun Club	7760 River Road		12,652
Richmond Tennis Club	6820 Gilbert Road		13,390
Richmond Winter Club	5540 Hollybridge Way		124,852
Riverside Children's Centre	5862 Dover Crescent		991
Scotch Pond Heritage	2220 Chatham Street		6,342
Terra Nova Children's Centre	6011 Blanchard Drive		2,036
Treehouse Learning Centre	100 - 5500 Andrews Road		1,368
Richmond Ice Centre	14140 Triangle Road		129,420
Richmond Watermania	14300 Entertainment Boulevard		195,180

Private Educational Properties

B.C. Muslim Association	12300 Blundell Road	\$	2,389
Choice Learning Centre	20411 Westminster Highway		986
Choice Learning Centre	20451 Westminster Highway		4,885
Cornerstone Christian Academy School	12011 Blundell Road		2,361
Richmond Christian School	10260 No. 5 Road		13,782
Richmond Christian School Association	5240 Woodward's Road		28,256
Richmond Jewish Day School	8760 No. 5 Road		16,577
St. Joseph the Worker Roman Catholic Church	4451 Williams Road		18,909

Senior Citizen Housing

Anavets Senior Citizens Housing Society	102-11820 No. 1 Road	\$	8,362
Richmond Kiwanis Senior Citizens Housing	6251 Minoru Boulevard		49,513
Richmond Legion Senior Citizen Society	7251 Langton Road		27,414

Community Care Facilities

Canadian Mental Health Association	8911 Westminster Highway	\$	5,698
Development Disabilities Association	6531 Azure Road		1,776
Development Disabilities Association	8400 Robinson Road		2,320
Development Disabilities Association	7611 Langton Road		2,368
Greater Vancouver Community Service	4811 Williams Road		2,068
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive		14,045
Richmond Society for Community Living	303 - 7560 Moffatt Road		701
Richmond Society for Community Living	4433 Francis Road		1,464
Richmond Society for Community Living	5635 Steveston Highway		6,151
Richmond Society for Community Living	9 - 11020 No. 1 Road		920
Richmond Society for Community Living	9580 Pendleton Road		7,882
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road		30,737

Municipal Use

0815024 BC Ltd.	5440 Hollybridge Way	\$	28,148
Richmond Oval	6111 River Road		1,919,643

2012 city centre area transitional tax exemptions

Organization	Address	2012 Municipal tax exempted
0737293 BC Ltd.	4711 Garden City Rd	\$ 21,048
0815024 BC Ltd.	5440 Hollybridge Way	46,716
0882892 BC Ltd.	5600 Cedarbridge Way	10,543
0883911 BC Ltd.	5740 Minoru Boulevard	16,808
2725312 Canada Inc.	5900 No. 2 Road	37,465
2725312 Canada Inc.	6191 Westminster Hwy	20,205
2725312 Canada Inc.	6751 Westminster Hwy	28,648
317159 BC Ltd.	4551 No. 3 Road	38,986
684104 BC Ltd.	9311 River Drive	17,544
AAA Self Storage Depot Inc.	8520 Cambie Road	19,660
Amacon Development (Alderbridge) Corp.	7680 Alderbridge Way	17,256
Arthur Bell Holdings Ltd.	7960 Alderbridge Way	18,386
Arthur Bell Holdings Ltd.	5333 No. 3 Road	17,347
Canadian Tire Real Estate Ltd.	3500 No. 3 Road	28,330
China Cereals & Oils Corp.	8777 Odlin Road	11,946
Conway Richmond Estates Ltd.	4800 No. 3 Road	19,182
Cressey Gilbert Holdings Ltd.	5640 Hollybridge Way	23,020
EIG Alderbridge Investments Inc.	7851 Alderbridge Way	46,111
Elmbridge Holdings Ltd.	6791 Elmbridge Way	41,658
Grand Long Holdings Canada Ltd.	8091 Park Road	23,908
HGL Investments Ltd.	132-4940 No. 3 Road	31,447
Hallmark Holdings Ltd.	7811 Alderbridge Way	40,899
Jiatai Realty Inc.	5400 Minoru Boulevard	19,653
Marisco Holdings Ltd.	7680 River Road	13,614
McDonald's Restaurants of Canada Ltd.	7120 No. 3 Road	16,975
Munch Holdings Co. Ltd.	5660 Minoru Boulevard	14,335
Onni 7731 Alderbridge Holding Corp.	7731 Alderbridge Way	37,925
Onni 7771 Alderbridge Holding Corp.	7771 Alderbridge Way	23,718
PLR Holdings Ltd.	5840 Minoru Boulevard	20,995
Porte Industries Ltd.	5560 Minoru Boulevard	13,880
Richmond Holdings Ltd.	7880 Alderbridge Way	30,264
Richmond Holdings Ltd.	7111 Elmbridge Way	17,294
Richmond Holdings Ltd.	7671 Alderbridge Way	25,811
Richmond Holdings Ltd.	5003 Minoru Boulevard	14,540
Richmond Holdings Ltd.	6851 Elmbridge Way	17,089
Richmond Holdings Ltd.	6871 Elmbridge Way	16,383

City of Richmond contacts

The City of Richmond offers a diverse array of civic services to the community. Additional services to the community are provided through the Richmond Olympic Oval, Richmond Public Library and Gateway Theatre. For more information on City services contact:

City of Richmond

6911 No. 3 Road
 Richmond, British Columbia
 V6Y 2C1 Canada
 Phone: 604-276-4000
 24 Hour Emergency Calls: 604-270-8721
 Telecommunication Device
 for the Deaf (TDD): 604-276-4311
 Email: infocentre@richmond.ca
 Website: www.richmond.ca



Gateway Theatre

6500 Gilbert Road
 Information Line: 604-276-6500
 Box Office: 604-270-1812
 Website: www.gatewaytheatre.com



Richmond Public Library

Hours: 604-231-6401
 Website: www.yourlibrary.ca



Richmond Olympic Oval

6111 River Road
 Information Line: 778-296-1400
 Website: www.richmondoval.ca





City of Richmond

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

Contents printed on Canadian made, 100% recycled stock using environmentally friendly toners.

CNCL-102

CITY OF RICHMOND 2012 Annual Report Highlights

For the year ended December 31, 2012

CNCL - 103



Award for Outstanding Achievement in Popular Annual Financial Reporting

PRESENTED TO

**City of Richmond
British Columbia**

for the Fiscal Year Ended

December 31, 2011



Christopher P. Morrell
President

Jeffrey L. Laver
Executive Director

The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the City of Richmond for its Popular Annual Financial Report for the fiscal year ended December 31, 2011. The Award for Outstanding Achievement in Popular Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government popular reports.

In order to achieve an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability and reader appeal.

An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual Financial Reporting requirement, and we are submitting it to the GFOA.

Contents

Richmond City Council.....	2
Message from the Mayor	3
Message from the Chief Administrative Officer	5
2012 key accomplishments.....	6
2012 awards.....	8
Report from the General Manager, Finance and Corporate Services.....	9
City of Richmond financial information	10
City of Richmond contacts	14

This report features highlights from Richmond's 2012 Annual Report. For the detailed 2012 Annual Report that meets legislated requirements, please visit www.richmond.ca (City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports).

The 2012 Annual Report Highlights are available by mail upon request. It is also available for the general public in hard copy at Richmond City Hall or electronically on the City of Richmond's website.

Cover photo: The City of Richmond won the prestigious Innovation Award from the World Leisure Organization in 2012 for its development of Terra Nova Rural Park. It's the sixth major award the City has received since 2007 for Terra Nova Rural Park, including provincial, national and international honours.

This report was prepared by the City of Richmond Finance and Corporate Services Department and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. ©2013 City of Richmond

 Contents printed on Canadian made, 100% recycled stock, using environmentally friendly toners.

Richmond City Council



Front row, left to right:

Councillor Linda Barnes, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

Back row, left to right:

Captain Dave Cullen, Richmond Fire-Rescue (retired), Councillor Chak Au, Councillor Derek Dang, Councillor Evelina Halsey-Brandt, Councillor Ken Johnston, Constable Melissa Lui, Richmond RCMP

Message from the Mayor



2012 was another year of milestones for the City of Richmond. We continued to innovatively meet the needs of our community today, while laying the groundwork for a sustainable future.

A major achievement was Council's adoption of our new Official Community Plan (OCP). Three years in the making and titled *Moving Towards Sustainability*, it is our most comprehensive OCP yet. It sets the vision for future growth and land use decisions as well as providing strategies to address economic, social, cultural and environmental challenges.

Transportation is a major focus of the new OCP. As our City grows we will need rapid transit to play an even greater role in supporting community mobility. In 2012, we executed an agreement with TransLink to eventually build an additional Canada Line station at Capstan Way. This agreement will see new development in the area funding the costs of the station construction and is expected to be a model for future station development across the region.

Another critical need for our growing population is new park and recreational space. Over the past few years, Council has invested about \$80 million to support our community's emerging needs for such land. In 2012, in partnership with Ducks Unlimited, the City acquired the 51-hectare (127-acre) Grauer lands along our western foreshore. This important habitat will ultimately become a natural reserve and

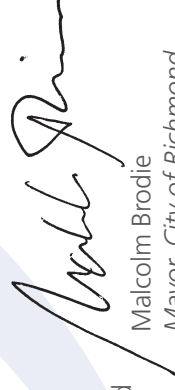
park. Council also approved a process for planning the future of the Garden City Lands, a critical 55-hectare (136-acre) parcel of land on the edge of our City Centre.

As a gateway to the Asia Pacific and one of Canada's most culturally diverse cities, Richmond is uniquely positioned to benefit from the economic emergence of this area of the world. This past year, Richmond took an important step in our economic and cultural development by formally becoming a Sister City of Xiamen, China.

Another highlight from 2012 was Richmond being awarded the prestigious World Leisure Organization Innovation Award for development of Terra Nova Rural Park, the sixth major award won for this extraordinary project.

As always, our accomplishments and our planning involved hard work by a committed team, including City Council and staff and our many partners. I thank everyone who has supported our efforts to preserve and build upon Richmond's reputation as one of Canada's most livable cities.

Please feel free to contact the Mayor's Office at any time to discuss or comment on any of the information contained in this Annual Report.



Malcolm Brodie
Mayor, City of Richmond



CNCL - 108

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2012 Annual Report. This past year, the City Administration undertook a number of key initiatives in support of fulfilling Council's Term Goals and Objectives and our corporate vision.

The City of Richmond is entering a period of sustained growth, which will see our community grow from just over 200,000 at present to 285,000 by the year 2041. A major focus for the City is planning and managing for this growth, so that meeting the needs of new residents and businesses will not negatively impact those who already reside in Richmond, and thus ensure that the outstanding quality of life in the City is sustainable.

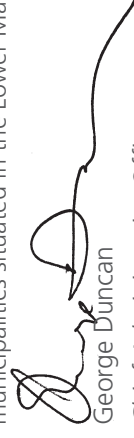
In 2012, this focus was reflected in Council's adoption of an updated Official Community Plan (OCP). The most comprehensive OCP ever adopted by Richmond, it provides a framework for the future of development of our community, covering everything from land use and transportation policy to development of our arts and cultural and heritage sectors. The OCP is supported by a number of other major strategies from our Sustainability Framework to our innovative City Centre Area Plan, both which will ensure we are prepared for the future.

A key Council goal is the further development of Richmond as a tourist destination. In 2012, the City, Tourism Richmond, local hotel operators and the Province of BC reached a five-year agreement to renew the Richmond 2 per cent hotel room tax and extend the role of Tourism Richmond as the City's choice for a tourism service provider. As part of this agreement, some of the revenue generated through the 2 per cent hotel tax will be utilized to support both the Richmond Olympic Experience project and the

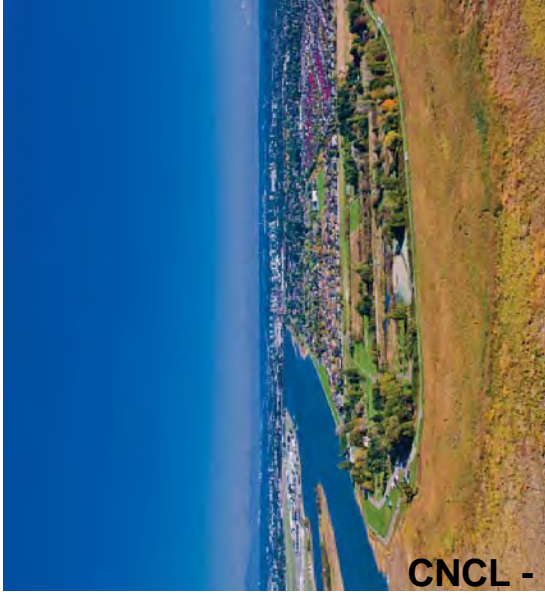
City's Sport Hosting function. The Richmond Olympic Experience is an exciting new tourist attraction that will open at the Richmond Olympic Oval in the fall of 2014. The Richmond Olympic Experience will provide both economic and social benefits to our community.

During 2012, a number of internal organizational changes were completed to help us meet current and emerging needs and priorities. These organizational transitions are designed to keep Richmond at the forefront of innovative municipal administrative and operational management and service delivery to the community, while ensuring we consistently and reliably provide outstanding value for taxpayers. The reorganization will also ensure that all of our actions and initiatives will provide the necessary support for Council to successfully achieve their Term Goals and Objectives. A major focus included reorganizing key City departments to better reflect current operational needs and to streamline our organizational structure. Steps were also taken to reduce the size, revitalize the roles and redefine the responsibilities of the Senior Management Team to provide increased oversight in critical focus areas, while supporting more efficient review and approval processes.

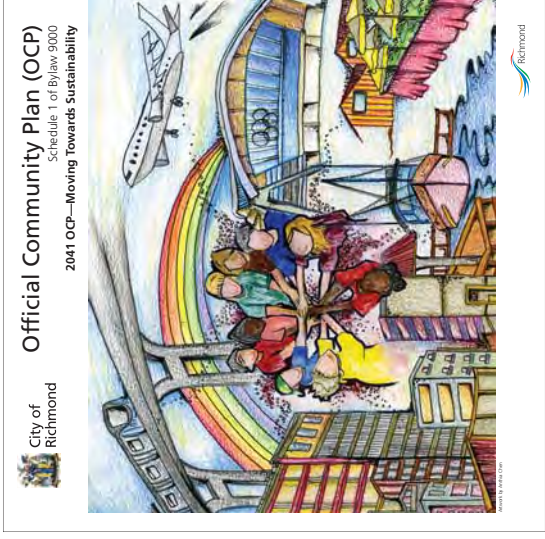
These measures outline the ongoing commitment to continuous improvement, reflected in everything we do as a Local Government Administration. We are very proud that Richmond continues to operate at one of the lowest per cent annual property tax rate increases while, at the same time, continually providing one of the highest levels of community services of the municipalities situated in the Lower Mainland.


George Duncan
Chief Administrative Officer

2012 key accomplishments



CNCL - 110



- In 2012, the City completed a number of key milestones in support of the 2011–2014 Council Term Goals and Objectives. Highlights include:
 - The updated Official Community Plan 2041: *Moving Towards Sustainability* (OCP) received final approval from Council. Three years in the making, the OCP charts the City's future course. Richmond's most comprehensive OCP ever, it examines land use and the City's vision to address economic, social, cultural and environmental challenges.
 - The City, in partnership with Ducks Unlimited, acquired the 51-hectare (127-acre) Grauer lands outside the dike along our western foreshore. This important habitat will ultimately become a natural reserve and park.

- The City's first district energy utility began service. The Alexandra District Energy Utility uses geothermal energy to heat and cool buildings in the West Cambie area. At full build out, the utility will help Richmond avoid the local production of 200 to 600 tonnes annually of greenhouse gas emissions.
- The City executed an agreement with TransLink to construct a future Canada Line station at Capstan Way. As part of development within the Capstan Village area, new owners will pay a levy dedicated to station construction. Once sufficient fees are raised, which is expected to take several years, TransLink will construct the new station.

- The City also began consultation on a new Dike Master Plan to meet Richmond's current and future flood protection needs including addressing global warming and new seismic standards. The City also received \$3.57 million in federal and provincial funding for upgrades to the No. 1 Road North Drainage Pump Station and the Williams Road Drainage Pump Station.
- The new Rooftop Garden was opened at the Richmond Cultural Centre. It is being used for community programming promoting sustainable practises, urban agriculture and healthy lifestyles.



- The new City Centre Community Policing Office was opened. In addition to providing support for RCMP policing activities within Richmond's core, the office is home to many of the City's crime prevention programs.
- The City completed a five-year agreement to renew the Richmond hotel room tax. These tax funds support Richmond tourism marketing and will help fund completion of the Richmond Olympic Experience. This new tourist attraction will be the first official North American member of the Olympic Museum Network.



- Richmond took an important step in our economic and cultural development by formally becoming a Sister City of Xiamen, China. This relationship has already provided significant benefits for Richmond in strengthening ties with China.
- The City's website added online viewing of traffic cameras showing activity at five major intersections, assisting motorists in planning their trips around Richmond. The City made a number of improvements to services offered online, including upgrades to the City website, and the introduction of online business license renewals.



- The City supported the first Richmond Earth Day Youth (REaDY) conference organized by local youth to coincide with Earth Day. This brought together hundreds interested in learning about environmental conservation and stewardship. Due to its success, a second REaDY conference was held in 2013.

2012 awards



- Richmond is proud to be seen as a leader among governments. This is reflected in the awards received for excellence in service delivery, management, innovation and leadership. The awards received by the City in 2012 include:
 - The prestigious World Leisure Organization Innovation Award for development of Terra Nova Rural Park, the sixth major award won for this work plan.
 - 2012 National Urban Design Award from Architecture Canada for the Garden City Park's design that encourages children's physical and explorative activity.



- A Regional Honour Award from the Canadian Society of Landscape Architects for the new Middle Arm Waterfront Greenway.
- The Alexandra District Energy Utility was honoured by the Union of B.C. Municipalities in their Leadership and Innovation category among the 2012 Community Excellence Awards.
- A Leadership Excellence Award in BC Hydro's annual Power Smart Awards.



- The Project of the Year Award from the Public Works Association of BC for the unique design and construction of the new No. 4 Road Pump Station.
- Two awards for financial reporting from the Government Finance Officers Association—this marks the tenth consecutive year Richmond has been recognized by this association.

Report from the General Manager, Finance and Corporate Services



CNCL - 113

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2012. The financial statements reflect a consolidation of the financial position and results of operation for the City of Richmond, Richmond Public Library and the Richmond Olympic Oval Corporation.

The purpose of this Annual Report is to publish the consolidated financial statements and Auditors' Report for the City of Richmond pursuant to Sections 98 and 167 of the Community Charter. The external auditors, KPMG LLP, conducted an

independent examination and have expressed their opinion that the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of Richmond as at December 31, 2012 in accordance with Canadian public sector accounting standards.

Richmond's remarkable growth as a city reached another significant milestone in 2012 as the population surpassed the 200,000 mark. This growth trend is evident in a number of economic indicators. Business licenses issued climbed to 13,336 (2011: 12,988), development activity remained strong with housing starts increasing by 29.5 per cent year over year and the construction value of building permits issued was \$457.2M (2011: \$424.4M).

The City continued to strengthen its financial condition and position in 2012; the City's net worth reached \$2.3B (2011: \$2.2B) and cash and investments increased to \$640.6M (2011: \$574.9M). Net financial assets increased to \$469.2M (2011: \$415.7M), while net debt outstanding was reduced to \$3.5M (2011: \$5.8M). Statutory reserves increased to \$295.0M (2011: \$275.4M).

The City's 2012 revenues were \$400.3M as compared to \$424.0M in 2011. This change was attributable to a decrease in developer contributed assets. Meanwhile, the expenses increased to \$317.4M from \$313.2M in 2011.

A corporate reorganization in 2012 combined all financial and business-related services, along with several key corporate services within the Finance and Corporate Services Department, including the Finance Division, Real Estate Services, Information Technology, City Clerk's Office, Economic Development and Business Liaison, Customer Service, Business Licences, Sponsorships/Partnerships and Business Advisory Services. In addition, a new Administration and Compliance Division was formed to help measure work unit performance and ensure strict adherence to Council policies and directions. These organizational changes will continue to ensure that the appropriate rigour and due diligence is applied to business practices in order to safeguard the City's assets without impacting efficiency or constraining progress. This balanced approach will help keep the City well positioned to continue to carry out and meet Council's goals and service commitments, while providing good value for taxpayers.

Andrew Nazareth, BEc, CGA
General Manager, Finance and Corporate Services

City of Richmond financial information

City of Richmond consolidated statement of financial position (expressed in thousands of dollars)

December 31, 2012, with comparative figures for 2011

2011

2012

Financial assets¹

Cash and cash equivalents	\$	49,632	\$	11,766
Investments		590,961		563,162
Accrued interest receivable		3,122		2,710
Accounts receivable		22,682		22,095
Taxes receivable		8,895		6,716
Development fees receivable		12,923		16,826
Debt reserve fund—deposits		386		386
		688,601		623,661

Non-financial assets²

Accounts payable and accrued liabilities	75,325	77,698
Deposits and holdbacks	40,669	36,753
Deferred revenue	37,307	34,801
Development cost charges	62,547	52,379
Obligations under capital leases	106	499
Debt	3,488	5,808
	219,442	207,938

Net financial assets²

415,723

Non-financial assets³

Tangible capital assets	1,830,619	1,801,630
Inventory of materials and supplies	2,276	1,934
Prepaid expenses	1,954	1,847
	1,834,849	1,805,411

Accumulated surplus⁴

\$ 2,304,008

\$

2,221,134

1 Financial assets: cash resources.

2 Net financial assets: the net financial position, calculated as the difference between financial assets and liabilities.

3 Non-financial assets: the non-financial assets that are owned which will be utilized for future services, including tangible capital assets, inventories and prepaid expenses.

4 Accumulated surplus: This is an indicator of the City's overall financial health. It is the difference between the combined financial assets and non-financial assets as compared to its liabilities and includes the investments in tangible capital assets (capital equity), total reserves (restricted funds), appropriated surplus (internally appropriated funds/provisions) and general or unrestricted surplus.

The Financial Statements are presented in conformity with generally accepted accounting practices (GAAP)

City of Richmond consolidated statement of operations¹ (expressed in thousands of dollars)

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

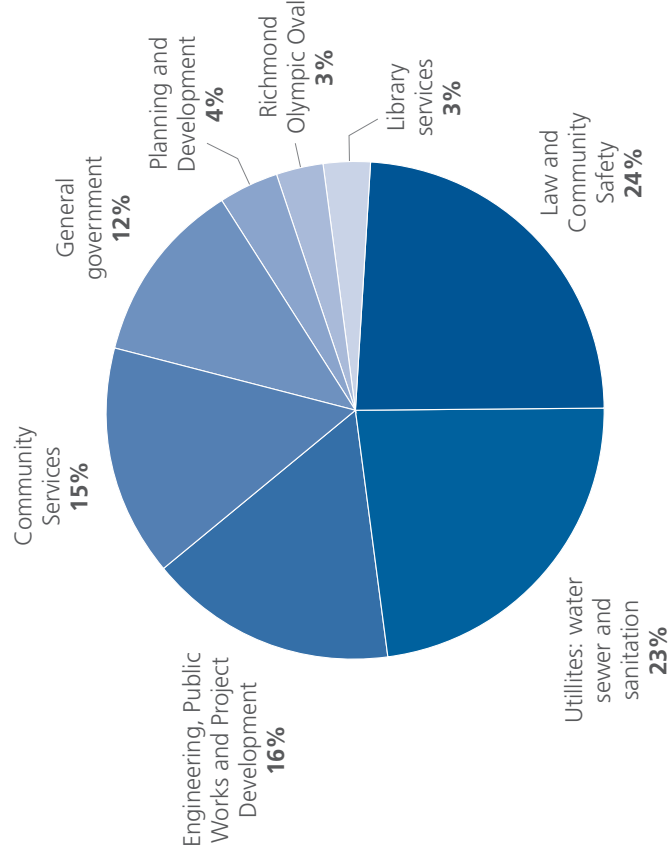
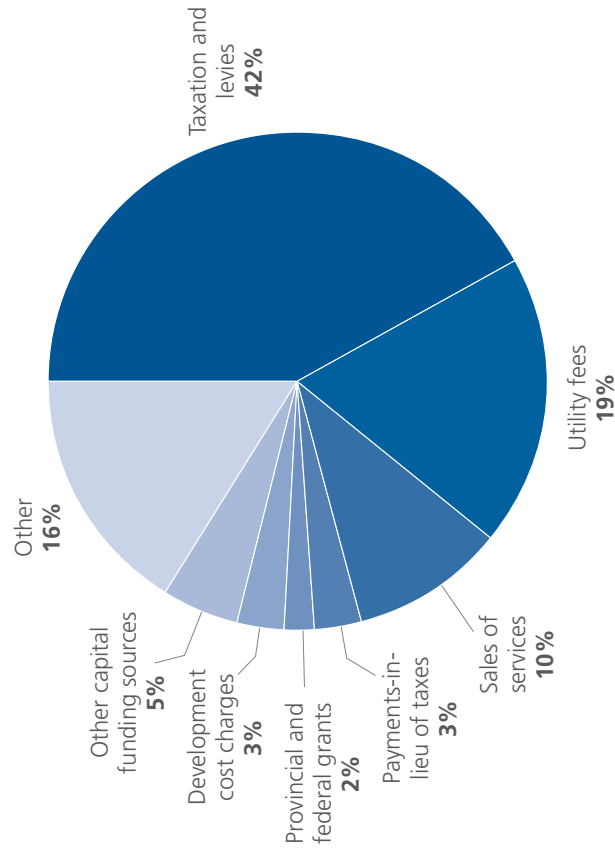
	Budget 2012	Actual 2012	Actual 2011
Revenues			
Taxation and levies	\$ 168,205	\$ 167,529	\$ 161,821
Utility fees	72,193	74,222	69,359
Sales of services	38,219	41,449	41,518
Payments-in-lieu of taxes	13,199	13,189	13,726
Provincial and federal grants	6,612	9,487	8,066
Development cost charges	2,028	10,480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

¹ The statement of operations shows the sources of revenues and expenses, the annual surplus or deficit and the change in the accumulated surplus.

City of Richmond financial information continued ...

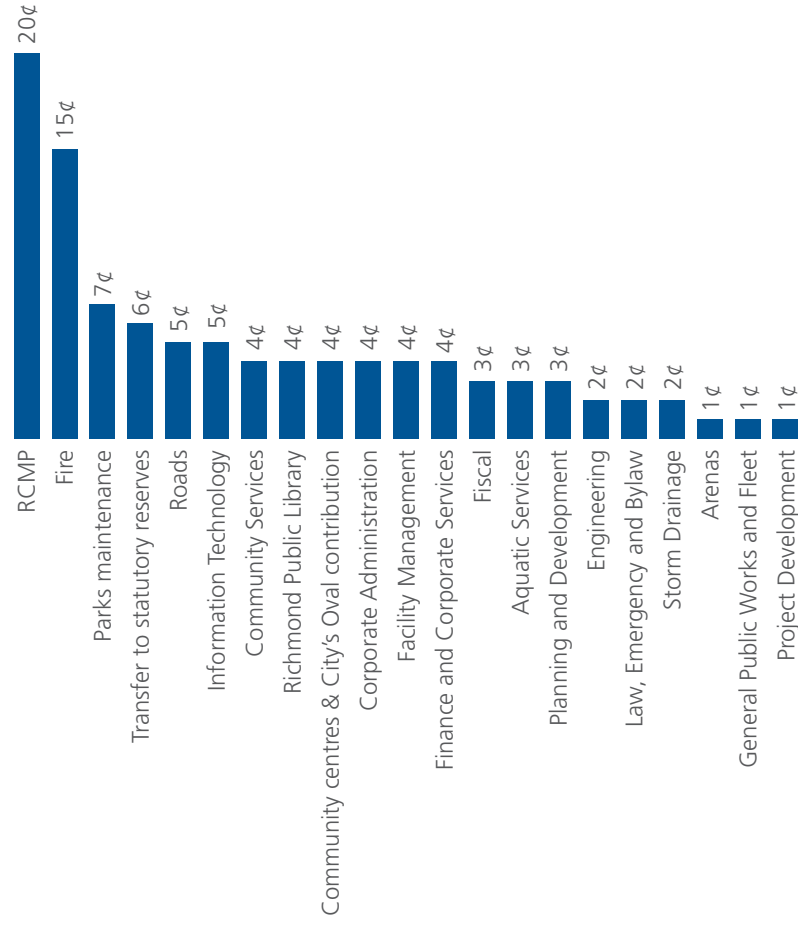
2012 actual revenue

2012 actual expense



CNCL - 116

2012 actual breakdown of \$1 municipal taxes



Source: City of Richmond Finance and Corporate Services

City of Richmond contacts

The City of Richmond offers a diverse array of civic services to the community. Additional services to the community are provided through the Richmond Olympic Oval, Richmond Public Library and Gateway Theatre. For more information on City services contact:

City of Richmond

6911 No. 3 Road

Richmond, British Columbia

V6Y 2C1 Canada

Phone: 604-276-4000

24 Hour Emergency Calls: 604-270-8721

Telecommunication Device

for the Deaf (TDD): 604-276-4311

Email: infocentre@richmond.ca

Website: www.richmond.ca

118



Gateway Theatre

6500 Gilbert Road

Information Line: 604-276-6500

Box Office: 604-270-1812

Website: www.gatewaytheatre.com



Richmond Public Library

For hours: 604-231-6401

Website: www.yourlibrary.ca



Richmond Olympic Oval

6111 River Road

Information Line: 778-296-1400

Website: www.richmondoval.ca



City of Richmond's Vision:
To be the most appealing, livable and
well-managed community in Canada

CNCL - 120



City of Richmond

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

Telephone: 604-276-4000

www.richmond.ca

Contents printed on Canadian made, 100% recycled stock using environmentally friendly toners.



City of Richmond

Report to Committee

TO FIN - JUNE 3 2013

To: Finance Committee

Date: April 3, 2013

From: Jerry Chong
Director, Finance

File: 03-0900-01/2013-Vol
01

Re: Revenue Anticipation Borrowing (2013) Bylaw No. 9020

Staff Recommendation

That Revenue Anticipation Borrowing (2013) Bylaw No. 9020 be introduced and given first, second, and third readings.

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

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

Staff Report

Origin

The City has an existing credit facility agreement with its bank and is seeking Council's annual authorization through adoption of Revenue Anticipation Borrowing (2013) Bylaw No. 9020 (attached). The credit facility will be available in the form of up to \$3,000,000 in standby letters of credit, demand promissory notes or bank overdraft, and up to \$4,500,000 in leasing lines of credit.

Analysis

The \$7,500,000 credit facility arrangement aforementioned meets the definition of revenue anticipation borrowing as per Section 177 of the *Community Charter*. Under that section, Council may, by bylaw, provide the authority to borrow money that may be necessary to meet current lawful expenditures and to pay amounts required to meet the City's taxing obligations in relation to other local governments or public bodies. If money is borrowed pursuant to a revenue anticipation borrowing bylaw, any money to be collected from property taxes must be used to repay the money borrowed.

The maximum amount of borrowing allowed for revenue anticipation borrowing is the sum of the unpaid taxes for the current year and the money remaining due from other governments (e.g. payment in lieu of taxes and grants etc.). Therefore, the bylaw amount of \$7,500,000 is well below the limit imposed under Section 177 of the *Community Charter*.

The purpose of obtaining the \$3,000,000 operating lines of credit is to ensure that the City has a secondary source of credit in place to protect its bank accounts from the unlikely event of going into an overdraft position. Staff regularly monitors the City's cashflow position to prevent the possibility of having to draw down on the credit facility. The purpose of obtaining the \$4,500,000 leasing lines of credit is to ensure that a leasing facility is available in the event it is required. Both types of credit facilities, if they remain unused, will be free of charge for the City to maintain.

In the event the operating lines of credit will be drawn upon, the interest rate will be at the bank's prime lending rate minus 0.50% with interest payable monthly.

In the event the leasing line will be drawn upon, the interest rate will be either floating at the bank's leasing prime rate or at a fixed rate of the bank's leasing base rate plus 0.60%, with periodic payments payable monthly.

Should any of these credit facilities be drawn down in the future for a consecutive period of more than 2 weeks, staff will prepare a report to inform Council of such financial activity.

Financial Impact

None.

Conclusion

That the Revenue Anticipation Borrowing (2013) Bylaw No. 9020 be approved in order for funds to be made available to the City in the event that the City is required to draw upon the City's credit facilities arrangement with its bank.

A handwritten signature in blue ink, appearing to read 'Mike Ching', is positioned above the printed name.

Mike Ching
Acting Manager, Treasury & Financial Services
(604-247-4602)



REVENUE ANTICIPATION BORROWING (2013) BYLAW NO. 9020

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$7,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$3,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, and \$4,500,000 in the form of leasing lines of credit, bearing the corporate seal and signed by the authorized signing officers for the City, pursuant to Council's banking resolution.
3. All unpaid taxes and the taxes of the current year (2013) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing (2012) Bylaw No. 8896 is hereby repealed.
5. This Bylaw is cited as "**Revenue Anticipation Borrowing (2013) Bylaw No. 9020**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

Report to Committee

To GP - June 3 2013

To: General Purposes Committee **Date:** May 7, 2013
From: Cathryn Volkering Carlile **File:** 99-Community
General Manager, Community Services Services/2013-Vol 01
Re: **Housing Agreement Bylaw No. 9004 to Permit the City of Richmond to Secure Affordable Housing Units located at 7680 and 7720 Alderbridge Way (Amacon (Alderbridge) Development Corp.- Inc. No. BC0906099)**

Staff Recommendation

That Bylaw No. 9004 be introduced and given first, second and third readings to permit the City, once Bylaw No. 9004 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 Rezoning Application RZ 11-593705.

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

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Development Applications Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<i>Cathryn Volkering Carlile</i>	
REVIEWED BY DIRECTORS	INITIALS: DW	REVIEWED BY CAO	INITIALS: <i>[Signature]</i>

Staff Report

Origin

The purpose of this report is to recommend Council adoption of a Housing Agreement Bylaw (Bylaw No. 9004, **Attached**) to secure 10,498.4 ft² or 14 affordable housing units in the proposed development located at 7680 and 7720 Alderbridge Way (**Attachment 1**).

The report and bylaw are consistent with Council's adopted term goal:

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

They 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.

Amacon Development (Alderbridge) Corp., Inc. No. BC0906009, (the registered owner), has applied to the City of Richmond to rezone 7680 and 7720 Alderbridge Way in the City Centre's Lansdowne Village from "Industrial Retail (IR1)" to "Residential/Limited Commercial (RCL2)" to permit the construction of a high-rise, high-density, mixed-use development of 237 residential units that includes 14 affordable rental housing units in three (3) residential buildings, with two-level townhouses and approximately 4,915 ft² of commercial space.

The rezoning application received third reading at Public Hearing on November 19, 2012 (Rezoning Application 11-593705 and RZ Bylaw 8946). The proposed Housing Agreement Bylaw for the subject development (Bylaw 9004) 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 rezoning application involves a development consisting of approximately 237 residential units, including 14 affordable rental housing units. The affordable rental housing units consist of: 12 one-bedroom and den units and two two-bedroom townhouse units. All affordable housing units in this development must satisfy the Richmond Zoning Bylaw requirements for Basic Universal Housing.

The applicant has agreed to register notice of the Housing Agreement on title to secure the 14 affordable rental housing units. 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 also 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.

May 7, 2013

- 3 -

Financial Impact

Administration of this Housing Agreement will be covered by existing City resources.

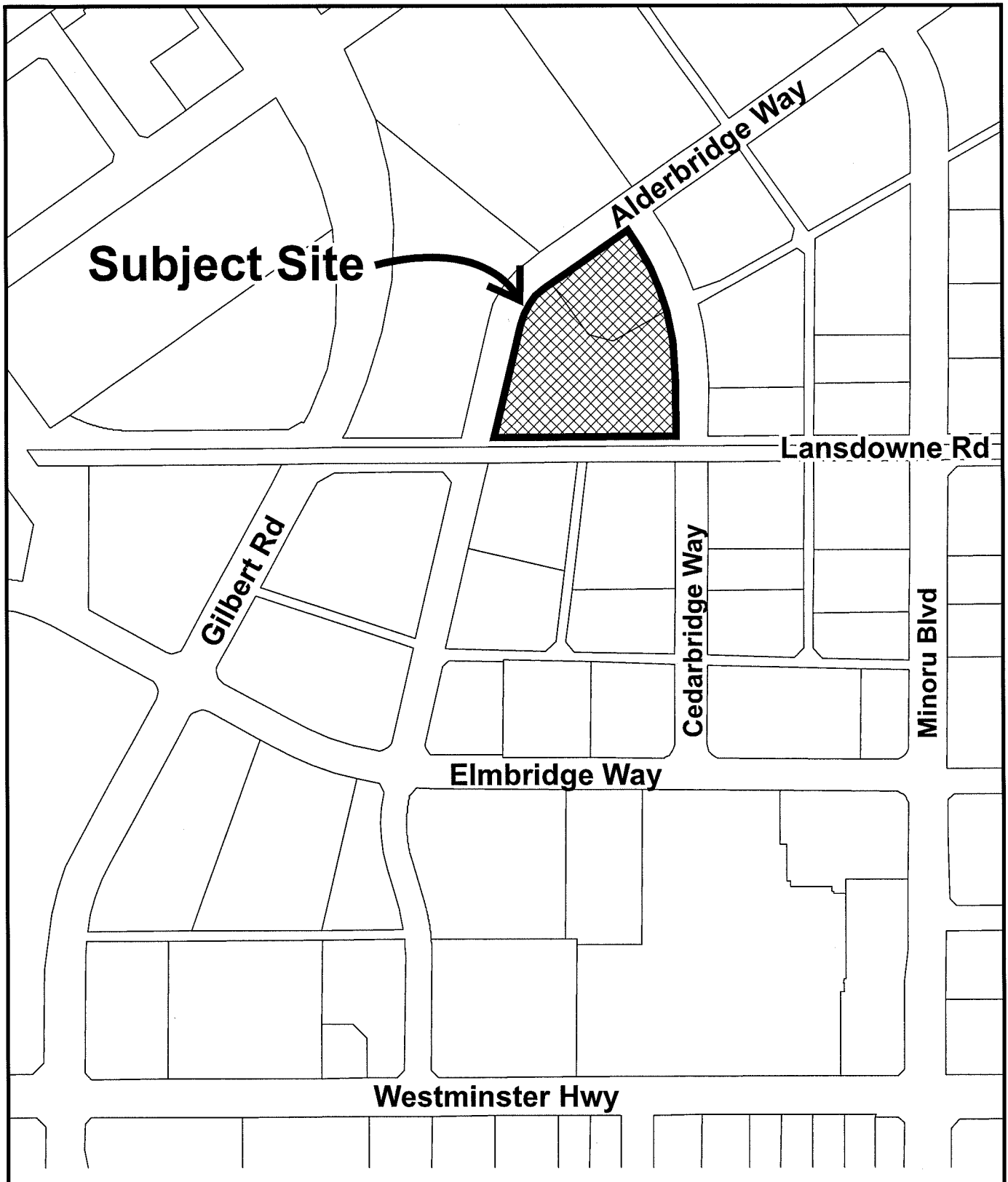
Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9004 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure fourteen affordable rental units that are proposed in association with Rezoning Application 11-593705.



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

DKB:dkb



7680 & 7720
Alderbridge Way
CNCL - 128

Original Date: 05/16/13

Revision Date:

Note: Dimensions are in METRES



Housing Agreement (7680 and 7720 Alderbridge Way)

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:

PID: _____ Lot A, Section 5, Block 4 North, Range 6 West,
New Westminster District, Plan EPP _____

2. This Bylaw is cited as **“Housing Agreement (7680 And 7720 Alderbridge Way) Bylaw No. 9004”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A

To Housing Agreement (Amacon Development (Alderbridge) Corp., Inc. No. BC0906009)
Bylaw No. 9004

HOUSING AGREEMENT BETWEEN the City of Richmond and Amacon Development
(Alderbridge) Corp., Inc. No. BC0906009

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the _____ day of _____, 2013

BETWEEN:

AMACON DEVELOPMENT (ALDERBRIDGE) CORP.
(Inc. No. BC0906009),

a company duly incorporated under the laws of the Province of British Columbia and having its office at 500 - 856 Homer Street, Vancouver, British Columbia, V6B 2W5

(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 City has approved an Affordable Housing Strategy (as hereinafter defined) and the requirement for this Agreement has arisen, in part, from the Affordable Housing Strategy;
- C. The Owner is the owner of the Lands (as hereinafter defined); and
- D. 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 are acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) **"Affordable Housing Strategy"** means the City's Affordable Housing Strategy dated May 9, 2007, and approved by City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
- (b) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
- (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **"City"** means the City of Richmond;
- (e) **"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;
- (f) **"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;
- (g) **"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;
- (h) **"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 March 11, 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;

- (i) **"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;
- (j) **"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 the ____ day of _____, 201__, under number _____, as it may be amended or replaced from time to time;
- (k) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (l) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (m) **"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 5, Block 4 North, Range 6 West,
 New Westminster District, Plan EPP _____
- (n) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) **"LTO"** means the New Westminster Land Title Office or its successor;
- (p) **"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;
- (q) **"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 March 11, 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;

- (r) **"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;
- (s) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (t) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) **"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*;
- (v) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (w) **"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 other than to an Eligible Tenant.
- 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(h) 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(h) 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 this 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 record; 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 record in addition to noted against title to those strata lots which are used as Affordable Housing Units.

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.

7.23 Counterparts

This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, and each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

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

AMACON DEVELOPMENT (ALDERBRIDGE) CORP.
by its authorized signatory(ies):

Per: _____
Name:

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.

A Commissioner for Taking Affidavits in the
Province of British Columbia

DECLARANT

PRIORITY AGREEMENT

CANADIAN IMPERIAL BANK OF COMMERCE (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering that portion of the Lands formerly known as PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080, which Mortgage and Assignment of Rents were registered in the Lower Mainland Land Title Office under numbers CA1953390 and CA1953391 as extended by _____ (collectively, 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.

CANADIAN IMPERIAL BANK OF COMMERCE

By:

Authorized Signatory

Name:

Title:

By:

Authorized Signatory

Name:

Title:

PRIORITY AGREEMENT

PREMIUM BRANDS OPERATING GP INC. (the "Chargeholder") is the holder of Leases encumbering the Lands which Leases are registered in the Lower Mainland Land Title Office under number BL160298 as modified under number BB363335 (as to part formerly PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080) (collectively the "Charge").

The Chargeholder, being the holder of the Charge, 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 Charge in the Lands and shall rank in priority upon the Lands over the Charge as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Charge. The grant of priority is irrevocable, unqualified and without reservation or limitation.

PREMIUM BRANDS OPERATING GP INC.

By:

Authorized Signatory

Name:

Title:

By:

Authorized Signatory

Name:

Title:

PRIORITY AGREEMENT

BANK OF MONTREAL (the "Chargeholder") is the holder of certain Mortgages of Lease and Assignments of Rent encumbering that portion of the Lands formerly known as PID: 001-183-222, Lot 1, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan 69080 which Mortgages and Assignments of Rent were registered in the Lower Mainland Land Title Office under numbers BX353853, BX353854, BX356497, BX356498 and BB1967729 (collectively, 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.

BANK OF MONTREAL

By:

Authorized Signatory

Name:

Title:

By:

Authorized Signatory

Name:

Title:

END OF DOCUMENT



City of Richmond

Report to Committee

To PROS MAY 28 2013.

To: Parks, Recreation and Cultural Services
Committee

Date: May 6, 2013

From: Mike Redpath
Senior Manager, Parks

File: 01-0060-20--
INBOX/Vol 01

Re: **Agreement with Richmond Food Security Society for Community Gardens
Administration**

Staff Recommendation

That the City enter into a partnering agreement with the Richmond Food Security Society for the administration of community gardens that have been designated by the City on lands owned or controlled by the City on the terms and conditions set out in the report, "Agreement with Richmond Food Security Society for Community Gardens Administration," from the Senior Manager, Parks.

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

Att: 1

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

Staff Report

Origin

At the April 12, 2010, Council meeting, the following resolution was approved:

“That the City enter into an agreement with the Richmond Food Security Society for the administration of community gardens that have been designated by the City on lands owned or controlled by the City on the terms and conditions set out in the attached report.”

Further to the resolution, the City and the Richmond Food Security Society (RFSS) entered into an agreement which commenced on May 1st 2010 for a term of three years. The purpose of this report is to update Council on the agreement and recommend the City enter a new agreement with the RFSS for another three-year term.

This report responds to the following Council term goal:

8. To demonstrate leadership in sustainability through continued implementation of the City’s Sustainability Framework; and

10. Community Wellness – continue to collaborate with community organizations and agencies to optimize resources in the implementation of the City’s adopted Wellness Strategy.

Analysis

The purpose of transferring the administration of community gardens from City staff to the RFSS was three-fold:

1. The RFSS has both staff and board members who are experts in community gardens and can provide greater ‘on-the-ground’ expertise.
2. As a non-profit society, the RFSS has access to grant funding opportunities that the City does not.
3. The RFSS is interested in offering educational gardening programs in order to further its mandate, “that all people in the community, at all times, have access to nutritious, safe, personally acceptable and culturally appropriate foods, produced in ways that are environmentally sound and socially just.”

Since entering into the agreement the RFSS has achieved the following:

1. Hired an administrator to ensure timely response to garden-related issues and to develop innovative programming related to the gardens.
2. Developed an educational garden program whereby residents on the waiting list are offered space in small plots for a period of only one year where they can participate in programs to learn about gardening.
3. Obtained \$5000 in grant funding from the BC Healthy Living Alliance. This grant was used for a conference called “Bringing the Community into Community Gardens.”

4. Provided expertise to the Steveston Community Society in the establishment of its educational garden.
5. Participated in the construction of three new community garden sites – Railway Avenue, Paulik Park and Brighthouse Elementary School.
6. Delivered four community garden workshops to the public and eight community garden workshops to schools.
7. Initiated an annual community garden clean-up at all sites.

At the same time that Council resolved to enter into the agreement with the RFSS for the administration of the community gardens, it also resolved to provide the RFSS with one-time funding of \$15,000 from Council contingency. This funding was to assist the RFSS with providing educational outreach, community garden enhancements and other community garden related programming in Richmond.

The \$15,000 has been used by the RFSS for the following purposes: \$5,500 for salaries, office set-up and supplies; \$7,750 for community garden site enhancements; \$1,750 for delivering the educational plot program. No additional funds are being sought by the RFSS at this time.

Given the success of the agreement between the City and the RFSS from 2010 to 2013, staff recommend that the parties enter into a similar agreement for the period of May 2013 – April 2016 under the same basic terms as the existing agreement. Key business terms are outlined in Attachment 1. Changes proposed include the following:

1. The removal of the term related to the development of additional community garden sites. This agreement is related to the administration of community gardens and not the development of community garden sites. The development of community garden sites is the responsibility of the City and not the RFSS.
2. The addition of the community garden sites at Richmond Secondary School, Brighthouse Elementary School and Railway Avenue.
3. The removal of language related to the City's role as a Venue City for the 2010 Winter Olympic Games.

Financial Impact

None. The parks operating budget was previously adjusted to account for the decrease in revenues related to the change in community gardens administration.

Conclusion

The relationship between the City and the Richmond Food Security Society has been a successful one which has led to many improvements over the past three years. Another agreement for a three-year term will ensure this success continues.



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

ATTACHMENT 1

Key Business Terms for Agreement between City of Richmond (the “City”) and Richmond Food Security Society (RFSS)

Agreement Term	Description
Duration	3 years
Services	Management of the City’s community garden program; Educational programming related to community gardening; local food production and preparation.
License Fee	\$10.00
Termination	Immediately with cause; 30 days without cause
Insurance	The RFSS is obligated to obtain and maintain comprehensive general liability insurance in the amount of \$5,000,000.
Revenue	Fees shall be established by the RFSS and approved by the City; The RFSS will retain all fees for the purposes of paying all or part of the costs of the community garden program.
Garden Rules and Regulations	All garden rules and regulations shall be established by the RFSS and approved by the City; all garden plots will be required to be pesticide free.
Reporting	The RFSS shall make an annual presentation to the Parks, Recreation and Cultural Services Committee of Council.
Garden Sites	Add: Brighthouse Elementary School community garden, Richmond Secondary School community garden and Railway Avenue community garden.
New Gardens	Remove: Any additional community garden plots and locations on public land must be approved by Council and be consistent with an approved park or open space master plan.
Olympics	Remove: All references to the Olympics



City of Richmond

Report to Committee

To PROS-MCM 28 2013.

To: Parks, Recreation and Cultural Services Committee

Date: May 7, 2013

From: Mike Redpath
Senior Manager, Parks

File: 11-7200-01/2013-Vol
01

Re: National Hiking Trail

Staff Recommendation

That Richmond's participation in the National Hiking Trail initiative, as described in the report, "National Hiking Trail," dated March 18, 2013 from the Senior Manager, Parks be approved.

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

Att. 2

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

Staff Report

Origin

The City of Richmond has been approached by Hike BC, an affiliate of Hike Canada, to participate in the National Hiking Trail initiative.

Hike BC is a not-for-profit society that was founded in 2000 to coordinate the development and implementation of the National Hiking Trail in British Columbia. The National Hiking Trail was originated by Hike Canada in 1971 to achieve the following goals:

- To create a trail system that connects the nation from coast to coast (in essence, “a footpath across Canada”).
- To promote general fitness through healthy outdoor activities.
- To help preserve places of natural, scenic, heritage, cultural and historical value.
- To promote non-motorized tourism and education.

The purpose of this report is to seek Council approval for including sections of the Dyke Trail as part of the National Hiking Trail.

This report responds to Council’s term goal of Community Wellness, and in particular Priority 10.4 “Continued emphasis on the development of the City’s parks and trails system.”

Analysis

Proposed Linkages Through Richmond

Currently, the National Hiking Trail begins in the east at St. John’s and crosses the provinces of Newfoundland, Nova Scotia, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan, Alberta, and British Columbia. In BC, the trail currently connects over 40 communities and integrates a number of established heritage trails. Hike BC is in the process of completing linkages in the Lower Mainland and Fraser Valley. Staff have met with representatives from Hike BC to identify possible linkages to the National Hiking Trail. As this particular segment of the trail strives to connect Peace Arch to Cypress Provincial Park, the proposed option through Richmond is as follows:

- South Dyke Trail, beginning at No. 5 Road to Garry Point Park.
- West Dyke Trail from Garry Point Park to Terra Nova.
- Middle Arm Dyke Trail to Aberdeen Canada Line station.

At the southern connection, hikers would be encouraged to bus through the George Massey Tunnel and pick up the trail at the South Dyke (see attachment 1). At the northern connection, hikers from Richmond would board the Canada Line at the Aberdeen Station and take rapid transit to the terminus station in downtown Vancouver where it would connect to the seawall and Stanley Park, or the sea bus and North Vancouver.

Benefits of Participation

Richmond's participation in the National Hiking Trail will increase the profile of Richmond's dyke trail system and its waterfront amenities. The route would be identified as part of the National Hiking Trail through the inclusion of small trail markers to be added to existing trail signage (see attachment 2). Promotion of Richmond's inclusion on this nationwide network would occur on Hike BC's website www.nationalhikingtrail.org, through Hike BC promotional campaigns, and through the development of an Android application for mobile phones that is currently being developed.

Synergies with Existing and Proposed Trail Programs

The National Hiking Trail is one of two original cross-Canada trails and has a vision to create "a footpath across Canada." With its focus on hiking, the National Hiking Trail (managed by Hike BC) differs slightly from the Trans Canada Trail (managed by Trails BC), which is a multi-use amenity that features cycle paths as a large part of its network. The two trails occasionally intersect and work in partnership when it is beneficial for the communities involved.

Currently, the Trans Canada Trail does not connect through Richmond, although Trails BC has recently expressed interest in exploring a "Blue Heron" bicycle path connection from Vancouver to Delta by way of the Shell Road Trail and the Canada Line Bridge. Trail BC's timeline for this trail connection is 2017, and this proposed route is complimentary to the linkages proposed by Hike BC's National Hiking Trail as it showcases a different component of Richmond's dynamic trail system.

The National Hiking Trail's proposed linkages through Richmond support the City's participation in the *Experience the Fraser* Project that was endorsed by Council in May 2012. *Experience the Fraser* is a collaborative multi-agency initiative to promote the Fraser River as a world-class river destination and to stimulate economic investment through tourism opportunities. In Richmond, Steveston has been identified as a node where people can come to "experience the Fraser," and the National Hiking Trail will reinforce this node as it will be prominently featured as part of the trail connection.

Financial Impact

None.

Conclusion

Richmond's participation in the National Hiking Trail is an opportunity to showcase Richmond's dynamic dyke trail network while promoting connectivity to other trails within the region.



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



National Hiking Trail - Proposed Linkages Through Richmond



Example 1



Example 2



City of Richmond

Report to Committee

To PRES - May 28 2013.

To: Parks, Recreation and Cultural Services
Committee

Date: May 13, 2013

From: Mike Redpath,
Senior Manager, Parks

File: 06-2345-20-
MNOR1/Vol 01

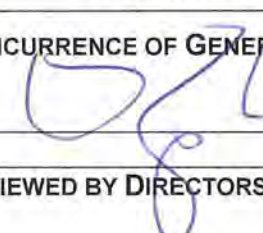


Re: Garden City Community Park - Bike Terrain Park Consultation Process

Staff Recommendation

That Garden City Community Park be approved as the site of the bike terrain park as detailed in the report titled "Garden City Community Park – Bike Terrain Park Consultation Process" dated May 13, 2013 from the Senior Manager, Parks.

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

Att. 2

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

Staff Report

Origin

At the November 13, 2012, City Council meeting, the following recommendation was approved:

That staff begin the public consultation process regarding the selection of Garden City Community Park and Railway Avenue Corridor Greenway/Granville Avenue as potential dirt bike terrain park sites, as detailed in the staff report titled Dirt Bike Terrain Park Consultation Process dated October 1, 2012 from the Senior Manager, Parks.

Within that report, staff identified the need to replace the existing bike terrain park facility at the south end of No. 2 Road, and that Garden City Community Park, based upon certain criteria, was the most suitable location to meet this immediate objective. Terrain park biking is gaining popularity as a recreational pursuit within Richmond, and providing a new facility would contribute directly towards the realization of two Council term goals for 2011-2014. They are:

#10.3 – Create urban environments that support wellness and encourage physical activity; and

#10.4 – Continued emphasis on the development of the City's parks and trails system.

An Open House was held on Saturday, April 6, 2013 to gain public response to the terrain bike park in Garden City Community Park proposal. The purpose of this report is to present the bike terrain park concept and summarize the findings of this public consultation event.

Analysis

The Plan

In early November 2012, Hoots Inc. (Hoots Bicycle Accessories Ltd.) was retained to provide design consulting services for the Garden City Park project. Two meetings with a group of local bike riders then took place in November 2012 and again in March 2013, to prepare a program and conceptual layout of bike features for the site.

The concept plan (**Attachment 1**) includes a comprehensive set of tracks, jumps, and skill features that are scaled to provide for a range of riding skill levels. The park has been designed to maximize safety, flow, skill progression, creativity, quality, and maintenance. Riders can follow a number of circuits depending upon their interest and level of experience. The development will be natural in character, designed to blend in within the existing context of the community park, as well as integrate with the nearby houses and multi-family residences.

Key features of the plan include:

- The start hill, up to 15 feet in height, located in the northwest corner of the site.
- BMX jumps that are placed along the northeast perimeter of the park.
- Jumps, five foot high for intermediate riders, located roughly in the middle of the property.

- “Super booters”, 10 foot high dirt mounds placed in line with wooden ramps up to six feet in height, for advanced riders.
- Progression jumps of increasing heights, placed centrally within the site.
- Beginner’s pump track that is closer to the Granville Avenue frontage, for riders just introduced to the sport. On these features they practice pumping and cornering.
- A skills area that includes features such as log rides and ladder bridges, set up at varying distances from the ground, to provide an opportunity to learn balance on and off bikes.
- Support features such as viewing areas for spectators, seating and picnic tables; “codes of conduct” signage, and a water supply line.
- Trees planted along the east and south edges of the site to provide buffering between the bike park and the adjacent residences and Granville Avenue traffic.

Public Consultation Process

The Open House was held in the cafeteria space of Richmond City Hall from 10:00 a.m. to 2:00 p.m. on Saturday, April 6, 2013. This event represents the first step towards creating a network of bike features within Richmond and was publicized to the Richmond public by placing advertisements and an article in the local newspaper, and information and a news release on the City’s website. Approximately one hundred and forty letters of invitation were also mailed to those owners/occupants of residences located across the street from the proposed site, as these people would be directly affected by the construction of such a facility. The public was given the opportunity to meet and discuss the project scope and concept drawings with City staff, the consultant, and the bike riders, and a feedback form was available for those interested in providing written comments.

Twenty seven residents of Richmond attended the Open House. Response to the project proposal was very favourable. Nineteen feedback forms were completed and returned, and the majority of the respondents strongly supported the proposal to develop the bike terrain park at Garden City Park. The conceptual layout for the site was supported by respondents; no one expressed opposition to the site plan. In addition to these feedback forms, comments were received from local residents via email. For a summary of general comments, see **Attachment 2**.

A meeting of the City Centre Community Association Board of Directors was held concurrently at Richmond City Hall on April 6, 2013. Eight members of the Board dropped by the Bike Park Open House to view the plans and individually made supportive comments for the project.

Next Steps

If Garden City Community Park is approved by Council to be the site of the bike terrain park, staff and the consultant team will begin preparation of the detailed design plan and construction documents. This design phase will take approximately 8 weeks, with construction anticipated to begin in early July 2013. Opening of the bike terrain park is scheduled for September 2013.

Financial Impact

The preliminary budget for the Garden City Community Park Bike Terrain Park concept plan is estimated to be \$350,000, which includes a 30% contingency. Construction costs will be refined

as the detailed design plans are prepared. The funding source is the existing 2013 Parks Capital account for Garden City Community Park.

Conclusion

There is considerable interest in developing a new bike terrain park in Richmond, and strong support was received from the public at an Open House event, for developing this facility within the southwest corner of Garden City Community Park. This site is centrally located within the city, and the concept plan proposes a series of bike features that provides fun and challenge in a safe environment, for riders of all skill levels.

A handwritten signature in black ink, appearing to read 'CSihoe'.

Clarence Sihoe
Park Planner
(604-233-3311)

CONTEXT 1

It is proposed that the new dirt bike terrain park be integrated within the southwest corner of the Garden City Community Park

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



CNCL - 164

CITY OF RICHMOND
6 April 2013

Proposed Bike Terrain Park at
Garden City Community Park



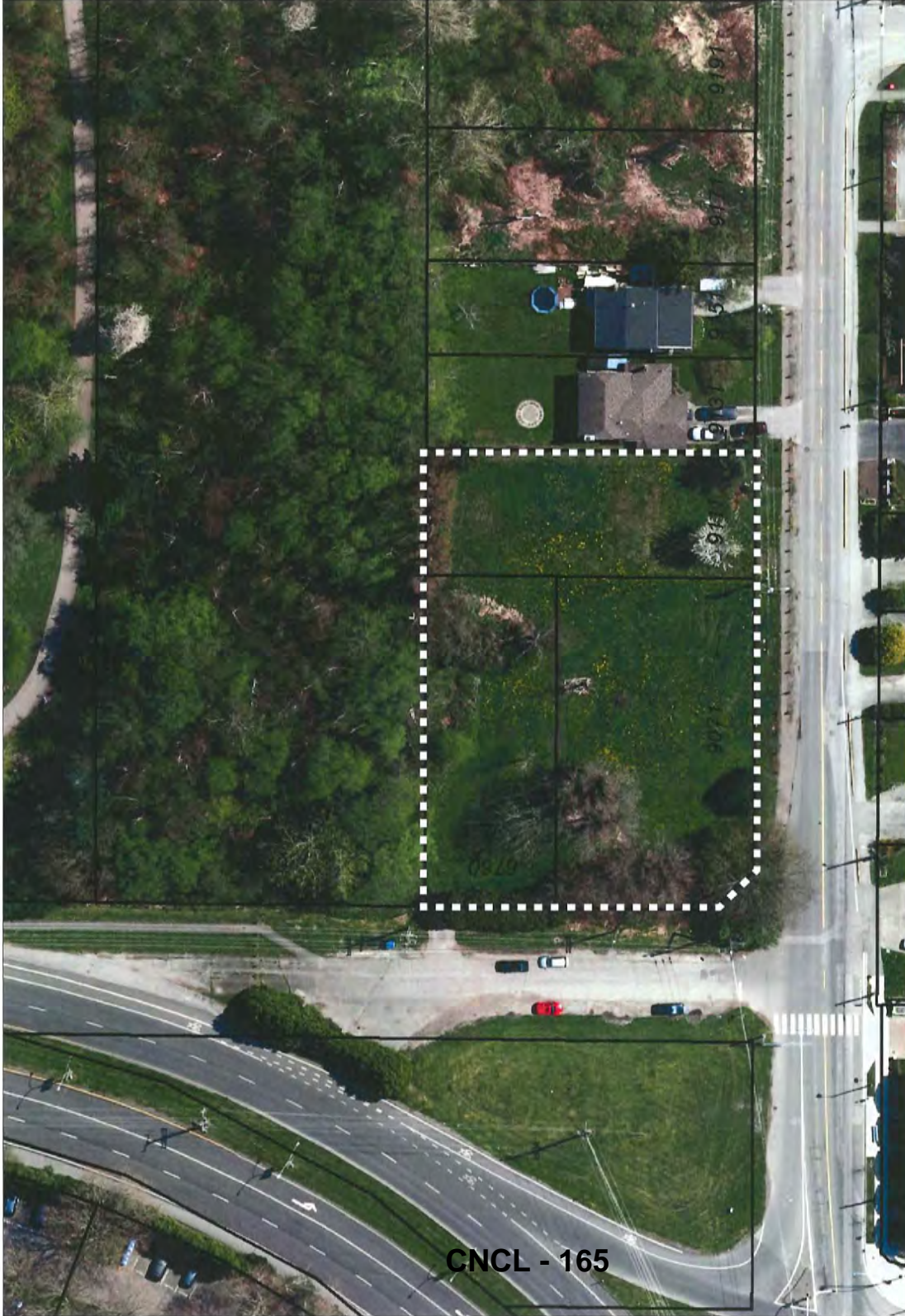
PROPOSED 2 SITE

2011 AERIAL IMAGE

The proposed site is approximately 0.86 acres in size.

The site fronts onto Granville Avenue to the south and the closed portion of Garden City Road to the west. The wooded lot, pond and Arboretum of Garden City Community Park are north of the proposed site.

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."

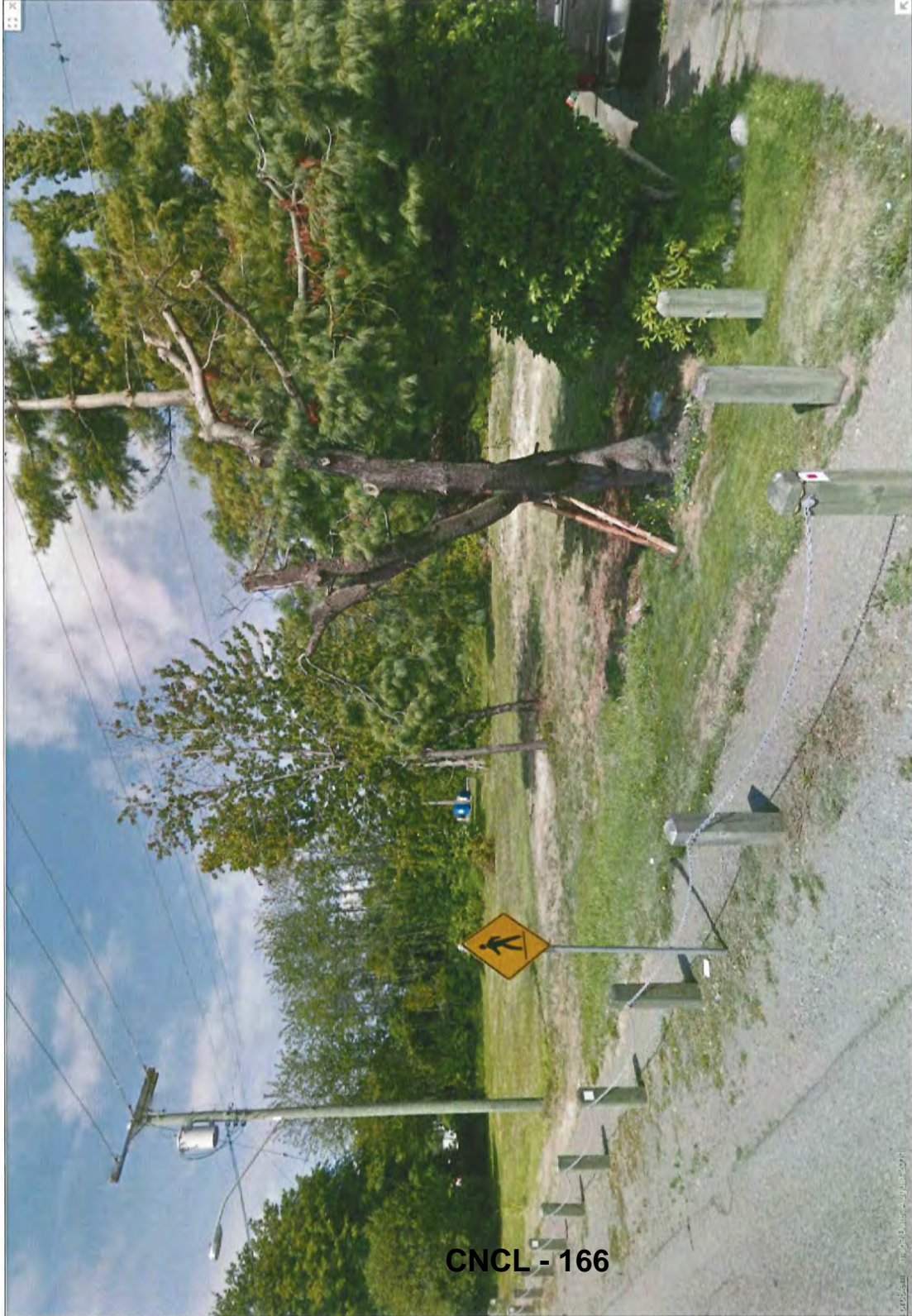


CNCL - 165

Proposed Bike Terrain Park at
Garden City Community Park

CITY OF RICHMOND
6 April 2013





CNCL - 166

PROPOSED 3 SITE

VIEW INTO SITE FROM GRANVILLE AVENUE

Existing single family residence is to the right of the proposed site.

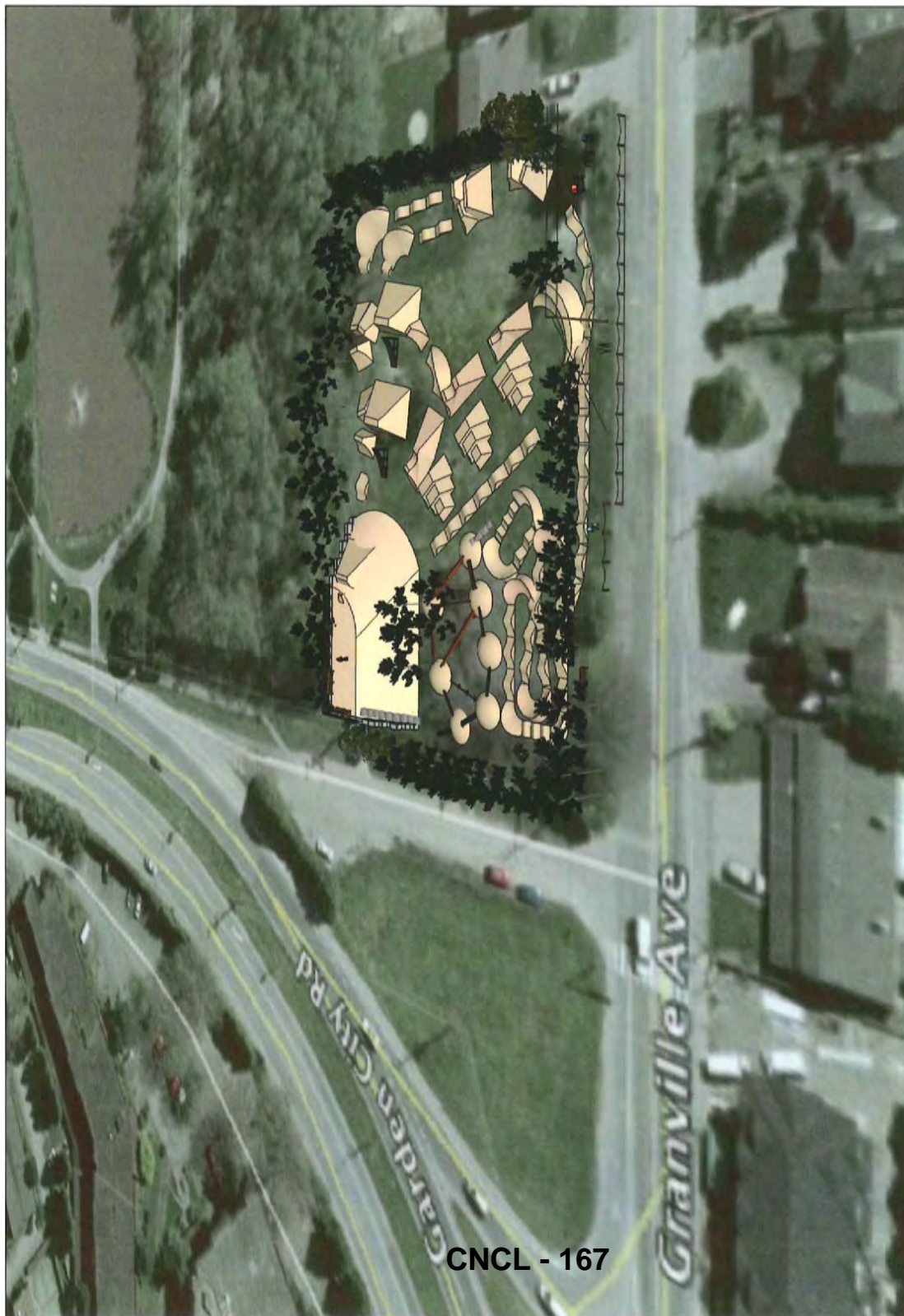
Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



Proposed Bike Terrain Park at Garden City Community Park

CITY OF RICHMOND
6 April 2013





PROPOSED 4

SITE

NEIGHBOURHOOD CONTEXT

The proposed bike terrain park shown within its neighbourhood context.

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



CITY OF RICHMOND
6 April 2013

Proposed Bike Terrain Park at
Garden City Community Park



CONCEPT 5

The proposed bike terrain park contains the following features:

- A - Start Hill
- B - Skills Zone
- C - Pump Track, Beginner
- D - Pump Track, Advanced
- E - Progression Jumps
- F - Jumps, Intermediate
- G - Super Booters
- H - Bmx Jumps, Advanced

Please refer to legend for colour and symbol coding.

- Beginner
- Intermediate
- ◆ Advanced

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."




A	Start Hill	◆◆
B	Skills Zone	◆◆
C	Pump Track, Beginner	●
D	Pump Track, Advanced	◆◆
E	Progression Jumps	●◆
F	Jumps, Intermediate	◆
G	Super Booters	◆◆
H	BMX Jumps, Advanced	◆◆

CNCL - 168

Proposed Bike Terrain Park at
Garden City Community Park

CITY OF RICHMOND
6 April 2013



6

CONCEPT PLAN

Bike Terrain Park features

Features within the proposed bike terrain park are scaled to provide for a range of riding skill levels.

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



Proposed Bike Terrain Park at Garden City Community Park

CITY OF RICHMOND

6 April 2013



VIEW FROM
SOUTHEAST

7



CNCL - 170

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



Proposed Bike Terrain Park at
Garden City Community Park

CITY OF RICHMOND
6 April 2013



VIEW FROM
NORTHEAST

8



CNCL - 171

Design consultant:
Hoots Bicycle Accessories Ltd. "Hoots Inc."



Proposed Bike Terrain Park at
Garden City Community Park

CITY OF RICHMOND
6 April 2013



Garden City Community Park – Bike Terrain Park

April 6, 2013

Public Feedback Forms - Comments

My thoughts on the proposed location of the Garden City Bike Terrain Park:

- Good location away from regular users of park. Traffic barriers should be installed for safety protection of bike users and vehicles.
- Would love to have something closer to home as well, or just more dirt jump parks in Richmond.
- I like it because it is close to my house.
- I can ride my bike to the park.
- Like that it is in Richmond. Right now we travel to North Van, Burnaby, and Surrey. It's near a busy intersection so any additional noise shouldn't be an issue.
- Long time coming.
- It's perfect.
- The location is great. Parking should be reduced being in a more central location, and lane parking (existing) should suffice.
- Parking is a concern I think around the neighbourhood.
- Most bike riders in Richmond are living in the Steveston area. So there may be a problem with car parking at the new location.
- Has a very good pump track for starters. A big set is a great line for bmx and DJ but it's too far from my house.
- The locations if a bit further from our house, but nice and central for Richmond in general.
- I very much like the fact that it is so centrally located and near the washroom facilities at Garden City Park.
- I strongly support this idea mostly because this neighbourhood is growing rapidly. More younger families with young children are moving in. Having such a park for children is good for them physically and for their overall health.
- Possible washroom/outhouse close by.
- Good location; central.
- This is a very congested area and I would like to see a large bike park, such as this to be developed in an area with less traffic and less high rises. Aesthetically it isn't an appealing site and there isn't room for growth.

My thoughts on the proposed layout of the Garden City Bike Terrain Park:

- Would prefer an enclosed entity and clear separation from park.
- Everything looked great, would love a mulch/trick jump.
- It is a good idea.

- I like skinneies because they are fun.
- Nicely designed for all levels.
- I love the mix in the proposal. I love the flow and the multiple lines and transfers. I just worry if there is too much crammed in tight.
- Some more hills.
- Create space for younger kids. Create a bumpy trail for bikes, space for adults to watch their kids safety.
- First priority: Create an access dirt trail point from the south lake trail through the forest to the bike park so there is direct access from the park as opposed to using the narrow sidewalk (west/south side) and competing with pedestrians.
- There is something for everyone, which is great. More emphasis on a variety of skills than just dirt jumps as before. It would be great to modify the start hill to include a place to session drops of different sizes and heights.
- The layout designs seem to be cramped considering if there are lots of kids riding.
- There seems to be way too many pump rollers along the edge of the bike park.
- The layout seems to nicely cover beginner to advanced skills.
- The layout looks very good and seems to support a variety of skill levels.
- We hit many bike parks around B. C. with our 5 and 6 year old children. I love the variety for skill levels.
- Are the retaining walls for the big hill going to be made of those large concrete blocks? Looks unappealing.

I have the following additional comments on the overall proposed Garden City Bike Terrain Park:

- I am very glad to see Richmond supporting the bike park which supports the beauty of Richmond as a great place to raise a family, the more we can encourage active kids the better Richmond is.
- Do not want this bike park to interfere with peace and tranquility or the wildlife. This is definitely a family park used by toddlers to seniors and would not like this to change.
- I would love to be able to help build.
- Thank you for building it.
- Include community volunteers in construction when possible. Mitigate with installing native plants. Thanks for initiating this project.
- Nice to have: Create a basic single track trail in the forest on north side suitable for young kids.
- It would be great if it could be lit at night as well, and adequately drained for wet days.
- Please make it happen! Please email me when community help is need for construction help.
- Can't wait to try it out.
- This is an excellent idea benefiting not only this particular neighbourhood but also Richmond as a whole because of the location and the promoting-health idea behind it.
- There's no covered area of the park? Would be nice for younger kids to have the "easy park" of the park under cover (i.e. Chuck Bailey Rec. Centre in Surrey City Centre).

To Hanga Burke, City Clerk's Office:
I would like to submit my
subject for the June 10, 2013,
Council Mtg. It will be on
our farming heritage & also
Garden City Land.

Thank you

Yours sincerely,
Nancy Trant
(604) 277-0450



**Newspaper Distribution Regulation Bylaw No. 7954,
Amendment Bylaw No. 8933**

The Council of the City of Richmond enacts as follows:

1. Newspaper Distribution Regulation Bylaw No. 7954 is amended:
 - (a) by adding the following at the end of section 2.1.2:

“A **permit** may contain such additional terms and conditions deemed advisable by the **General Manager Engineering & Public Works**.”
 - (b) by deleting section 2.1.3 and substituting the following:

“2.1.3 Upon approval of an application for a **permit** by the **General Manager Engineering & Public Works**, the applicant will pay to the **City** the applicable annual **permit** fees set-out in the Consolidated Fees Bylaw No 8636. For applications approved on or after July 1 of a calendar year, the **permittee** will pay 50% of the applicable annual **permit** fees set-out in the Consolidated Fees Bylaw No 8636.”
 - (c) by deleting paragraph 2.1.6(d) and substituting the following:

“(d) each **newspaper distribution agent** authorized by the **permit** displays a valid **permit card** on a visible part of the **newspaper distribution agent’s** clothing and provides the **permit card** to **City** staff upon request.”
 - (d) by deleting paragraphs 2.1.7(a) and (b) and substituting the following:
 - “(a) where a **multiple publication news rack (MPN)** has been installed by or on behalf of the **City** within a **newspaper distribution zone**, deployment of a **newspaper distribution agent** will be permitted within the same **newspaper distribution zone** only if the **General Manager Engineering & Public Works** deems it appropriate to issue a **permit** for such **newspaper distribution agent**;
 - (b) where a **multiple publication news rack (MPN)** has not been installed by or on behalf of the **City** within a **newspaper distribution zone**, a maximum of one **newspaper distribution box** or one **newspaper distribution agent** will be allowed from any one **permittee** within the **newspaper distribution zone**; and”

- (e) by deleting section 2.2.4 and substituting the following:

“2.2.4 A **permittee** must ensure that its **newspaper distribution boxes**:

- (a) are not placed outside of the boundaries of the applicable **newspaper distribution zone**;
- (b) display an **identification decal**, in accordance with any instructions provided by the **City**;
- (c) are not chained or fastened to any utility apparatus, including any signal, street light, hydro or telephone pole or signpost, fire hydrant, parking meter, bus shelter, telephone booth, post box, benches or trees;
- (d) are not chained or fastened to objects other than those described in section 2.2.4(c) of this bylaw, except with the prior written approval of the **General Manager Engineering & Public Works**;
- (e) do not display any third party advertising;
- (f) are not placed within the sightline triangle of a **street** intersection, as outlined in the visibility clearance provision set-out in section 5.1 of the **City’s** Traffic Bylaw No. 5870, as amended or replaced from time to time;
- (g) do not exceed the following dimensions:
 - Width – 65 cm
 - Depth – 50 cm
 - Height – 110 cm
- (h) comply with all applicable provisions of this **bylaw** and the **permit** applicable to the **newspaper distribution box**.”

- (f) by deleting section 2.2.5 and substituting the following:

“2.2.5 **Newspaper distribution agents** must comply with the following and each **permittee** must ensure that its **newspaper distribution agents** comply with the following:

- (a) do not distribute or sell **newspapers** outside of the boundaries of a **newspaper distribution zone**;
- (b) do not display, distribute or sell third party advertising or products;
- (c) secure the **permittee’s newspapers** to prevent scattering;

- (d) display a valid **permit card** on a visible part of the **newspaper distribution agents'** clothing and when requested by **City** staff, provide the **permit card** to the **City** staff;
 - (e) maintain a professional appearance and do not act in an abusive, aggressive or offensive manner;
 - (f) maintain a minimum distance of 2 metres from pedestrian access points at Canada Line stations and bus stops;
 - (g) do not stand in the way of or block the flow of pedestrian traffic;
 - (h) remove all of the **permittee's newspapers** that are thrown away or accumulate in the **newspaper distribution zone**;
 - (i) at the end of each shift, remove all surplus **newspapers** or place all surplus **newspapers** in the **permittee's newspaper distribution box** or allocated portion of the **multiple publication news rack (MPN)**; and
 - (j) comply with all applicable provisions of this bylaw and the **permit** applicable to the **newspaper distribution agent**."
- (g) by deleting section 2.4.3 and substituting the following:
- "2.4.3 **Newspaper distribution boxes** removed by the **City** pursuant to section 2.4.2 of this bylaw will be stored by the **City** for 90 days and may be picked up by the **permittee** upon payment of the storage fee set-out in the Consolidated Fees Bylaw No 8636, plus recovery and labour costs incurred by the **City**."
- (h) by deleting section 3.2 and substituting the following:
- "3.2 Any person who contravenes or violates any provision of this bylaw or any **permit** issued under this bylaw or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any **permit** issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any **permit** issued under this bylaw, commits an offence and upon conviction shall be liable to a fine of not more than Ten Thousand Dollars (\$10,000.00) and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence."
- (i) by deleting Schedule E in its entirety.

2. This bylaw is cited as **“Newspaper Distribution Regulation Bylaw No. 7954, Amendment Bylaw No. 8933”**.

FIRST READING

APR 22 2013

SECOND READING

APR 22 2013

THIRD READING

APR 22 2013

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division 
APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER

Weber, David

From: Acimovic, George [george.acimovic@metronews.ca]
Sent: Friday, 03 May 2013 13:28
To: Weber, David
Subject: Re: Proposed Bylaw Amendment to Newspaper Distribution Regulation Bylaw No. 7954 Regarding Newspaper Distribution Agents - Comments from Metro Free Daily Newspaper

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Agendas Upcoming

Dear David,

My name is George Acimovic, I am a distribution manager for Metro Free Daily Newspaper.

I understand you are a City Clerk and you can pass my notes to the Council.

Here are comments I want to send you on behalf of our publication; regarding to Bylaw amendment (Newspaper Distribution Regulation Bylaw No. 7954 applicable to Newspaper Distribution Agents):

- 1.) We believe a publication should place Newspaper Distribution Agent free of any charge, as Agents exercise their freedom of expression – Under Canadian Charter of Rights and Freedoms, Section 2.
- 2.) We believe a publication should place both Newspaper box and newspaper agent within the same distribution zone defined by the City of Richmond – as box remains on location 24 hours/day while agents work 3 to 4 hour shifts, there is a difference in duration of exposure; In addition - box is a tool for an agent to leave any undistributed newspapers inside after agent's shift is completed.

Please let me know if you need any information from me or anyone else from Metro Free Daily Newspaper.

I am looking forward to your reply.

Kind regards,

George Acimovic

Distribution Manager, Metro Vancouver

1190 Homer Street | Suite 250 | Vancouver | BC | Canada | V6G 2X6

☎ Main: 604-648-3224 | ☎ Fax: 604-648-3222 | ☎ Office: 604-602-1002

✉ george.acimovic@metronews.ca

Metro now reaches 1.6 million readers daily!

Learn more on www.metromediakit.ca <<http://www.metromediakit.ca/>>



Save a tree...please don't print this e-mail *unless you really need to!*



City of Richmond

Bylaw 9018

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9018

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended at Schedule A (page 13) by deleting the content under Newspaper Distribution Regulation Bylaw No 7954 and substituting the content in the table in Schedule A attached to and forming part of this bylaw.
2. This Bylaw is cited as **"Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9018."**

FIRST READING

APR 22 2013

SECOND READING

APR 22 2013

THIRD READING

APR 22 2013

ADOPTED

MAYOR

CORPORATE OFFICER

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

SCHEDULE A to BYLAW NO. 9018

Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
Newspaper Distribution Regulation No. 7954 Bylaw	Distributing or selling newspapers without a permit	1.2.1	No	\$ 475.00	\$ 450.00	\$500.00	n/a
	Using multiple publication news rack (MPN) without a permit	1.2.2 (a)	No	\$ 475.00	\$ 450.00	\$500.00	n/a
	Installing or maintaining newspaper distribution box without a permit	1.2.2 (b)	No	\$ 475.00	\$ 450.00	\$500.00	n/a
	Distributing or selling newspapers as a newspaper distribution agent without a permit	1.2.2 (c)	No	\$ 475.00	\$ 450.00	\$500.00	n/a
	Placing newspaper distribution box outside newspaper distribution zone	2.2.4(a)	No	\$275.00	\$250.00	\$300.00	n/a
	Failure to display identification decal on newspaper distribution box	2.2.4 (b)	No	\$275.00	\$250.00	\$300.00	n/a
	Securing newspaper distribution box to unauthorized structure	2.2.4 (c)	No	\$275.00	\$250.00	\$300.00	n/a
	Securing newspaper distribution box to object without prior approval of General Manager	2.2.4 (d)	No	\$325.00	\$300.00	\$350.00	n/a
	Displaying third party advertising on newspaper distribution box	2.2.4 (e)	No	\$175.00	\$150.00	\$200.00	n/a
	Placing newspaper distribution box within traffic sightline	2.2.4 (f)	No	\$275.00	\$250.00	\$300.00	n/a
	Exceeding permitted dimensions of newspaper distribution box	2.2.4 (g)	No	\$275.00	\$250.00	\$300.00	n/a

	Failing to comply with term or condition of permit	2.2.4 (h)	No	\$375.00	\$350.00	\$400.00	n/a
	Agent distributing or selling newspapers outside of newspaper distribution zone	2.2.5 (a)	No	\$275.00	\$250.00	\$300.00	n/a
	Agent displaying, distributing or selling third party advertising or products	2.2.5 (b)	No	\$175.00	\$150.00	\$200.00	n/a
	Agent failing to secure newspapers to prevent scattering	2.2.5 (c)	No	\$175.00	\$150.00	\$200.00	n/a
	Agent failing to visibly display and/or provide permit card	2.2.5 (d)	No	\$175.00	\$150.00	\$200.00	n/a
	Agent acting in an abusive, aggressive or offensive manner or not maintaining professional appearance	2.2.5 (e)	No	\$175.00	\$150.00	\$200.00	n/a
	Agent failing to maintain minimum 2-metre distance from Canada Line station or bus stop access points	2.2.5 (f)	No	\$275.00	\$250.00	\$300.00	n/a
	Agent obstructing flow of pedestrian traffic	2.2.5 (g)	No	\$375.00	\$350.00	\$400.00	n/a
	Agent failing to remove permittee's newspapers accumulated in newspaper distribution zone	2.2.5 (h)	No	\$275.00	\$250.00	\$300.00	n/a
	Agent failing to remove surplus newspapers and/or properly place surplus newspapers	2.2.5 (i)	No	\$275.00	\$250.00	\$300.00	n/a
	Agent failing to comply with term or condition of permit	2.2.5 (j)	No	\$375.00	\$350.00	\$400.00	n/a



City of Richmond

Bylaw 9027

Consolidated Fees Bylaw No. 8636, Amendment Bylaw 9027

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

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by adding Schedule A of this bylaw as a schedule to the Consolidated Fees Bylaw No. 8636, in alphabetical order.
2. This Bylaw may be cited as "**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9027.**"

FIRST READING

APR 22 2013

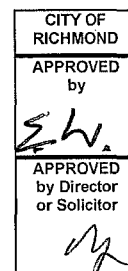
SECOND READING

APR 22 2013

THIRD READING

APR 22 2013

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A to Bylaw 9027

SCHEDULE – NEWSPAPER DISTRIBUTION REGULATION**Newspaper Distribution Regulation Bylaw No. 7954**

<u>Section</u>	<u>Description</u>	<u>Fee</u>
Section 2.1.3	Each compartment within a multiple publication news rack (MPN) for paid or free newspapers	\$150.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for paid newspapers	\$75.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution box for free newspapers	\$100.00, plus applicable taxes, per year
Section 2.1.3	Each newspaper distribution agent for paid or free newspapers	\$250.00 plus applicable taxes, per year
Section 2.4.3	Storage fee for each newspaper distribution box	\$100.00, plus applicable taxes



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8863 (RZ 11-594451)
10180/10200 FINLAYSON DRIVE**

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. 002-277-760

Strata Lot 1 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan NW2062 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

P.I.D. 002-277-778

Strata Lot 2 Section 23 Block 5 North Range 6 West New Westminster District Strata Plan NW2062 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8863**”.

FIRST READING

FEB 27 2012

A PUBLIC HEARING WAS HELD ON

MAR 19 2012

SECOND READING

MAR 19 2012

THIRD READING

MAR 19 2012

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

APR 02 2012

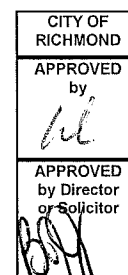
OTHER DEVELOPMENT REQUIREMENTS SATISFIED

MAY 30 2013

ADOPTED

MAYOR

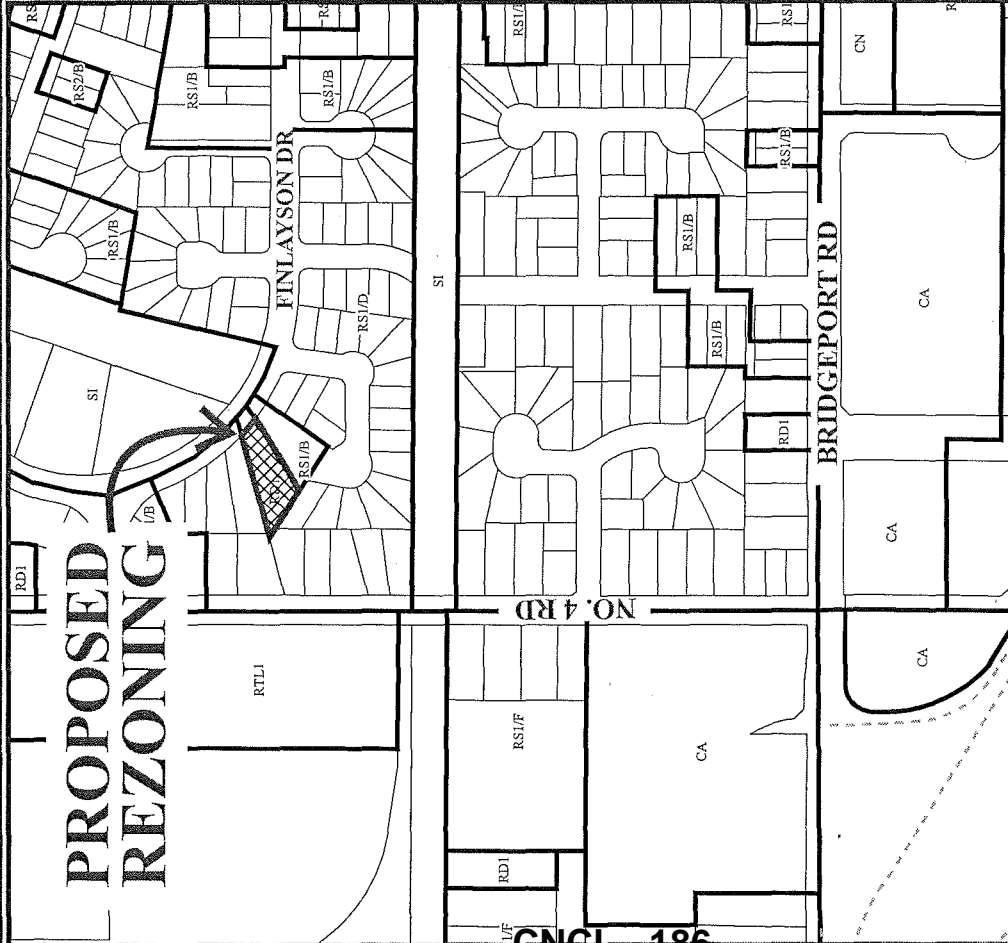
CORPORATE OFFICER



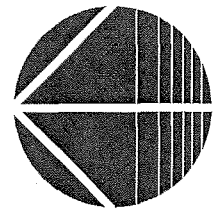
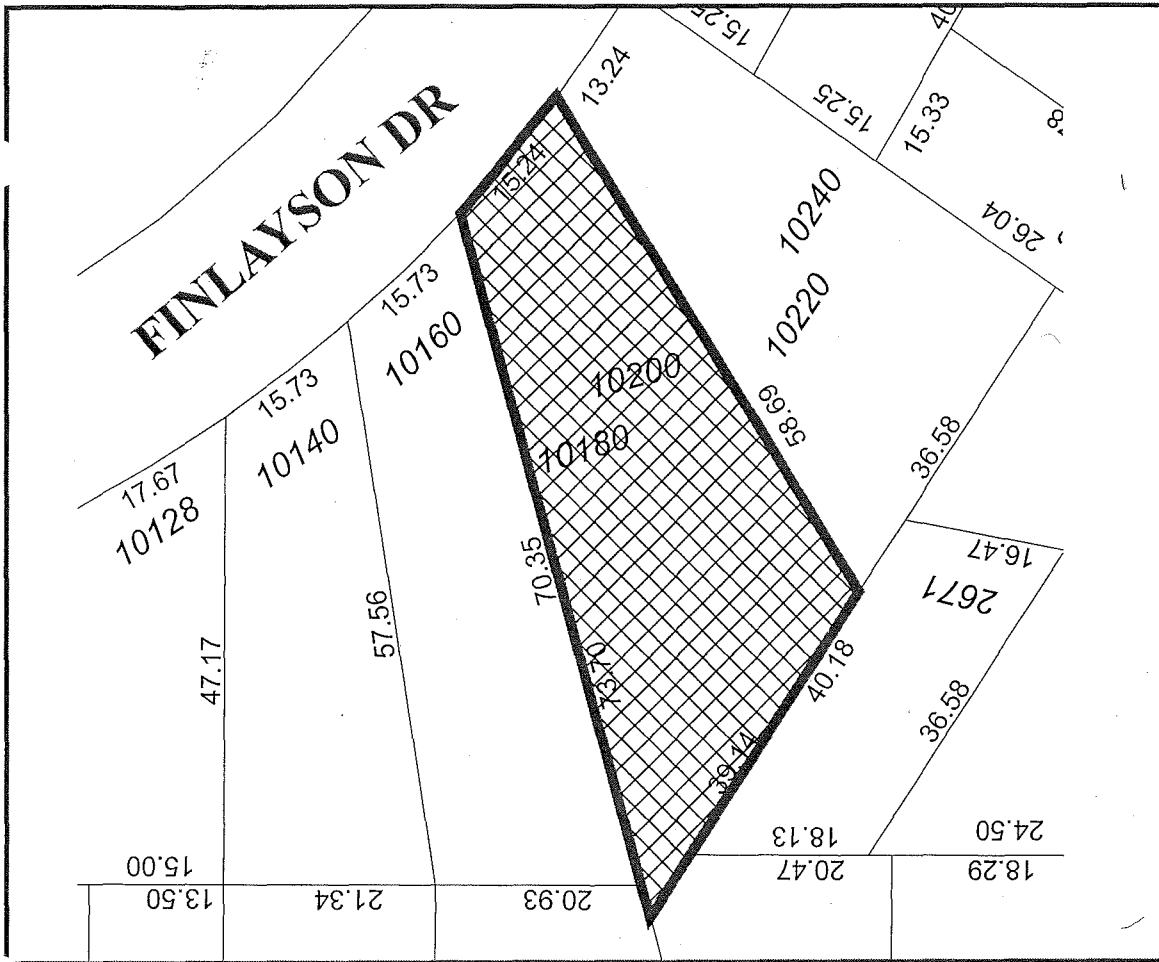


City of Richmond

PROPOSED REZONING



GNCL 186



RZ 11-594451

Original Date: 11/29/11

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8868 (RZ 11-581552)
9500, 9520 AND 9540 GRANVILLE AVENUE**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"MEDIUM DENSITY TOWNHOUSES (RTM2)"**

P.I.D. 004-931-416

Lot 1 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 007-857-039

Lot 2 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

P.I.D. 009-994-416

Lot 3 Section 15 Block 4 North Range 6 West New Westminster District Plan 14703

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8868"**.

FIRST READING

FEB 27 2012

A PUBLIC HEARING WAS HELD ON

MAR 19 2012

SECOND READING

MAR 19 2012

THIRD READING

MAR 19 2012

OTHER CONDITIONS SATISFIED

JUN 03 2013

ADOPTED

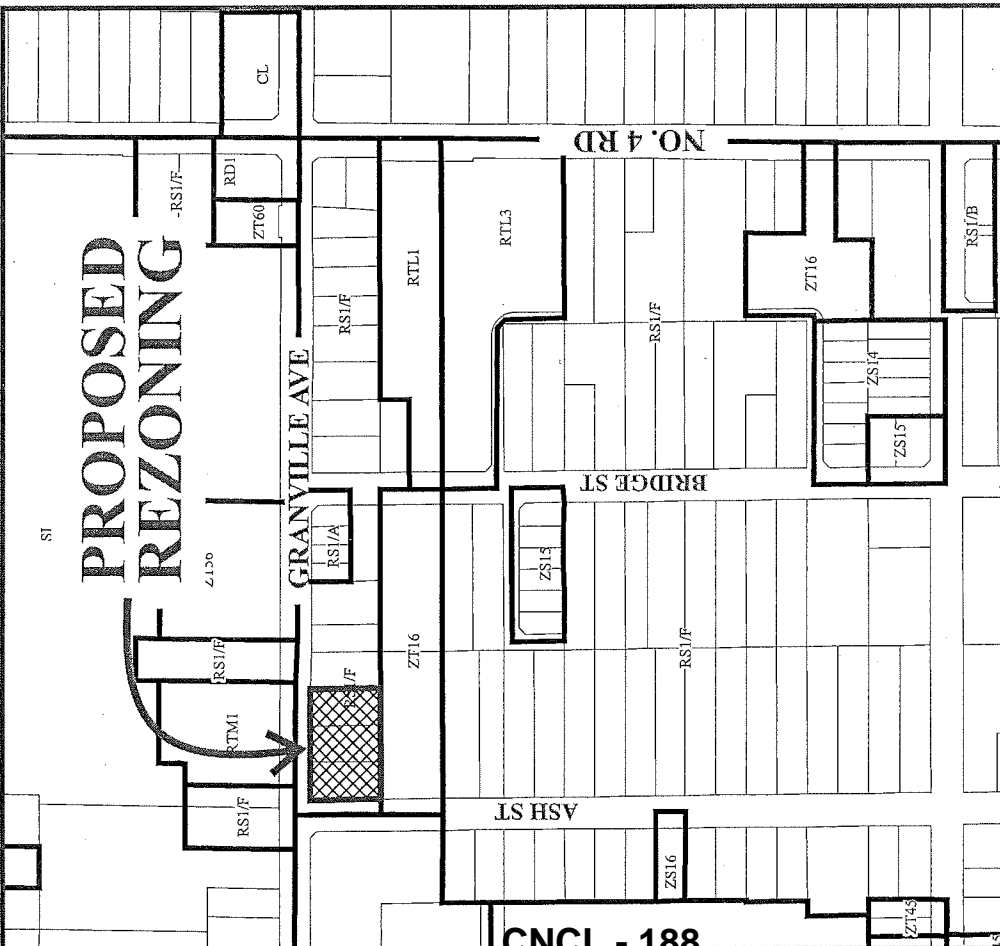
MAYOR

CORPORATE OFFICER





PROPOSED REZONING



CNCL - 188

9391

3.50

9451

9451

64.92

GRANVILLE AVE

LS HSV

78.82

0907

0902

0907

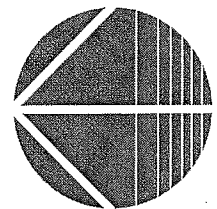
0902

Original Date: 06/15/11

Revision Date:

Note: Dimensions are in METRES

RZ 11-581552





**Richmond Official Community Plan Bylaw 9000 and Bylaw 7100
Amendment Bylaw 8988 (RZ 10-556878)
11120 and 11200 No. 5 Road**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the attached 2041 Official Community Plan Land Use Map to Schedule 1 thereof of the following area and by designating it Commercial.

P.I.D. 001-946-498

Lot 4 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 001-946-463

Lot 5 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

2. Richmond Official Community Plan Bylaw 7100 is amended by replacing the Development Permit Area Map in Schedule 2.8A (Ironwood Sub-Area Plan) with the map shown as "Schedule A attached to and forming part of Bylaw 8988".
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8988"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 28 2013

FEB 18 2013

FEB 18 2013

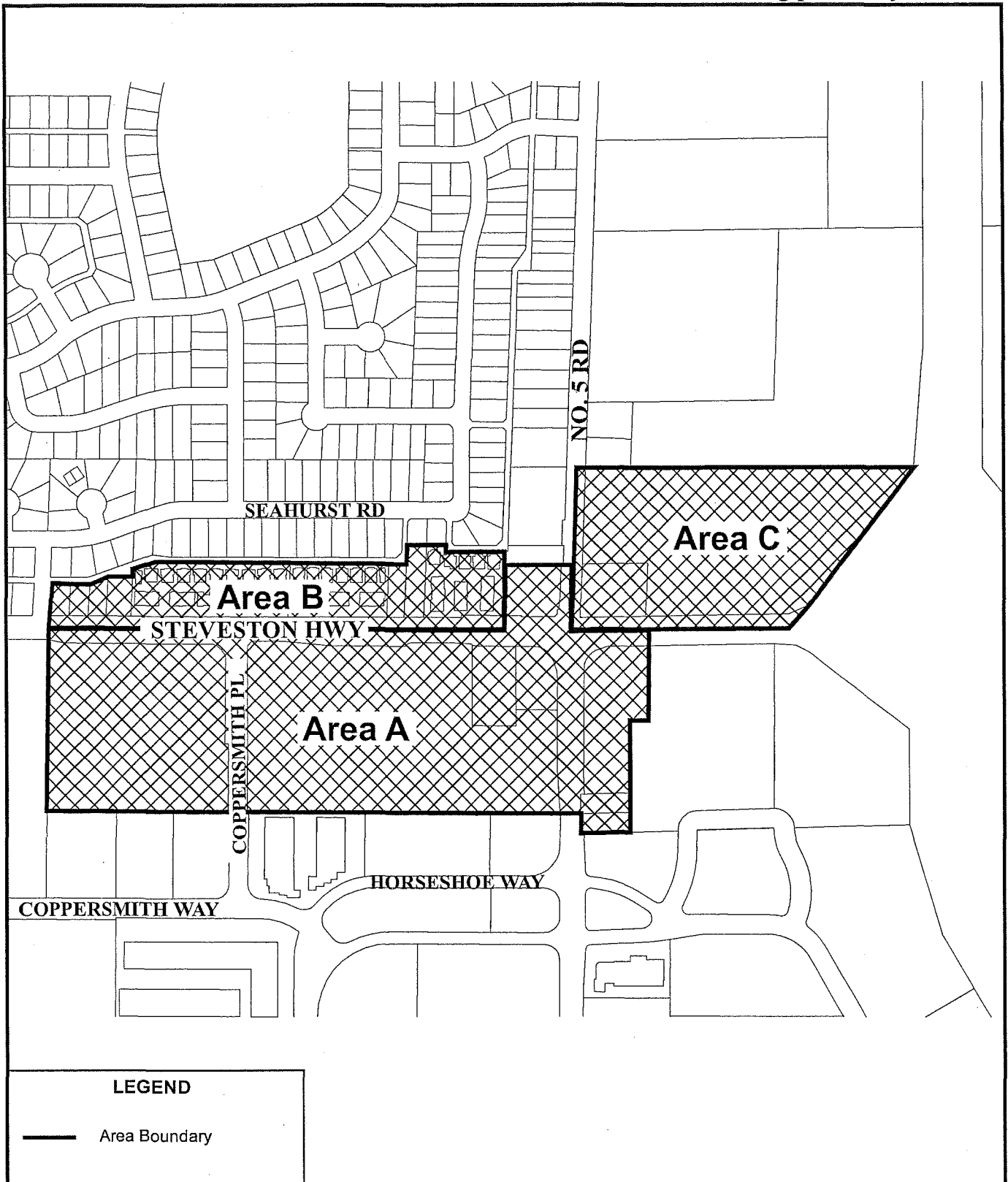
FEB 18 2013

JUN 03 2013



MAYOR

CORPORATE OFFICER



Ironwood Sub-Area Plan -
Proposed Amendment to
Development Permit Area Map

CNCL - 190

Original Date: 01/07/13

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8989 (RZ 10-556878)
11120 and 11200 No. 5 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 **COMMUNITY COMMERCIAL (CC)**.

P.I.D. 001-946-498

Lot 4 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

P.I.D. 001-946-463

Lot 5 Section 6 Block 3 North Range 5 West New Westminster District Plan 9298

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8989**”.

FIRST READING

JAN 28 2013

A PUBLIC HEARING WAS HELD ON

FEB 18 2013

SECOND READING

FEB 18 2013

THIRD READING

FEB 18 2013

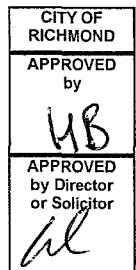
MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

FEB 27 2013

DEVELOPMENT REQUIREMENTS SATISFIED

JUN 03 2013

ADOPTED

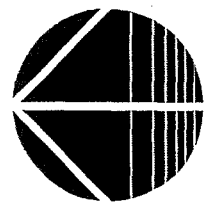
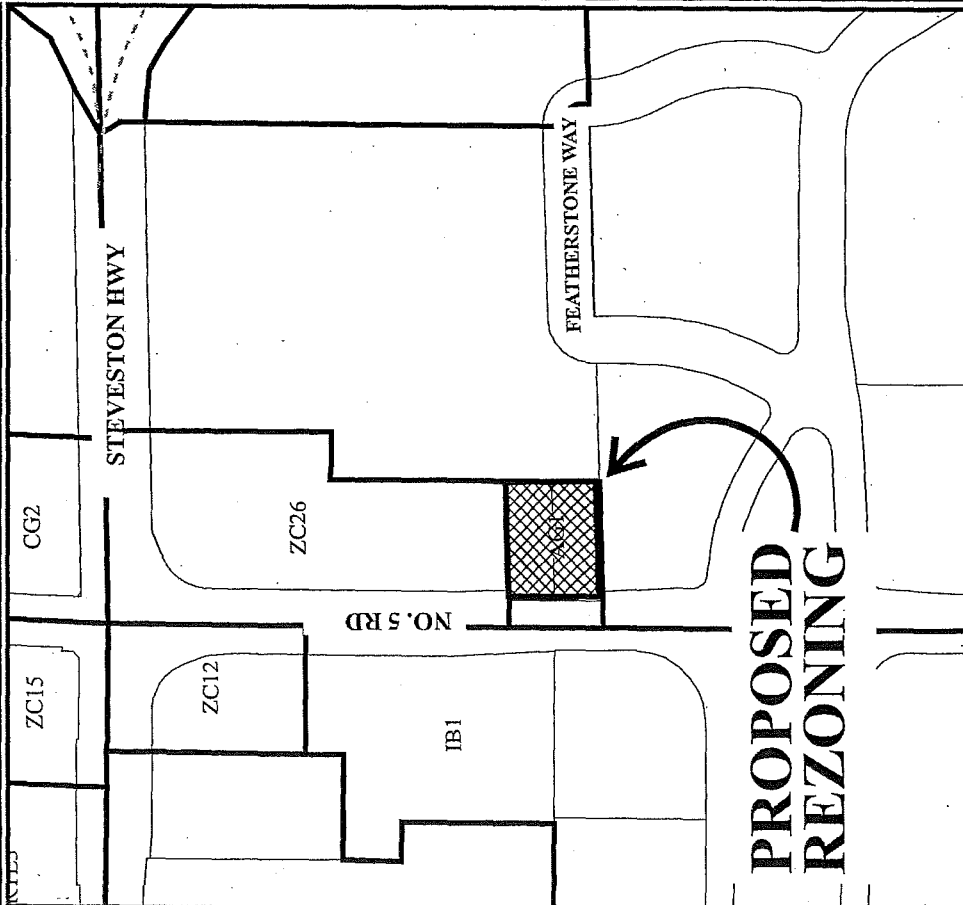


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 10-556878

Original Date: 01/19/11

Revision Date:

Note: Dimensions are in METRES



Development Permit Panel Wednesday, May 29, 2013

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 15, 2013, be adopted.

CARRIED

2. Development Permit 12-622179

(File Ref. No.: DP 12-622179) (REDMS No. 3839332 v.5)

APPLICANT: Wesgroup Properties

PROPERTY LOCATION: 7000 No. 3 Road and 8040 Granville Avenue

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of a 1-storey commercial building at 7000 No. 3 Road and 8040 Granville Avenue on a site zoned "Auto-Oriented Commercial (CA)".

Development Permit Panel

Wednesday, May 29, 2013

Applicant's Comments

Craig Taylor, Taylor Kurtz Architecture & Design Inc., and Adam Donnelly, Wesgroup Properties, provided a brief overview of the proposed commercial development at the corner of No. 3 Road and Granville Avenue highlighting the architectural form and character and the landscape design.

Panel Discussion

In response to queries it was noted that the applicant does not propose to roof the mechanical enclosure and 7 cm calliper trees are proposed along the streetscapes.

The Panel suggested that the mechanical enclosure be dealt with sensitively due to its high visibility by a number of neighbouring high-rise developments and to mitigate noise.

In response to a query Wayne Craig, Director of Development, advised that the proposed drive aisle meets the minimum requirements of the zoning bylaw and that any reduction to the aisle would require a variance.

Staff Comments

Mr. Craig stated that the site is being under developed in terms of development potential in the City Centre Area Plan but is consistent with the existing zoning on the site. The project is designed to meet the City's Urban Design objectives and will be continuing the off-site improvements along both No. 3 Road and Granville Avenue frontages. The applicant has also provided the required statutory rights-of-way to allow for future short-term and long-term transportation improvements.

Panel Discussion

In response to queries Mr. Craig noted that the previous owner is legally bound under the Contaminated Sites Act to resolve any off-site contaminated soils. The Ministry of Environment has issued a Certificate of Compliance for the on-site soils. He further noted that the project will be installing pre-ducting for future undergrounding of the overhead hydro lines as B.C. Hydro has indicated a preference to deal with the entire block on a comprehensive basis in the future.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel

Wednesday, May 29, 2013

Panel Discussion

The Panel supported the project with the recommendation that the applicant be sensitive to the noise level from the roof-top mechanical units for neighbouring residential development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 1-storey commercial building at 7000 No. 3 Road and 8040 Granville Avenue on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

3. Development Permit 12-623994 and Heritage Alteration Permit 12-624406 (File Ref. No.: DP 12-623994; HA 12-624406) (REDMS No. 3808522)

APPLICANT: Cotter Architects Inc.

PROPERTY LOCATION: 3531 Bayview Street

INTENT OF PERMIT:

1. That a Development Permit be issued which would permit the construction of a new two-storey mixed-use building over one (1) level of parking at 3531 Bayview Street;
2. That a Heritage Alteration Permit be issued for the site at 3531 Bayview Street in accordance with Development Permit 12-623994; and
3. That Development Permit No. 85-060 for the former building on the site be discharged from the Land Title Record.

Applicant's Comments

Architect Rob Whetter, Cotter Architects, Landscape Designer Johnny Zhang, Rod Maruyama & Associates Inc., provided a summary of the mixed commercial/residential development accenting urban design in compliance with the Steveston Area Plan and the Steveston Village Conservation Strategy. Particular detail was given to the architectural form and character and to the landscape and open space design.

Panel Discussion

In reply to queries it was noted that the proposed benches are manufactured 6-foot benches and to increase the number of benches on the site may encroach into the right-of-way. The proposed trees on Bayview Street were not in the original proposal and were added as a result of input from the Advisory Design Panel but can be removed from the landscape plan at the Panel's discretion.

Development Permit Panel

Wednesday, May 29, 2013

Barry Konkin, Planner, advised the Panel that the Heritage Commission and the Advisory Design Panel recommended softening of the paved area through additional landscaping.

In response to a query Mr. Craig advised that the landscape drawings showing planting and steps over the property line are conceptual as the Steveston Streetscape Study is currently underway and the Bayview Street frontage along the subject property is to be determined. Staff has worked with the applicant to ensure that any structures along Bayview Street are removable. The maintenance of the landscaping will be the responsibility of the property owner or the future strata.

Following discussion from the Panel Mr. Craig noted that there is a Servicing Agreement associated with the rezoning which deals with the off-site improvements. The treatment of the Bayview Street frontage will be coordinated with the Servicing Agreement and the Bayview Streetscape Study. The Panel will be approving the on-site building and landscaping. Any spill over onto the public property and road right-of-way will be coordinated through the Servicing Agreement process.

The Panel encouraged the applicant to incorporate more or longer benches on the site and that any proposed trees not form part of the streetscape, but be located close to the building.

In response to a Panel query, it was noted that the proposed building would not be as tall as the Cannery.

Staff Comments

Mr. Craig advised that the project was reviewed and endorsed by the Heritage Commission and the Advisory Design Panel. The proposal is consistent with the Steveston Conservation Strategy. One residential unit has been designed with adaptable features including elevator access and wider doors and hallways. All the residential units have Aging-In-Place features. The overall on-site parking exceeds the minimum parking requirements of the zoning bylaw. There is an additional resolution requested with this project in relation to the discharging of a previous Development Permit for the site issued in 1985.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel was in support of the development with the recommendation to increase the proposed seating area and that the landscaping concerns are addressed.

Development Permit Panel
Wednesday, May 29, 2013

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of a new two-storey mixed-use building over one (1) level of parking at 3531 Bayview Street;*
2. *That a Heritage Alteration Permit be issued for the site at 3531 Bayview Street in accordance with Development Permit 12-623994; and*
3. *That Development Permit No. 85-060 for the former building on the site be discharged from the Land Title Record.*

CARRIED

4. Development Permit 12-626615

(File Ref. No.: DP 12-626615) (REDMS No. 3860172 v.2)

APPLICANT: Robert Ciccozzi Architecture Inc.

PROPERTY LOCATION: 7680 and 7720 Alderbridge Way

INTENT OF PERMIT:

1. To permit the construction of a mixed-use development that includes 237 residential units and 457 m² (4915 sq. ft.) of commercial space at 7680 and 7720 Alderbridge Way; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required commercial parking aisle width from 7.5 m to 6.7 m.

Applicant's Comments

Robert Ciccozzi, Robert Ciccozzi Architecture Inc., Mark van der Zalm, van der Zalm & Associates Inc., Landscape Architect, gave a brief overview of the proposed residential development with respect to (i) architectural form and character, (ii) landscaping and open space design; and sustainability. Urban design and off-site improvements related to the Lansdowne Linear Park frontage were highlighted.

Panel Discussion

In reply to queries from the Panel the following additional information was provided:

- the gated entrances to the parkade are slightly recessed and expected to be open during the day, minimizing impact to vehicular traffic flow from Alderbridge Way and Cedarbridge Way;
- exterior lighting to emphasize the curvature of the buildings is not proposed;

Development Permit Panel

Wednesday, May 29, 2013

- the pool and outdoor amenity space is a well sought after marketing feature and the long term maintenance of the outdoor amenity space will be the responsibility of the Condominium Strata;
- the children's play area consists of natural, loose, fit and balance elements for adventure play with ample seating for parents; and
- there are gardening plots between the towers with tool storage shed and a small orchard at the amenity building.

Staff Comments

Mr. Craig advised the Panel that the Lansdowne Linear parkway will be designed through a Servicing Agreement with the appropriate letters of credit being posted. The proposed development (i) is District Energy Utility ready, (ii) includes 14 Affordable Housing Units designed with the Basic Universal Housing features, (iii) incorporates Aging-In-Place features in all 237 residential units, and (iv) includes a comprehensive Transportation Demand Management package where 20% of the parking stalls will be electrical vehicle ready and electrical outlets are provided in all of the bicycles rooms for electric bicycles. An interim pathway will be established on Alderbridge Way from Lansdowne Road to Cedarbridge Way. There are extensive green roofs on portions of the buildings and the buildings have been designed to achieve the City's Aircraft Noise Management Policy objectives related to interior noise quality.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use development that includes 237 residential units and 457 m² (4915 sq. ft.) of commercial space at 7680 and 7720 Alderbridge Way; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Reduce the required commercial parking aisle width from 7.5 m to 6.7 m.*

CARRIED

Development Permit Panel
Wednesday, May 29, 2013

5. Development Permit 13-630238

(File Ref. No.: DP 13-630238) (REDMS No. 3845167)

APPLICANT: Everbe Holdings Ltd.

PROPERTY LOCATION: 11120 and 11200 No. 5 Road

INTENT OF PERMIT:

1. To permit the construction of a one-storey single use commercial building at 11120 and 11200 No. 5 Road on a site to be zoned Community Commercial (CC); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required side yard (south) setback from 6.0 m to 0 m;
 - b) allow 1 parking space (6.2% of required spaces) to be configured as small car parking;
 - c) reduce the required setback for parking spaces from 1.5 m to .3 m, for parking spaces along the east property line only; and
 - d) reduce the required width of the manoeuvring aisle for a non-residential use from 7.5 m to 6.7 m.

Applicant's Comments

Vivek Menon, JM Architecture Inc., and Jenny Liu, JHL Design Group Inc., provided an overview of the proposed commercial development with regards to urban design, landscaping, and crime prevention elements.

Panel Discussion

In reply to a query it was noted that due to the reduced south lot line setback the applicant is actively pursuing an alternative solution to allow glazing of the south facade.

A discussion ensued and it was recommended that the applicant redesign the landscaping at the northeast corner of the building to address safety concerns related to access from the parking area to the pedestrian walkway. It was suggested that the applicant post signage related to the City's Anti-Idling initiative near the drive-thru aisle.

Staff Comments

Mr. Craig advised that the rear lane is not a city-owned lane. The site directly to the east has a legal agreement registered on a portion of their surface parking area to provide for cross access. Staff recommended that access to the site be directly from a City road rather than from the parking area of the adjacent property.

Development Permit Panel

Wednesday, May 29, 2013

Mr. Craig stated that there are four (4) variances associated with the development. One variance is in relation to the reduced side yard setback previously discussed. The other three (3) variances are associated with the parking lot layout, manoeuvring aisle, and small car parking on site. All three variances were reviewed and acceptable to the City's Transportation Division. The small car variance is primarily a function of the limited number of parking stalls on the site. The reduced parking setback and landscaping to the east is mitigated through the provision of the fence and shrub planting, and faces a servicing and parking area on the neighbouring property.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel supported the project with the recommendation that the applicant revise the landscaping to accommodate pedestrian access from the parking area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a one-storey single use commercial building at 11120 and 11200 No. 5 Road on a site to be zoned Community Commercial (CC); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Reduce the required side yard (south) setback from 6.0 m to 0 m;*
 - b) *Allow 1 parking space (6.2% of required spaces) to be configured as small car parking;*
 - c) *Reduce the required setback for parking spaces from 1.5 m to .3 m, for parking spaces along the east property line only; and*
 - d) *Reduce the required width of the manoeuvring aisle for a non-residential use from 7.5 m to 6.7 m.*

CARRIED

6. New Business

Development Permit Panel
Wednesday, May 29, 2013

7. **Date Of Next Meeting: Wednesday, June 12, 2013**

8. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 5:12 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, May 29, 2013.

Dave Semple
Chair

Heather Howey
Committee Clerk



City of Richmond

Report to Council

To: Richmond City Council

Date: June 4, 2013

From: Dave Semple
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: Development Permit Panel Meeting Held on May 29, 2013

Staff Recommendation

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

- i. a Development Permit (DP 13-630238) for the property at 11120 and 11200 No. 5 Road;
be endorsed, and the Permit so issued.


Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 29, 2013.

DP 13-630238 – EVERBE HOLDINGS LTD. – 11120 AND 11200 NO. 5 ROAD
(May 29, 2013)

The Panel considered a Development Permit application to permit the construction of a one-storey single use commercial building on a site to be zoned Community Commercial (CC). Variances are included in the proposal for a reduced side yard setback, reduced drive aisle width, and to allow one (1) small car parking space with a reduced rear yard setback.

Architect, Vivek Menon, of JM Architecture Inc., and landscape architect, Jenny Liu, of JHL Design Group Inc., provided a brief presentation, including:

- The proposed bank building fronts onto No. 5 Road, has a driveway to No. 5 Road and a drive-through at the back.
- The design has been considered for crime prevention, including security cameras.
- Materials include brick, anodized and red aluminum panels, clear and red glass, and screening for roof top mechanical units.
- The landscape has been designed for visual interest throughout the year, low maintenance, and to include native plants. Low hardy native plants are proposed adjacent to parking area.
- For crime prevention, planting is kept below 2 ft. and above 6 ft. in height and thorned shrubs are provided along the east edge.
- Concrete pavers and stamped concrete provide interest and colour.

In response to Panel queries, the following information was provided:

- Access is provided to No. 5 Road as staff recommended not providing an access to the lane.
- The proposal includes a Building Code alternative solution to provide glazing on south side of the building at 0 lot line.
- Stamped concrete will be provided in the on-site portion of the driveway.
- The landscape design would be reviewed to investigate the opportunity to provide stair access from the west edge of the parking area to the building entrance.
- Signage to discourage idling in the drive-through would be reviewed.

Staff supported the Development Permit application and requested variances. Staff noted that:

- The rear lane is not a dedicated City lane; it is a cross-access across the site to the east.
- The four (4) variances are associated with the parking lot lay out and the limited site size.
- The reduced parking setback is along the east property line, adjacent to a service and loading area on the neighbouring property.

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

The Panel recommended that the applicant work with staff to include signage to discourage idling and stair access at the west edge of the parking area up to the building entry.

Subsequent to the Panel meeting, the applicant revised the proposal to include anti-idling signage at the drive through and stair access at the west edge of the parking area up to the building entry.

The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: June 5, 2013

From: Robert Gonzalez
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: Development Permit Panel Meeting Held on April 24, 2013

Staff Recommendation

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

- i. a Development Permit (DP 12-603913) for the property at 9500, 9520 and 9540 Granville Avenue;

be endorsed, and the Permit so issued.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 24, 2013.

DP 12-603913 – 0908206 BC LTD. – 9500, 9520 AND 9540 GRANVILLE AVENUE
(April 24, 2013)

The Panel considered a Development Permit application to permit the construction of a 16 unit townhouse development on a site zoned “Medium Density Townhouses (RMT2)”. A variance is included in the proposal for increased lot coverage.

Architect, Eric Law, of Eric Law Architect Inc., provided a brief presentation, including:

- The project is designed to transition from the existing single-family dwellings to the east, the three-storey townhouses to the west, and the two-storey townhouse to the south, with the form and scale appearing more closely to single-family or duplex housing.
- Layered articulation and the use of a variety of materials and colour create visual interest.
- Landscaping along Granville Avenue and Ash Street includes retaining three (3) large trees at the south-west corner of the site and one (1) street tree along Granville Avenue.
- The size of the outdoor amenity space exceeds the Zoning Bylaw requirements and contains a child’s play area, seating and lawn space.

In response to a Panel query, it was noted that the outdoor amenity space consists of a large lawn area close to Granville Avenue and a child’s play area separated by a trellised seating area.

Staff supported the Development Permit application and provided the following information:

- The variance was primarily the result of the two-storey massing and the increased lot coverage was offset with substantial permeable paving to assist water infiltration.
- There will be frontage improvements on Granville Avenue and Ash Street.
- All units have two (2) car side-by-side garages.
- The project includes one (1) convertible unit that has been designed to allow for the conversion of the unit to an accessible unit.

In response to Panel queries, staff noted that the proposed building height of approximately 9 m was lower than the permitted three-storey and 12 m building height. Staff further noted that the trees being retained are the same as those identified at the Public Hearing.

The Panel was supportive of the development and recommended that the applicant and Landscape Architect work with staff to improve the features in the outdoor amenity space.

Subsequent to the Panel meeting, the outdoor amenity landscape design was revised to include a new seating area with benches and pavers.

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

The Panel recommends that the Permit be issued.