



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, June 11, 2012
7:00 p.m.

CNCL
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ITEM

MINUTES

1. *Motion to adopt:*

(1) *the minutes of the Regular Council Meeting held on Monday, May 28, 2012 (distributed previously);*

CNCL-9

(2) *the minutes of the Regular Council Meeting for Public Hearings held on Tuesday, May 22, 2012; and*

CNCL-33

to receive for information the Metro Vancouver 'Board in Brief' dated May 25, 2012.



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Elizabeth Ayers, Manager, Community Recreation Services: presentation of the Richmond Children's Charter video.

COMMITTEE OF THE WHOLE

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



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ITEM

3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 18.)

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2011 Annual Report & Highlights
- Revenue Anticipation Borrowing (2012) Bylaw No. 8896
- Britannia Heritage Shipyard National Historic Site
- Richmond Children's Charter
- ACE 2011 Annual Report & Work Plan
- Proposed GVRD Regional Growth Strategy Amendment Bylaw 1160
- Hamilton Area Plan – First Public Survey Findings & Proposed Development Options

5. *Motion to adopt Items 6 through 13 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Finance Committee meeting held on Monday, June 4, 2012;*

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Consent
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CNCL-45 (2) *the Parks, Recreation & Cultural Services Committee meeting held on Tuesday, May 29, 2012; and*

CNCL-51 (3) *the Planning Committee meeting held on Tuesday, June 5, 2012; be received for information.*



Consent
Agenda
Item

7. **2011 ANNUAL REPORT AND 2011 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No.:) (REDMS No. 3521666)

CNCL-55

See Page CNCL-55 for full report

FINANCE COMMITTEE RECOMMENDATION

That the attached City of Richmond 2011 Annual Report and the 2011 Annual Report – Highlights be approved.



Consent
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Item

8. **REVENUE ANTICIPATION BORROWING (2012) BYLAW NO. 8896**

(File Ref. No.: 03-0900-01/2011-Vol 01) (REDMS No. 3515105)

CNCL-135

See Page CNCL-135 for full report

FINANCE COMMITTEE RECOMMENDATION

That Revenue Anticipation Borrowing (2012) Bylaw No. 8896 be introduced and given first, second, and third readings.



Consent
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9. **BRITANNIA HERITAGE SHIPYARD NATIONAL HISTORIC SITE**

(File Ref. No.) (REDMS No. 3526790)

CNCL-139

See Page CNCL-139 for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION

(1) *That the Terms of Reference for a Britannia Heritage Shipyard Building Committee, as outlined in the report dated May 3, 2012 from the Director, Arts, Culture and Heritage Services, be endorsed;*

(2) *That a Britannia Heritage Shipyard Building Committee be established as per the Terms of Reference; and*

(3) *That Councillor Bill McNulty and Councillor Harold Steves be appointed to the Britannia Heritage Shipyard Building Committee.*



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10. **RICHMOND CHILDREN'S CHARTER**
(File Ref. No.) (REDMS No. 3527945)

CNCL-161

See Page CNCL-161 for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the Richmond Children First's "Richmond Children's Charter," as presented in the report dated May 3, 2012, from the Acting Director, Recreation, be endorsed.



Consent
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Item

11. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN**
(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3527086)

CNCL-169

See Page CNCL-169 for full report

PLANNING COMMITTEE RECOMMENDATION

That:

- (1) *The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and*
- (2) *The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.*



Consent
Agenda
Item

12. **RICHMOND COMMENTS: PROPOSED GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY AMENDMENT BYLAW 1160, 2012**
(File Ref. No.) (REDMS No. 3534599)

CNCL-175

See Page CNCL-175 for full report

PLANNING COMMITTEE RECOMMENDATION

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.



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Consent
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Item

13. **HAMILTON AREA PLAN - FIRST PUBLIC SURVEY FINDINGS AND PROPOSED DEVELOPMENT OPTIONS**
(File Ref. No. 08-4045-20-14) (REDMS No. 3532954)

CNCL-189

See Page **CNCL-189** for full report

PLANNING COMMITTEE RECOMMENDATION

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this report dated May 23, 2012 from the Acting General Manager of Planning and Development.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

14. **2011 SURPLUS APPROPRIATION**
(File Ref. No.:) (REDMS No. 3518825)

CNCL-245

See Page **CNCL-245** for full report

FINANCE COMMITTEE RECOMMENDATION (Cllrs. Johnston & McNulty opposed)

That the December 31, 2011 surplus of \$4.556 million be appropriated as outlined in the staff report titled 2011 Surplus Appropriation (dated April 26, 2012 from the General Manager, Business and Financial Services) with the following amendments:

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ITEM

- (1) *That \$50,000 be taken from Item No. 12 – 2013 Capital Program, for funding of a one year temporary part-time position of a Child Care Coordinator;*
- (2) *That \$167,500 be taken from Item No. 12 – 2013 Capital Program, and*
 - (a) *\$67,500 be appropriated to Item No. 15 – Mobile Community Safety Education Unit, as seed funding; and*
 - (b) *\$100,000 be appropriated to Item No. 18 – Salmon Row 2013, as seed funding;*
- (3) *That \$500,000 be taken from Item No. 12 – 2013 Capital Program, and placed into Capital Building and Infrastructure Reserve; and*
- (4) *That \$125,000 be taken from Item No. 12 – 2013 Capital Program, and placed in the Major Events Provision Fund.*



PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE

Councillor Harold Steves, Chair

15. STEVESTON INTERURBAN TRAM BUILDING PUBLIC ART PROJECT

(File Ref. No. 11-7000-09-20-134) (REDMS No. 3527761)

CNCL-251

See Page CNCL-251 for full report

PARKS, RECREATION & CULTURAL SERVICES COMMITTEE RECOMMENDATION (Cllr. McNulty opposed)

That the concept proposal and installation of the Steveston Interurban Tram Building Public Art Project “Interurban Map” by artist Mia Weinberg, as presented in the report from the Director, Arts, Culture & Heritage Services dated May 7, 2012, be endorsed.



PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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



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ITEM

Mr. Kal Mahal, 16551 Westminster Highway, to speak to Council about truck parking on River Road, encompassing lands from No. 7 Road to Kartner Road.

17. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-263

Development Application Fees Bylaw No. 7984, Amendment **Bylaw No. 8905**

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

☐

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CNCL-265 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8765**
(7980 Broadmoor Boulevard, RZ 10-529089)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



DEVELOPMENT PERMIT PANEL

18. RECOMMENDATION

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

CNCL-267
CNCL-299

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2012, and the Chair's report for the Development Permit Panel meetings held on May 30, 2012, and April 25, 2012, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Permit (DP 12-602996) for the property at 3811 Moncton Street;*
 - (b) *a Development Permit (DP 12-603496) for the property at 8900 No. 1 Road; and*
 - (c) *a Development Permit (DP 11-594282) for the property at 7600 Garden City Road;**be endorsed, and the Permits so issued.*
- (3) *That the recommendation of the Panel to authorize the issuance of a Heritage Alteration Permit (HA 12-602998) in accordance with the Development Permit (DP 12-602996) for the property at 3811 Moncton Street be endorsed, and the Permit so issued.*



ADJOURNMENT





Regular Council Meeting for Public Hearings

Tuesday, May 22, 2012

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

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

Gail Johnson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

AGENDA ADDITIONS & DELETIONS

PH12/5-1

It was moved and seconded

That Item 6, Zoning Amendment Bylaw 8890 (RZ 11-586782) for 6471, 6491, and 6511 No. 2 Road, be deleted from the May 22, 2012 Public Hearing agenda and referred to the Public Hearing to be held at 7:00 p.m. on Monday, June 18, 2012, in the Council Chambers, Richmond City Hall.

CARRIED

1. **Zoning Amendment Bylaw 8878 (Child Care Reserve Fund)**
(Location: All of Richmond; Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.



**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2012**

Written Submissions:

None.

Submissions from the floor:

None.

PH12/5-2

It was moved and seconded

That Zoning Amendment Bylaw 8878 be given second and third readings.

CARRIED

PH12/5-3

It was moved and seconded

That Zoning Amendment Bylaw 8878 be adopted.

CARRIED

**2. Zoning Amendment Bylaw 8882 (Affordable Housing Reserve Fund)
(Location: All of Richmond; Applicant: City of Richmond)**

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.

Written Submissions:

Deirdre Whalen, 13631 Blundell Road (Schedule 1)

Lynda Brummit, Richmond Poverty Response Committee (Schedule 2)

Submissions from the floor:

Deirdre Whalen, 13631 Blundell Road, spoke in support of the proposed amendment. Her comments are attached to these Minutes as Schedule 1.

Lynda Brummit, Richmond Poverty Response Committee, spoke in support of the proposed amendment. Her comments are attached to these Minutes as Schedule 2.

PH12/5-4

It was moved and seconded

That Zoning Amendment Bylaw 8882 be given second and third readings.

CARRIED

PH12/5-5

It was moved and seconded

That Zoning Amendment Bylaw 8882 be adopted.

CARRIED



**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2012**

3. Zoning Amendment Bylaw 8884 (RZ 11-585209)

(Location: 7731 & 7771 Alderbridge Way; Applicant: Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Mike Rasberry, Tim Hortons Restaurant, #125-7771 Alderbridge Way (Schedule 3)

Helmut Eppich, Chairman of the Board, Richard Eppich, CEO and President, Ebco Industries Ltd., 7851 Alderbridge Way (Schedule 4)

William Dao, Legal Counsel, Tim Hortons, The TDL Group Corp., (Schedule 5)

Submissions from the floor:

Mike Rasberry, Tim Hortons Restaurant, #125-7771 Alderbridge Way, expressed concern that the proposed residential development by Onni would have a negative impact on the Tim Hortons Restaurant he owns and operates. He explained that the lease for his restaurant extends through 2032. The lease has no termination or demolition clause so there are no legal grounds available to Onni for the termination of his lease.

Mr. Rasberry noted that the developer had not communicated with him, nor engaged in any discussion regarding the proposed development.

Mr. Rasberry stated that if the requested rezoning took place, it would make his restaurant business non-conforming, and that by rezoning the property, the City would encourage the termination of his lease.

In closing, Mr. Rasberry requested that Council add the following conditions: (i) the City require the inclusion of retail/commercial space; and (ii) the satisfactory resolution of the lease tenure matter.

David McKeegan, a representative from the TDL Group Corp. that operates Tim Hortons Restaurants, spoke in support of Mr. Rasberry's comments, and reiterated concerns regarding Onni's failure to indicate its development intentions to the businesses operating at the subject site.



**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2012**

Mr. McKeegan also requested that as a condition of the rezoning, Onni include some commercial or retail space in the development that could accommodate a Tim Hortons Restaurant, and settle any lease issue with Tim Hortons, and the other businesses, at the subject site.

Chris Evans, Onni representative, advised that the developer has spoken to Tim Hortons corporate office throughout the past two years. He noted that Onni understands the need to resolve the lease issue before the rezoning bylaw is adopted by Council. He added that Onni has spoken with landowners, and tenants, affected by the proposed development, but he agreed that better communication could have been undertaken.

PH12/5-6

Rescinded by
Resolution SIC 12/4-4
on June 4, 2012
David Weller

It was moved and seconded

That, in relation to this rezoning, as a further condition of fourth reading of the Bylaw, that any leases registered on title, including the lease in favour of Tim Hortons Canada, would be discharged.

CARRIED

PH12/5-7

Third Reading rescinded
by Resolution SIC 12/4-4
on June 4, 2012
David Weller

It was moved and seconded

That Zoning Amendment Bylaw 8884 be given second and third readings.

CARRIED

4. **Zoning Amendment Bylaw 8886 (RZ 12-596719)**
(Location: 7091 and 7111 Bridge Street; Applicant: Parkland Development Ltd.)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

Jeremy Sze, #9-7071 Bridge Street (Schedule 6)

Ting, 7071 Bridge Street (Schedule 7)

Wei Gan, #38-7071 Bridge Street (Schedule 8)

Submissions from the floor:

None.

PH12/5-8

It was moved and seconded

That Zoning Amendment Bylaw 8886 be given second and third readings.

CARRIED



**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2012**

5. **Official Community Plan Amendment Bylaw 8889**
(Location: City Centre Area; Applicant: City of Richmond)

Applicant's Comments:

Brian J. Jackson, Director of Development, was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/5-9

It was moved and seconded

That Zoning Amendment Bylaw 8889 be given second and third readings.

CARRIED

PH12/5-10

It was moved and seconded

That Zoning Amendment Bylaw 8889 be adopted.

CARRIED

6. **Zoning Amendment Bylaw 8890 (RZ 11-586782)**
(Location: 6471, 6491, and 6511 No. 2 Road; Applicant: Matthew Cheng Architect Inc.)

See Page 1 for Council action on this matter.

7. **Zoning Amendment Bylaw 8891 (ZT 11-593771)**
(Location: 10880, 10820 and 10780 No. 5 Road and 12733 Steveston Highway; Applicant: Townline Gardens Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2012**

Submissions from the floor:

None.

PH12/5-11

It was moved and seconded

That Zoning Amendment Bylaw 8891 be given second and third readings.

CARRIED

ADJOURNMENT

PH12/5-12

It was moved and seconded

That the meeting adjourn (8:00 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Tuesday, May 22, 2012.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Gail Johnson)

**Schedule 1 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Submission to City of Richmond Public Hearing May 22, 2012.

My name is Deirdre Whalen. I reside at 13631 Blundell Road, Richmond.

Thank you for the opportunity to make a presentation to the City of Richmond public hearing on the Affordable Housing Statutory Reserve Fund Policy. I speak in support of the policy amendment regarding the operating reserve fund, in particular "*...other activities related to carrying out the Richmond Affordable Housing Strategy or any part thereof.*"

My aim in speaking tonight is to encourage the city of Richmond to reserve part of the operating fund to create a Community Grant Program. The model I would use is the City of Surrey and the Surrey Homelessness and Housing Fund. This fund was established in 2007 with initial seed funding from the City of Surrey Affordable Housing Reserve Fund. The Surrey Homelessness and Housing Fund provides financial support to organizations and projects that work towards reducing homelessness and increasing access to housing in Surrey. The funds reside with the Vancity Community Foundation and the interest generated funds the grants program.

The funds are granted in accordance with four ideals: homelessness prevention, creating access for housing, support services, and sector capacity. Some of the projects that have been funded are: the Surrey Rent Bank, Surrey Homeless Connect, Transition housing, a Supported recovery house, and an Aboriginal community housing project.

Grants from such a grants program in Richmond could be used by community agencies to leverage other grant monies and provide enhanced programming around homelessness prevention and access to housing. Once you put money into the community, agencies can make it go far.

One of Surrey's grantees is in line with the Affordable Housing Strategy's goal of establishing an emergency shelter for women; that is a rent bank. A women's shelter certainly is a laudable goal, but perhaps it is a bit far off in the future. In the meantime, a grant could be used to create a Rent Bank that would give short-term micro-loans for such things as first/last months rent, a utility payment or a damage deposit. Women that apply and are approved for a loan would be able to stay in their homes and avoid being evicted or move out and find more suitable accommodations. Whereas a women's shelter would require substantial capital as well as ongoing operating funding, a Richmond Rent Bank could accomplish much the same thing at a reduced cost.

What gave me this idea was I was at a rent bank forum recently and one of the speakers was from the City of Toronto Rent Bank. The way they started it was to provide a micro-loan to women and their children to prevent them being evicted and to provide more stability in their housing. The program had grown over the years to cover anyone seeking a micro-loan for housing needs and the statistics show it is a huge success.

Suggested resources are as follows:

<http://surreyhomelessnessandhousing.org/about/2010-annual-grants-report/>

<http://ontariorentbank.net/Toronto>

LOAN DETAILS

Amount of Loan

The maximum loan amount is \$1600, and are limited to:

- \$1200 for a single person
- \$1600 for a family
- \$500 for Hydro Utilities

A loan may be issued for more than one need (i.e. a family can be issued \$1200 for rent arrears and \$400 for utility arrears, as long as the overall maximum of \$1600 is not exceeded).

Interest Rate

- The annual rate of interest charged on loans will 1.5% above the current Bank of Canada prime lending rate.

- The interest will be refunded if the Borrower has paid back the loan in its entirety and has participated in a Financial Literacy Coaching / Counselling and one workshop.

- The term of each loan is 24 months.

- Loans may be paid in full at any time in advance of the payment schedule with no penalty.

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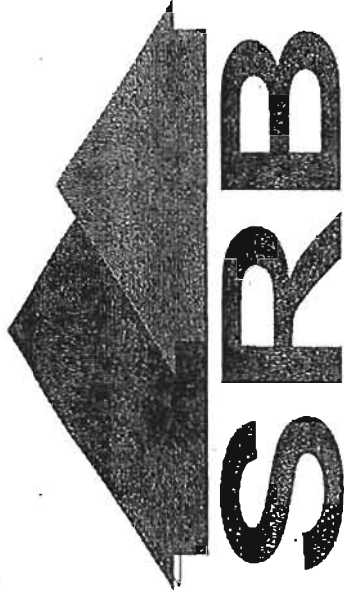
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Vancouver
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SURREY
Homelessness
& Housing
SOCIETY



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THE SURREY RENT BANK

Loans for rent arrears

families and
individuals to cover
a short-term
housing crisis

We thank you!

Phone: 604-547-0123
SurreyRentBank@gmail.com

Do you meet the following criteria?

Personal

- Have 2 pieces of ID
- Are 19 years of age or older
- Have a bank account
- Free from impairing addictions for at least one year
- Will be able to repay the loan once the situation has been stabilized

Financial

- Have (will have) a consistent & verifiable source of income (EI, Income Assistance, Pension, PWD, employment or any other source of legal income). Have no undischarged bankruptcies
- Have a sincere reason for any delinquency in loan payments (ie, due to the current crisis)
- Are not able to access any other form of government Financial assistance
- Have rental costs that do not exceed ongoing ability to pay rent

Residential

- Currently resides or will reside in Surrey, White Rock, Delta or New Westminster at the rental property for which the loan is issued

1. Client enquiry at a Service Agency or the Newton Advocacy Group Society and expresses need for financial support for their rental and/or hydro arrears.
2. If potential suitability is established during the enquiry then a "Pre-Assessment Form" is completed by the client and returned to the Surrey Rent Bank. This form is the first stage of application and will be followed by (if client found suitable) a *Rent Bank Application*.
3. The Rent Bank Committee reviews the pre-assessment to determine if a *Rent Bank Application* needs to be completed. The client will be contacted by SRB staff regarding their decision about program suitability. This process can take from 1-3 days.
4. If found suitable a *Rent Bank Application* will be emailed to the client, or the Rent Bank can be notified to leave it at Newton Advocacy Group's front desk for client pick-up.
5. The completed application must be faxed to 604.596.2319, emailed to surreyrentbank@gmail.com, mailed or dropped off in person.
6. The application will be again reviewed by the SRB Committee to determine if the client meets the criteria of the program. If more information is needed Rent Bank Staff will contact the client.
7. Staff will follow due diligence by doing credit checks and will speak to the current landlord.
8. The client will be asked to provide 3 months of bank statements and proof of income.
9. Once the final decision has been made, (to approve or decline the loan) SRB staff will contact the client to inform them of the outcome.
10. If the application is approved SRB staff arranges an appointment with the client to sign the loan documents. Thereafter a **Questionnaire** will be completed that will be used in the Coaching/Counselling session when the cheque is picked up (within one week).
11. **Coaching/Counselling Session:** A 1-2 hour session involving Financial Literacy and/or Life Coaching with the goal to develop a Personal Enhancement Plan.
12. The cheque (made out to the Landlord and/or BC Hydro) and will be given to the client immediately following the Coaching/Counselling session.
13. Monthly repayment of the loan by the client.
14. Loan repayment monies are reinvested into new/future client loans.

"The Surrey Rent Bank: Where your repayments help support others in need"

**Schedule 2 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

City of Richmond
Zoning Bylaw Amendment 8882
Affordable Housing Reserve Fund
Public Hearing
May 22, 2012

Submission from the Floor

Lynda Brummitt, Representative of Richmond Poverty Response Committee

Thank you for the opportunity to speak tonight in this hearing regarding the Affordable Housing Reserve Fund. I am speaking in favour of the proposed bylaw which will give Council the flexibility to direct both capital and operating reserve funds to financially support City approved affordable housing development projects and initiatives.

Richmond Poverty Response Committee is currently engaged in a pilot project Richmond Rental Connect. This project will establish a housing registry for Richmond that will match landlord of secondary suites and affordable rents with Richmond residents in need of affordable housing.

We recently held a conversation circle with landlords and those who attended fell into different categories - some who are currently renting out a suite or contemplating opening a suite in their home or may have had a suite in the past that is now no longer in use. The purpose of the conversation circles was to get input on how a registry could work to best meet their needs. They suggested the following as actions that they felt would encourage themselves and others to develop secondary suites:

- Landlords would like to have more information about the permitting requirements for secondary suites so that they can make an assessment of the viability of a secondary suite in their home.
- They would like workshops/information to help them in their role as landlord in terms residential tenancy – suggested topics included rights and responsibilities, appropriate screening, conflict resolution
- Mentorship - the group that attended the session had a range of experience as landlords and the idea of mentorship where more experienced landlords could help those just starting out was highly supported

It was acknowledged that the monetary/financial benefit of a secondary suite was an important consideration – for some it provides the opportunity to get into the housing market, for others, preparing for retirement, a secondary suite might mean a resident can remain in Richmond instead of moving. But it was also seen as a way to give back to the community by providing an affordable place for a renter to live and work in Richmond.

Secondary suites are one of the ways identified under the affordable housing strategy for providing affordable housing; the supports outlined by the landlords at our conversation circle could easily be organized and would encourage new landlords as well as those who may have a suite not currently in use. More flexibility to use the Affordable Housing Operating Reserve Fund would allow council to support innovative approaches for a pressing community need for affordable housing.

A full report on the Landlord conversation circle can be viewed at https://docs.google.com/document/d/1wfgKuRS9b5eHcfNXhXgq4LD7M_cSt1g5sB6riAaiHSY/edit#

A newsletter that explains the role of Rental Connect can be viewed at: <http://richmondprc.org/wordpress/wp-content/uploads/2012/03/rprc-newsletter-march-for-disturbution.pdf>

May 10, 2012

City of Richmond
6911 No. 3 Road
Richmond, British Columbia V6Y 2C1
Delivered by hand

Attention: Richmond City Council

Re: **Objection to Re-Zoning Application RZ11 585209**
Onni 7731 Alderbridge Holding Corp. and Onni 7771 Alderbridge Holding Corp.
Affecting: 7731 Alderbridge Way and 7771 Alderbridge Way, Richmond, BC

To Public Hearing
Date: <u>May 22, 2012</u>
Item # <u>3</u>
Re: <u>Bylaw 8884</u>

**Schedule 3 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

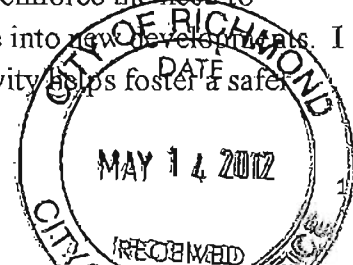
This submission is in response to the proposed Onni condo development and the negative impact it will have on the community and businesses located at 7731 Alderbridge Way and 7771 Alderbridge Way.

As noted in the "Report to Committee" by Brian Jackson, dated April 10th 2012, a Tim Hortons Restaurant is currently located at 125-7771 Alderbridge Way.

As the Owner and Operator of this Tim Hortons franchised restaurant, I strongly object to the re-zoning and redevelopment of this site as it is currently proposed. My objection is based on the fact that there appears to be numerous issues that were not considered in the Report to Committee. I believe these issues are important to the sustainable growth and prosperity of our community. It is my sincere hope that Council will take sufficient time to adequately consider these issues before approving this development.

1. Within the Official Community Plan (OCP), Section 2.4, Objective 3, Policy (a) identifies the need to reinforce the regional town centre role of the City Centre by continuing to support uses which meet the daily shopping and personal service needs of the significant resident and worker populations. This Policy also refers to the desire for the integration into mixed-use, pedestrian-friendly character of the downtown. Policy (d) also encourages small, pedestrian-friendly streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of the surrounding residents. The City of Richmond would not be achieving the objectives of the mixed-use policies of the OCP if it were to allow Onni to develop only residential condos at this site. The attached Appendix B outlines the cited sections of the OCP.
2. While the Report to Committee may feel that the proposed development is consistent with the OCP, it appears to not consider items 9.4.4D a) and b), which reinforce the need to incorporate mixed-use areas, specifically commercial uses at grade into new developments. I think it is established policy that promoting pedestrian related activity helps foster a safer environment by creating a public environment.

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3. We urge Council to consider the addition of a retail component to this residential development because it appears there are no retail plans by Onni. As Council may know, a retail component would provide readily accessible services to the community by making it more walkable and less dependent on the automobile and therefore better for the environment.
4. Furthermore, adding ground level retail businesses to a residential development would provide additional security by adding “eyes on the street” in conformance with CPTED (Crime Prevention Through Environmental Design) principles. This principle is particularly true at this location because this Tim Hortons operates 24 hours a day.
5. In addition, 7731 & 7771 Alderbridge Way are located within the T5 zone, in the Lansdowne Village section of the City Center (as detailed on Specific Land Use Maps: Lansdowne Village 2031 in the City Center Area Plan). The attached Appendix A outlines the permitted uses for T5 zoned land.
6. T5 zoning is described by the City of Richmond in its Land Use and Developing Framework as “a mixed-use development designed to help reinforce the downtown core”. The Onni development as proposed is not consistent with the City’s desire for mixed-use, as no accommodation has been made for retail or commercial use.
7. Further to the T5 zoning issue, there is an application currently under review to the South of the Onni site which respects the importance of mixed-use within that proposed development. I think there should be a discussion on why Onni’s current proposal does not do the same.

The above are my policy issues against the proposed Onni development as it currently stands. Having been a long time resident, business owner, and employer in the City of Richmond I feel strongly that there other community issues that are equally important factors, which I hope Council will consider.

8. The Tim Hortons Restaurant mentioned has been at this location and serving this community since September 2002, and in this time has become part of the community. We serve as a community meeting place for residents and workers. We are a place where family and friends gather together to share their thoughts and greet their neighbors. If the development were to go forward as proposed, this would be lost to the community as relocating within the immediate area is highly unlikely.
9. Onni has had little or no engagement with myself or the other affected businesses at this site. Despite our long standing in the community, and almost ten-year history at this location, this is my first opportunity for consultation.

10. As a member of the community, this Tim Hortons has supported and been involved with countless community events, and has contributed charitable donations and sponsorships focused in the local area surrounding this location. These involvements and contributions enrich the community, and this enrichment would be lost if Onni's development were to continue as proposed.

11. Over the years, we have employed hundreds of Richmond residents. Our employment often provides an opportunity for new residents to develop better language skills, meet their neighbors, and become comfortable in the community. The absence of commercial/retail space in this development would result in a loss of these jobs, and the associated benefits for the community.

Taking these factors into consideration, the development as proposed would result in a community that offers considerably less of what makes an area a desirable place to live.

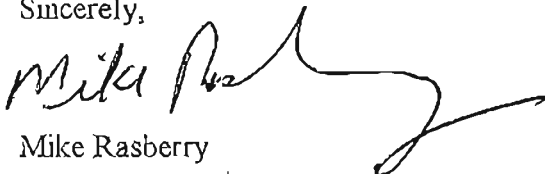
The many benefits provided by maintaining businesses in the community, such as Tim Hortons, relate directly to the mixed-use benefits of improving the downtown core that the T5 zoning and the OCP policies aim to achieve.

The businesses in the area would benefit the growing community and the new development, by providing conveniently located services, employment, as well as charitable contributions, while maintaining the sense of community that has been established through the longstanding presence of these businesses.

I believe that further consultation with local businesses and residents would allow for the interest of the community to be served, while also meeting the needs of the developers.

As a concerned Richmond resident and business owner, and on behalf of the forty employees at our restaurant, I respectfully urge Council to direct Onni to rework their proposal to include opportunities for commercial/retail space in keeping with the T5 zoning and OCP policies, as well as for the betterment of the community as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Rasberry", with a long, sweeping horizontal stroke extending to the right.

Mike Rasberry

Owner/Operator Tim Hortons #2324

Appendix A: T5 Zoning Details

T5 Zoning allows for the following uses:

Mixed Multiple-Family Residential/Commercial Use and Multiple-Family Residential, *provided that ground floor dwelling units are:*

- a) for Pedestrian Oriented Retail Precincts – “High Streets & Linkages”: Not permitted;
- b) for Pedestrian-Oriented Retail Precincts – “Secondary Retail Streets & Linkages”: Live/Work Dwellings.
 - Hotel
 - Office
 - Retail Trade & Services
 - Restaurant
 - Neighbourhood Pub
 - Institutional Use
 - Recreation Studio (Studio spaces that provide for a high degree of transparency and public access along fronting streets and open spaces shall be considered to satisfy requirements for retail continuity in Pedestrian-Oriented Retail Precincts.)
 - Community Use
 - Accessory Uses

Appendix B: City of Richmond Official City Plan (OCP) cited sections:

Section 2.4, Objective 3:

Maintain a hierarchy of retail and personal service locations to meet community-wide and neighbourhood needs.

POLICIES:

a) Reinforce the Regional Town Centre role of the City Centre by continuing to support:

- The regional shopping centres and their integration into the mixed-use, pedestrian-friendly character of the downtown;
- The specialty retail and personal service districts which cater to Richmond's diverse population and contribute to the City Centre's tourist appeal;
- Uses which meet the daily shopping and personal service needs of the significant resident and worker populations;

d) Encourage the development of small, pedestrian-friendly, streetfront convenience and personal service facilities on major roads to complement neighbourhood service centres and meet the needs of surrounding residents;

Section 9.4.4.D Retail Development on Major Streets

- a) New development on major streets, particularly at intersections, should reinforce the establishment of mixed-use areas that provide special retail focal points and promote pedestrian activity in the City;
- b) Mixed-use developments on major streets should accommodate commercial uses at grade and residential uses above;

Schedule 4 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.



May 18, 2012

The Mayor and Council,
City of Richmond,
6911 No. 3 Road,
Richmond, BC, V6Y 2C1
Via Fax: 604-278-5139



To Public Hearing	
Date:	MAY 22, 2012
Item #	3
Re:	8884

Dear Mayor and Council:

RE: Development Application by Onni at 7731 and 7771 Alderbridge Way, Richmond

We are the owners of the property at 7851 Alderbridge Way and the property at 7280 River Road in Richmond. We have owned these properties since 1968 and 1972 respectively. As the Mayor and Council is aware, we established and have been operating two family owned manufacturing Companies, namely Ebco Industries and Advanced Cyclotron Systems Inc. at these premises since 1969. Currently, there are about 300 employees between the two Companies ranging from Engineers and Scientists to uniquely qualified technicians and licensed tradesmen.

We are well aware that with the availability of the Canada line, ours and other adjacent lands in the area have become suitable for redevelopment to "higher land uses" including commercial and high density residential. To this end, we, as the owners of these lands for over 44 years, wish to ensure that re-development of any properties in our immediate vicinity do not in any way interfere with the current and future "highest and best" land use of our lands. May we respectfully submit that the highest land values and the equity in our lands are critical to the operation & success of our current Companies. Furthermore, protecting the "highest and best" land values is even more critical for the future relocation of the current Companies.

For all of the above reasons, we must respectfully inform the Mayor and Council of our objections related to "View Corridor" considerations included on Page 10 in the Report (File RZ 11-585209) from Director of Development to Planning Committee dated April 10, 2012 in support of application by Onni for properties at 7731 and 7771 Alderbridge Way from Industrial Retail to High Density Low Rise Apartments. We firmly believe that any view corridor considerations, implied or express by the City of Richmond, for this application will adversely affect the market value of our property at 7280 River Road.

Your Worship Mayor Brodle and esteemed Councilors, we have owned the property at 7280 River Road since 1972 and we do not now want the future market value or the redevelopment potential of this property diminished or limited or constrained in any way by virtue of the expectations for a view corridor directly opposite our property mentioned in a City of Richmond Planning Report. Furthermore, we believe any consideration of a view corridor by the City of Richmond in favor of a private property owner is equivalent to Council conferring a significant benefit for that developer while at the same time negatively impacting our lands as the view

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corridor is being given or implied over our lands thus limiting or diminishing or causing additional constraints on our lands.

Given that any view corridor considerations, however minimal, still negatively affect our property at 7280 River Road and 7851 Alderbridge (in way of future redevelopment), we must respectfully request the Mayor and Council to NOT grant any view corridor considerations to the above development and that the current view corridor language be removed entirely from here on prior to any further approvals.

We are hopeful that the Mayor and Council would grant our request given that:

- our request only seeks to protect our lands and does not in any way limits the scope of the above development.
- that we have owned these lands for over 44 years.
- that the success of our two Companies, Ebco Industries and Advanced Cyclotron Systems Inc, with 300 highly paid jobs and growing heavily depends on the continuing " highest and Best " land values for financing of the two Companies.
- we have been a strong Corporate stakeholder for the City of Richmond providing significant support to the city of Richmond 's cultural goals including Museums, etc.

We will be pleased to meet the Mayor and Council in person should it be so required.

Yours truly,

Helmut Eppich
Chairman of the Board

Richard Eppich
CEO and President

CC:

George Duncan, CAO, City of Richmond (Via email: gduncan@richmond.ca)
Brian Jackson, Director of Development (Via email: bjackson@richmond.ca)

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May 16, 2012

VIA HAND DELIVERED

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

Dear Sirs & Mesdames:

Tim Hortons®

OPERATED BY THE TDL GROUP Corp.
7460 - 51st STREET S.E., CALGARY, ALBERTA T2C 4B4
TELEPHONE (403) 203-7400 • FACSIMILE (403) 203-7430

**Schedule 5 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Re: Tim Hortons Restaurant located at 125-7771 Alderbridge Way, Richmond, BC

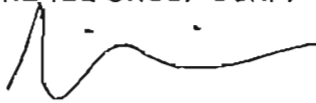
1. This letter is a submission from the TDL Group Corp. which operates as the franchisor for the Tim Hortons restaurant #2324 located at 125-7771 Alderbridge Way, in Richmond, BC.
2. We wish to voice our objection to the proposed re-zoning application by Onni. If the re-zoning is approved in the current form, it will cause irreparable harm to all of the businesses in and around 7731 Alderbridge Way and 7771 Alderbridge Way.
3. Tim Hortons has been operating at this location since 2002 and our lease of the premises continues through to 2032. Onni recently purchased this property from the previous landlord and our understanding is that Onni plans to re-develop all of the property located in the vicinity of the Tim Hortons into residential condominiums.
4. Our concern is that Onni has not formally indicated to us, or to any of the other businesses in the area, their intentions for this development. We think it is only fair that Onni should inform the tenants of their re-development plans, as they plans will ultimately have a major impact on all of the stakeholders, including the community at large.
5. As a condition of their re-zoning approval, Onni should be required to either settle any disagreements with the tenants regarding their existing leases or permit the tenants to continue operating until the end of their term as agreed to in the leases.
6. We wish to inform City Council that the Tim Hortons lease has no early termination clause or demolition clause, so it is abundantly clear that there are no legal grounds for termination available to Onni.
7. We feel that if City Council were to approve Onni's application as it stands, Onni would be encouraged to breach the terms of their leases and effectively close down the Tim Hortons, as well as the other businesses, causing many employees to lose their jobs.
8. Further, we are concerned that Onni's development plans will affect the access and parking for all of the businesses at this location. We would like to know if Onni's construction plans will impede access to our property and effectively kill our business.
9. Finally, the proposed re-zoning would force all of the businesses into a legal limbo because they would be non-conforming with the proposed zoning, a status that no business owner would want. Non-conforming status could impact our ability to refurbish, renovate and alter our operations at this location, which would most certainly occur over the remaining 20 year term of our lease.

10. Tim Hortons and our Franchisee are positive contributors to the Richmond community. We operate several locations in Richmond that have employed hundreds of local residents over the years.
11. We have been, and continue to be, a strong supporter of numerous local charities and organizations thru the Timbits Minor Sports Program, the Tim Hortons Community Cruiser, and the Tim Horton Children's Foundation. This could all be lost if Onni re-zoning application were to proceed as planned.
12. We would respectfully request that if the City wishes to proceed with the re-zoning, that the City require as a condition of the re-zoning that Onni:
 - (a) include some commercial or retail space in the development that could accommodate our operations; and
 - (b) settle any lease issue with Tim Hortons and the other businesses at this location.

Thank you for your consideration.

Yours very truly,

THE TDL GROUP CORP.

A handwritten signature in black ink, appearing to read 'William Cao', with a stylized, wavy line extending to the right.

William Cao
Legal Counsel

To Public Hearing	
Date:	May 22, 2012
Item #	4
Re:	Bylaw 8886

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 16, 2012 7:45 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #646)
Categories: 12-8060-20-8886 - RZ 12-596719 -

Schedule 6 to the Minutes of
 the Council Meeting for
 Public Hearings held on
 Tuesday, May 22, 2012.

Send a Submission Online (response #646)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/16/2012 7:48:26 PM

Survey Response

Your Name:	Jeremy Sze
Your Address:	Unit 9, 7071 Bridge Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8886 (RZ 12-596719)
Comments:	<p>I strongly oppose the rezoning of the subjected property as such rezoning would bring extreme disturbance to my current townhouse: 1. By cutting down so many trees in this property, the surrounding area is less "green". The area is too crowded, and we need a good balance of residential area and eco-friendly surrounding. 2. I have a newborn baby, such rezoning and development would create too many dust and noise which might affect my baby's health. 3. My backyard currently has an unobstructed view of all the trees. With the rezoning, I not only lose sight of all the trees but also my privacy since the rezoning will bring noisy neighbours overseeing my backyard. Based on my reasons above, such rezoning and development will significantly affect my family's quality of life and significantly reduce my property value. Therefore, I strongly oppose rezoning and developing the subjected property.</p>



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 17, 2012 1:47 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #648)
Categories: 12-8060-20-8886 - RZ 12-596719 -

To Public Hearing
Date: <u>May 22, 2012</u>
Item # <u>4</u>
Re: <u>Bylaw 8886</u>

**Schedule 7 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**

Send a Submission Online (response #648)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/17/2012 1:51:02 PM

Survey Response

Your Name:	Ting
Your Address:	7071 Bridge street, richmond, bc
Subject Property Address OR Bylaw Number:	Bylaw 8886 (RZ 12-596719)
Comments:	I do not want this area to be rezoned from 2 houses to 8 houses as this will create a lot of traffic congestion. Also, why do we need to cut down so many trees to develop houses when there's other empty lot in Richmond? It is unfair to nearby residents for such rezoning to occur.



MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
 Sent: May 21, 2012 11:44 PM
 To: MayorandCouncillors
 Subject: Send a Submission Online (response #655)
 Categories: 12-8060-20-8886 - RZ 12-596719 -

To Public Hearing	
Date:	MAY 22, 2012
Item #	4
Re:	Bylaw 8886

Schedule 8 to the Minutes of
 the Council Meeting for
 Public Hearings held on
 Tuesday, May 22, 2012.

Send a Submission Online (response #655)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 11:47:52 PM

Survey Response

Your Name:	Wei Gan
Your Address:	#8-7071 Bridge Street, Richmond, BC
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8886 (RZ 12-596719)
Comments:	I strongly oppose on zoning and developing this subject property: the rezoning will cut down over 40 trees, which is very bad to the environment. The surrounding area will be more crowded and less green. We need a good balance of residential area and Eco friendly surrounding.



Board in Brief

For Metro Vancouver meetings on Friday, May 25, 2012.

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

For more information, please contact either:

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

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

Greater Vancouver Regional District

Restoration of the Joint Emergency Preparedness Program

Approved

The Board requested that the Federation of Canadian Municipalities pass an emergency resolution to restore emergency preparedness funding.

The proposed resolution states:

Whereas, JEPP supports cooperation among the federal and provincial/territorial governments to respond to emergencies of all types with a uniform standard of response;

And whereas funding through JEPP assists with projects aimed at enhancing national emergency response capability;

And whereas the ultimate outcome of JEPP to have a national emergency preparedness capacity enhanced to meet emergencies of all types has not yet been met;

Therefore, be it resolved that the Federation of Canadian Municipalities urge the Government of Canada to fully restore annual JEPP funding to 2009 levels for emergency preparedness and to ensure there is continued, ongoing, effective JEPP funding to build capacity and capability to meet emergencies of all types in Canada.

Experience the Fraser: Advancing Implementation

Approved

Experience the Fraser is a project to connect communities, parks, natural features, historic and cultural sites and other points of interest along the Lower Fraser River by means of 550 kilometres of trails and via the river itself. The Board accepted a \$500,000 provincial government grant for the project Experience the Fraser project and increased the 2012 contribution to the Parks basic facilities capital reserve by \$500,000.



**metro
vancouver**

www.metrovancouver.org

Regional Electric Vehicle Charging Infrastructure Project**Approved**

On March 31, 2012, the Province of B.C. announced a \$2.74-million Community Charging Infrastructure Fund that will see 570 electric vehicle (EV) charging stations in publicly accessible locations across B.C. These funds will be allocated in the form of grants of up to 75% of the cost of equipment and labour to a maximum of \$4,000 per installation.

The Board directed staff to apply for all pertinent Provincial grant opportunities that support the deployment of electric vehicles in our region.

Legislative and Jurisdictional Barriers to Utility Servicing Agreements with Non-Treaty First Nations**Approved**

The Board received a report, dated April 25, 2012 and titled "Legislative and Jurisdictional Barriers to Utility Servicing Agreements with Non-Treaty First Nations." It directed staff to: convey the report to the federal Minister of Aboriginal Affairs and Northern Development Canada and to the provincial Minister of Aboriginal Relations and Reconciliation for consideration; request the federal Minister of Aboriginal Affairs and Northern Development Canada and the provincial Minister of Aboriginal Relations and Reconciliation enter into discussions with the Metro Vancouver Board on the resolution of issues identified in the report so as to enable local governments to enter into utility servicing agreements with non-treaty First Nations. The Board will develop a process to engage non-treaty First Nations on how to jointly address legislative and jurisdictional barriers to utility servicing agreements.

2012 Agriculture Awareness Grant Recommendations**Approved**

The Board approved agricultural awareness grants to the following nonprofit organizations:

- 1) BC Agriculture in the Classroom Foundation for the "Take a Bite of BC" project for the amount of \$7,500;
- 2) BC Chicken Grower's Association for the "Poultry in Motion Educational Mini Barn" project for the amount of \$6,000;
- 3) Delta Farmland & Wildlife Trust for the "Day at the Farm" event for the amount of \$3,000;
- 4) Faculty of Education at UBC for the "Cultivating Learning Network" for the amount of \$5,000;
- 5) Growing Chefs for the "Classroom Gardening Program" for the amount of \$4,000;
- 6) Langley Environmental Partners Society for the Seed to Plate: Community Action for a Sustainable Food System" project for the amount of \$3,500;
- 7) Maple Ridge Pitt Meadows Agricultural Association for the "Backyard Farming" display at County Fest for the amount of \$1,500;
- 8) North Shore Neighbourhood House for the "Loutet Farm" project for the amount of \$4,500.

2011 General Local Election: Electoral Area A – Public Notice of Failure to File a Disclosure Statement**Received
Approved**

Mr Colin Desjarlais, a candidate for the office of Director of Electoral Area A for the 2011 general local election, did not file disclosure statements before the end of the late filing period. Mr. Desjarlais is therefore disqualified from being nominated for, elected to or holding office on a local government until after the next general local election. A Metro Vancouver report about the failure to file disclosure statements will be sent to the B.C. Inspector of Municipalities.

Village of Anmore Regional Growth Strategy Amendment – Initial Readings

Approved

The Village of Anmore and School District 43 have had longstanding plans to build a middle school at the southern boundary of Anmore, adjacent to the urban area of Port Moody. The school would serve both Anmore and Port Moody students. The GVS&DD Board has previously indicated support for providing sewer services to the school provided that certain conditions were met.

The Board gave first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1168, 2012. The bylaw will go to a public hearing held by the following Board members: Director Derek Corrigan, Director Harold Steves, Director Mike Clay, Director Jack Froese, Director Linda Hepner, Director Andrea Relmer.

Greater Vancouver Water District

Water Supply and Water Consumption Update for Summer 2012

Received

The existing snow pack and lake levels should be sufficient to ensure adequate water supply for the 2012 summer season. Since 1993, the regional Water Shortage Response Plan has been used to manage lawn sprinkling and other outdoor water use during the June 1 to September 30 period of every year.

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

Tunnel and shaft excavation for both tunnels in the Twin Tunnels Project is complete. Installation of the first phase of shotcrete lining in the central section of the tunnels is complete. The remaining shotcrete work will resume in mid-2012 following installation of the steel liner at the Capilano end of the tunnels.

Delivery of steel liner pipe from the temporary storage area on Annacis Island continues. Installation and grouting of steel liner at the base of the Capilano shafts and at the Capilano end of the treated water tunnel are underway. Final preparations for liner installation in the raw water tunnel continue.

Overall completion is 81%. Projected substantial completion is end of 2013. The projected final cost for the Seymour-Capilano Filtration Project, including the Twin Tunnels project, is approximately \$814 million.

Integrated Utility Management Advisory Committee Terms of Reference

Approved

The Board approved the creation of a new Integrated Utility Management Advisory Committee (IUMAC), a high level advisory committee established to monitor and provide advice to Metro Vancouver on the implementation of the Drinking Water Management Plan, the Integrated Liquid Waste and Resource Management Plan, and the Integrated Solid Waste and Resource Management Plan.

The committee will include members representing Metro Vancouver, its member municipalities, senior government agencies, technical and professional interests, public and non-government interests, and business interests.

Greater Vancouver Sewerage and Drainage District

Integrated Utility Management Advisory Committee Terms of Reference

Approved

The Board approved the creation of a new Integrated Utility Management Advisory Committee (IUMAC), a high level advisory committee established to monitor and provide advice to Metro Vancouver on the implementation of the Drinking Water Management Plan, the Integrated Liquid Waste and Resource Management Plan, and the Integrated Solid Waste and Resource Management Plan.

The committee will include members representing Metro Vancouver, its member municipalities, senior government agencies, technical and professional interests, public and non-government interests, and business interests.

Lions Gate and Iona Island Secondary Wastewater Treatment Plants – Project Update

Approved

The Board received an update on the work now underway to complete the project definition phases for the Lions Gate and Iona Island secondary wastewater treatment plant upgrades. The expected cost for the Lions Gate upgrade is \$400 million. The expected cost for the Iona Island upgrade is \$1 billion.

The Board also directed staff to submit an application for the Lions Gate Secondary Wastewater Treatment Plant Project Definition Phase to the Union of BC Municipalities' Gas Tax Agreement Innovations Fund.

P3 Canada Application for New Waste-to-Energy Capacity

Approved

The P3 Canada Fund is a merit-based federal program that co-funds public infrastructure projects best delivered via a public-private partnership or P3. The Board directed staff to submit an application to the P3 Canada Fund to help fund new Waste-to-Energy capacity for Metro Vancouver.

In May 2011, the Province of B.C. added packaging and printed paper to its recycling regulation, creating an obligation for industry to design and implement an Extended Producer Responsibility program. An industry agency – Multi-Material BC – was created to manage the development and implementation of the new EPR program.

The Board approved a resolution that requests that the Chair send a letter to Multi-Material BC and the Provincial Minister of Environment highlighting the need to address key local government concerns in the ongoing planning process for the Packaging and Printed Paper Extended Producer Responsibility Program prior to submission of the draft plan to the Minister of Environment.



Finance Committee

Date: Monday, June 4, 2012

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 4:04 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, May 7, 2012, be adopted as circulated.

CARRIED

BUSINESS AND FINANCIAL SERVICES DEPARTMENT

1. **RICHMOND OLYMPIC OVAL CORPORATION – 2011 AUDITED FINANCIAL STATEMENTS**

(File Ref. No. 01-0060-20-ROVA1/2012-Vol 01) (REDMS No. 3526713)

In answer to questions from Committee, Andrew Nazareth, General Manager, Business and Financial Services, and John Mills, General Manager, Richmond Olympic Oval Corporation, provided the following information:

Finance Committee
Monday, June 4, 2012

- the Richmond Olympic Oval Corporation has an accumulated surplus of approximately 2.2 million dollars, with 1.7 million allocated as a capital reserve;
- there were 43 full-time employees at the end of the fiscal year, which has now increased to 49 full-time employees;
- the City will continue to receive funding from the 2010 Games Operating Trust Fund (GOT) as long as the City continues to comply with the obligations set by the Trust;
- GOT is an endowment fund which is maintained by the 2010 Games Operating Trust Society; and
- an annual report on GOT is provided to the City following the 2010 Games Operating Trust Society's Annual General Meeting.

Staff were requested to provide copies of the 2010 Games Operating Trust Fund Annual Report to Council when it is available.

It was moved and seconded

That the report on the 2011 Audited Financial Statements for the Richmond Olympic Oval Corporation from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

2. 2011 ANNUAL REPORT AND 2011 ANNUAL REPORT – HIGHLIGHTS

(File Ref. No.:) (REDMS No. 3521666)

Ted Townsend, Senior Manager, Corporate Communications, accompanied by Jerry Chong, Director, Finance, drew attention to the following two changes that have been made to the Annual Report since last year: (i) the short version of the report was further reduced in size, and new reader friendly charts were introduced; and (ii) in the interest of accountability and transparency, a four page wrap will be developed and placed in the Richmond Review.

It was moved and seconded

That the attached City of Richmond 2011 Annual Report and the 2011 Annual Report – Highlights be approved.

CARRIED

3. 2011 ANNUAL DEVELOPMENT COST CHARGES

(File Ref. No. 03-0900-01/2012-Vol 01) (REDMS No. 3516552)

In answer to questions, Jerry Chong, Director, Finance, advised that: (i) the Annual Development Cost Charges (DCC) report is a local government requirement; (ii) DCCs are reviewed every three to four years, and that the last review and increase of DCCs took place in 2009; and (iii) an assessment of DCCs will take place at the end of 2012.

Finance Committee
Monday, June 4, 2012

It was moved and seconded

That the staff report titled 2011 Annual Development Cost Charges (dated April 27, 2012 from the Director, Finance) be received for information.

CARRIED

4. **REVENUE ANTICIPATION BORROWING (2012) BYLAW NO. 8896**
(File Ref. No.: 03-0900-01/2011-Vol 01) (REDMS No. 3515105)

Jerry Chong, Director, Finance, advised that Bylaw No. 8896 addressed “housekeeping” matters, and that in the event the City needs to draw upon its lines of credit, the City would need prior approval via this bylaw.

It was moved and seconded

That Revenue Anticipation Borrowing (2012) Bylaw No. 8896 be introduced and given first, second, and third readings.

CARRIED

5. **2011 SURPLUS APPROPRIATION**
(File Ref. No.:) (REDMS No. 3518825)

Andrew Nazareth, Business and Financial Services, joined by Jerry Chong, Director, Finance, provided an overview of the process related to the proposed 2011 Surplus Appropriation, advising that over 60 submissions had been reviewed by the The Administrators Group (TAG) Cost Control Sub-Committee. The submissions were forwarded to the Corporate Directors Group to be prioritized, prior to TAGs final review.

A discussion then ensued about:

- options for the funds that have been proposed for Item No. 12 – 2013 Capital Program. It was noted that expenditure of any funds allocated to Item No. 12 would require further approval from Council, and that Council may access funds proposed for Item No. 12 for alternative uses if required;
- costs related to labour, and how the TAG Cost Control Sub-Committee has recommended that labour costs and requests for positions become a part of the budget process rather than the surplus appropriation process;
- Item No. 16 – Consultant Fees for Policy Development. It was noted that this item was not recommended at this time as it may also receive provincial funding;
- a request from the Child Care Development Committee for a three year Child Care Coordinator position. It was noted that the Committee had submitted a request last year, and that there was an understanding that the request would be addressed during the 2011 Surplus Appropriation process. Staff advised that the request had been deferred to the 2013 budget process, as it is a staff expenditure;

Finance Committee
Monday, June 4, 2012

- the feasibility of replenishing the Major Events Provision Fund (Item No. 13);
- the feasibility of providing seed funding for Item No. 15 – Mobile Community Safety Education Unit, and Item No. 18 – Salmon Row 2013. It was noted that sponsorship funding is being investigated for both items, and if achieved, sponsorship funding would be used to reduce the amount requested from the City;
- the feasibility of re-allocating funds from Item No. 12 – 2013 Capital Program to other items; and
- the need to place additional funds in reserves.

It was moved and seconded

That the December 31, 2011 surplus of \$4.556 million be appropriated as outlined in the staff report titled 2011 Surplus Appropriation (dated April 26, 2012 from the General Manager, Business and Financial Services).

The question on the motion was not called as the following **amendment** was introduced:

It was moved and seconded

That \$50,000 be taken from Item No. 12 – 2013 Capital Program, for funding of a one year temporary part-time position of a Child Care Coordinator.

CARRIED

Staff were directed to provide further information on the Child Care Coordinator position via memo.

The question on the motion was not called as the following **amendment** was introduced:

It was moved and seconded

That \$167,500 be taken from Item No. 12 – 2013 Capital Program, and

- (1) *\$67,500 be appropriated to Item No. 15 – Mobile Community Safety Education Unit, as seed funding; and*
- (2) *\$100,000 be appropriated to Item No. 18 – Salmon Row 2013, as seed funding.*

CARRIED

Finance Committee
Monday, June 4, 2012

The question on the motion was not called as the following **amendment** was introduced:

It was moved and seconded

That \$500,000 be taken from Item No. 12 – 2013 Capital Program, and placed into reserves.

The question on the amendment motion was not called as a **sub-amendment** was introduced:

It was moved and seconded

That the \$500,000 for reserves be placed specifically into the Capital Building and Infrastructure Reserve.

CARRIED

The question on the **amendment** motion, which now reads as:

“That \$500,000 be taken from Item No. 12 – 2013 Capital Program, and placed into Capital Building and Infrastructure Reserve.”

was then called, and it was **CARRIED** with Cllrs. McNulty and Steves opposed.

The question on the motion was not called as the following **amendment** was introduced:

It was moved and seconded

That \$125,000 be taken from Item No. 12 – 2013 Capital Program, and placed in the Major Events Provision Fund.

CARRIED

OPPOSED: Cllrs. Johnston
McNulty

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

“That the December 31, 2011 surplus of \$4.556 million be appropriated as outlined in the staff report titled 2011 Surplus Appropriation (dated April 26, 2012 from the General Manager, Business and Financial Services) with the following amendments:

- (1) That \$50,000 be taken from Item No. 12 – 2013 Capital Program, for funding of a one year temporary part-time position of a Child Care Coordinator;*
- (2) That \$167,500 be taken from Item No. 12 – 2013 Capital Program, and*
 - (a) \$67,500 be appropriated to Item No. 15 – Mobile Community Safety Education Unit, as seed funding; and*
 - (b) \$100,000 be appropriated to Item No. 18 – Salmon Row 2013, as seed funding;*

Finance Committee
Monday, June 4, 2012

- (3) *That \$500,000 be taken from Item No. 12 – 2013 Capital Program, and placed into Capital Building and Infrastructure Reserve; and*
- (4) *That \$125,000 be taken from Item No. 12 – 2013 Capital Program, and placed in the Major Events Provision Fund.”*

CARRIED

OPPOSED: Cllrs. Johnston
McNulty

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 Finance
Committee of the Council of the City of
Richmond held on Monday, June 4, 2012.

Mayor Malcolm D. Brodie
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



Parks, Recreation & Cultural Services Committee

Date: Tuesday, May 29, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston, Vice-Chair
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 4:06 p.m.

MINUTES

It was moved and seconded

That the minutes of the meetings of the Parks, Recreation and Cultural Services Committee held on Wednesday, December 14, 2011 and Tuesday, March 27, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 26, 2012 (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

Suzanne Haines, General Manager, Gateway Theatre, introduced Giovanni Sy, Gateway Theatre's new Artistic Director. Mr. Sy provided background information regarding his work in the theatre industry and stated that he was pleased to join Gateway Theatre.

Parks, Recreation & Cultural Services Committee

Tuesday, May 29, 2012

1. **BRITANNIA HERITAGE SHIPYARD NATIONAL HISTORIC SITE**
(File Ref. No.) (REDMS No. 3526790)

It was moved and seconded

- (1) *That the Terms of Reference for a Britannia Heritage Shipyard Building Committee, as outlined in the report dated May 3, 2012 from the Director, Arts, Culture and Heritage Services, be endorsed; and*
- (2) *That a Britannia Heritage Shipyard Building Committee be established as per the Terms of Reference.*

The question on the motion was not called as discussion ensued and Committee suggested that Councillor Bill McNulty and Councillor Harold Steves be appointed to the Britannia Heritage Shipyard Building Committee.

Discussion further ensued regarding when works would begin on the remaining buildings and in reply to a query from Committee, Bryan Klassen, Britannia Site Supervisor, advised that staff anticipate commencing budgeted works in Fall 2012.

The question on the main motion, which now reads as:

- (1) *That the Terms of Reference for a Britannia Heritage Shipyard Building Committee, as outlined in the report dated May 3, 2012 from the Director, Arts, Culture and Heritage Services, be endorsed;*
- (2) *That a Britannia Heritage Shipyard Building Committee be established as per the Terms of Reference; and*
- (3) *That Councillor Bill McNulty and Councillor Harold Steves be appointed to the Britannia Heritage Shipyard Building Committee.*

was then called and it was **CARRIED**.

2. **STEVESTON INTERURBAN TRAM BUILDING PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-134) (REDMS No. 3527761)

Eric Fiss, Public Art Planner, accompanied by artist Mia Weinberg. Mr. Fiss spoke of the public art decision-making process for a City initiated public art project. He noted that as per the administrative procedures for artist selection, a selection panel reviewed the artist qualification of fifteen artists who responded to the open Call to Artists. The panel unanimously recommended artist Mia Weinberg for the proposed public art project. Mr. Fiss further commented that the artist has collaborated with the tram building public art project team to develop the proposed public art concept design.

Parks, Recreation & Cultural Services Committee

Tuesday, May 29, 2012

Jim Kojima, 7611 Moffatt Road, President of the Steveston Community Society, cited concerns related to the proposed concept design consultation process. He stated that the Society's representative on the selection panel had not seen the final concept proposed and was not aware that the proposed concept was being presented to Committee.

In reply to the concerns cited, Mr. Fiss clarified that the selection panel's role was to recommend an artist. As this is a civic public art project, the proposed project does not include community consultation. Also, Mr. Fiss stated that information regarding the proposed concept and its presentation to Committee was discussed at subsequent meetings with the public art project team, attended by the representative from the Steveston Community Society.

Discussion ensued and the following Committee comments were noted:

- the proposed concept design should be referred back to staff for adequate consultation with community stakeholders;
- the proposed concept design itself is not a concern; and
- staff have followed proper procedures in relation to the proposed public art project.

Discussion further ensued and Mr. Fiss clarified the process for civic public art projects and in reply to queries from Committee advised that (i) the selection panel is an arms length group appointed through the Public Art Advisory Committee to review artist submissions; (ii) once the panel has recommended an artist, the panel is dismissed; (iii) a Steveston Community Society representative also sits on the tram public art project team; and (iv) once a concept design is approved by Council, the artist continues to refine the concept in consultation with the public art project team and various community stakeholders.

Artist Mia Weinberg commented on her meetings with the various stakeholders and noted that the proposed concept design is not substantially different than what was previously discussed with the tram public art project team.

It was moved and seconded

That the concept proposal and installation of the Steveston Interurban Tram Building Public Art Project "Interurban Map" by artist Mia Weinberg, as presented in the report from the Director, Arts, Culture & Heritage Services dated May 7, 2012, be endorsed.

The question on the motion was not called as discussion ensued regarding the staff recommendation and it was noted that Committee is merely considering endorsement of the project concept.

Staff was directed to address the Steveston Community Society's concerns prior to the matter being presented to Council.

Parks, Recreation & Cultural Services Committee

Tuesday, May 29, 2012

The question on the motion was then called and it was **CARRIED** with Councillor McNulty opposed.

PARKS AND RECREATION DEPARTMENT

3. **RICHMOND CHILDREN'S CHARTER**

(File Ref. No.) (REDMS No. 3527945)

Elizabeth Ayers, Manager, Community Recreation Services, introduced Helen Davidson, Community Coordinator, Richmond Children First.

In reply to a query from Committee, Ms. Ayers advised that the endorsement of the proposed Richmond Children's Charter would act as a symbolic gesture as it would further demonstrate the City's commitment to making Richmond the best place in North America to raise children and youth.

Ms. Davidson noted that she would like to play a video of a group of Richmond children reading the Charter at a future Council meeting. Also, Ms. Davidson spoke of the various ways Richmond Children First engaged with Richmond children in an effort to identify what Richmond children value. She stated that throughout various projects, it was evident that Richmond children value the right to play and the right to learn.

In reply to queries from Committee, Ms. Davidson advised that other local governments, such as the City of Kamloops, the City of Revelstoke, and the City of Powell River, are endorsing children charters specific to the values of the children in their respective communities.

Discussion ensued and it was noted that the format of the Children's Charter is well done as the quotations from children provide context.

It was moved and seconded

- (1) *That the Richmond Children First's "Richmond Children's Charter," as presented in the report dated May 3, 2012, from the Acting Director, Recreation, be endorsed; and*
- (2) *That the video of Richmond children reading the Richmond Children's Charter be played at a future Council meeting.*

CARRIED

4. **MANAGER'S REPORT**

(i) *Floating Net Shed*

Jane Fernyhough, Director, Arts, Culture & Heritage, updated Committee on discussions with the owner of the floating net shed. Ms. Fernyhough advised that the owner would like the City to purchase the net shed at a cost of \$350,000; otherwise she has indicated that she will continue to look for a new site to situate it.

Parks, Recreation & Cultural Services Committee

Tuesday, May 29, 2012

(ii) Parks Department Updates

Mike Redpath, Senior Manager, Parks, provided an update on various Parks Department activities and the following information was noted:

- there will be a public open house for the Terra Nova play environment on Wednesday, June 6th at Thompson Community Centre from 5:00 p.m. to 8:30 p.m;
- the Thompson Youth Park is scheduled to open on Thursday, June 21st at 7:00 p.m;
- staff are working with Metro Vancouver's Parks Committee on developing a Richmond parks application for mobile devices;
- the tall ship *Kaisei* has confirmed its appearance at the Ships to Shore Steveston 2012 event;
- staff have engaged a consultant for the detail design of the Railway Avenue Corridor; and
- staff anticipate consulting with the Thompson Community Centre, West Richmond Community Centre and the Steveston Community Centres in regards to the development of the Railway Avenue Corridor.

In reply to queries from Committee, Mr. Redpath advised that giant hogweed found along the Shell Road Trail would be removed immediately. Also he stated that the Richmond parks application for mobile devices will eventually also include bike trails. It was requested that Mr. Redpath provide members of Council with the MAXguide application for mobile devices.

(iii) Ships to Shore Steveston 2012

Serena Lusk, Manager, Parks Programs, stated that the Ships to Shore Steveston 2012 will be held June 29th to July 1, 2012 at Imperial Landing and spoke of the various activities being offered during the event.

(iv) Boat Moorage at Imperial Landing

Ms. Lusk commented on the City's pilot program to gauge interest and viability in transient boat moorage at Imperial Landing and noted that moorage is free for up to three hours.

(v) Steveston Farmers Market

Dave Semple, General Manager, Parks and Recreation, commented on staff discussions with representatives of the Steveston Farmers Market and the Steveston Hotel.

Parks, Recreation & Cultural Services Committee

Tuesday, May 29, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 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 29, 2012.

Councillor Harold Steves
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, June 5, 2012

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Wednesday, May 23, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 19, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN**
(File Ref. No. 01-0100-20-ACEN1-01) (REDMS No. 3527086)

Terry Crowe, Manager, Policy Planning, provided background information and commented on the Advisory Committee on the Environment's (ACE) 2012 Work Program. Mr. Crowe stated that ACE is considering publishing an information brochure that would highlight its mandate and comment on what ACE does.

Planning Committee

Tuesday, June 5, 2012

Discussion ensued and Committee noted that a brochure is a good way to inform the public of ACE's activities.

Mr. Crowe noted that ACE anticipates being more involved in local events in an effort to increase their awareness within the community. In reply to a query from Committee, Mr. Crowe advised that staff would work with ACE to ensure that a brochure is developed in 2012.

It was moved and seconded

That:

- (1) *The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and*
- (2) *The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.*

CARRIED

2. **RICHMOND COMMENTS: PROPOSED GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY AMENDMENT BYLAW 1160, 2012**

(File Ref. No.) (REDMS No. 3534599)

Mr. Crowe provided background information. He stated that the proposed bylaw does not affect the City and enables that all Regional Growth Strategy Conservation and Recreation designated land amendments be made by a Type 2 Minor (A) amendment.

It was moved and seconded

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.

CARRIED

3. **HAMILTON AREA PLAN - FIRST PUBLIC SURVEY FINDINGS AND PROPOSED DEVELOPMENT OPTIONS**

(File Ref. No. 08-4045-20-14) (REDMS No. 3532954)

Mr. Crowe provided background information and advised the following:

- the first open house was held on March 13, 2012 and there was a good turnout of approximately 135 people;
- the public survey results indicate that the community wishes to see various community improvements such as a community safety station, a library, more indoor recreational space, and improved walkways and trails; and
- the community has accepted the notion of additional density in the area as it could provide more community amenities.

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Planning Committee

Tuesday, June 5, 2012

Mr. Crowe stated that staff anticipate holding a second open house in the near future that would present the three proposed general development options. Also, he noted that another public survey would be available to seek additional information regarding the proposed three general development options.

Discussion ensued and Committee was pleased with the City-Developer approach to the public consultation process.

In reply to a query from Committee, Dana Westermarck, Oris Consulting Ltd., advised that a community safety station is a top priority to the community as there is currently only one RCMP member designated to the area. Mr. Westermarck stated that many members of the community cited concerns with the response time to break and enter calls as a second officer must first be dispatched from the main detachment prior to the RCMP attending. Also, he commented that the community wishes to be more involved with policing.

Discussion ensued regarding the community's desire to be more involved in policing and in reply to a query from Committee, Cathryn Volkering Carlile, General Manager – Community Services, advised that Fire Hall No. 5 has a community use space. She noted that use of the space is coordinated through the Fire Department. Committee requested that this matter be discussed at the June 12, 2012 Community Safety Committee meeting.

In reply to a query from Committee, Mr. Westermarck advised that a consultant has been retained to facilitate a retail market analysis, which would identify what types of businesses may be supported based on the level of density. Also, he commented on the different shopping experience provided in a neighbourhood strip mall as oppose to that of a big retailer.

Discussion ensued regarding what can be expected in the Queensborough area. Mr. Crowe advised that he would provide Council with a memorandum addressing the Queensborough Community Plan and any proposed facilities such as a library which may be used by Hamilton residents.

Discussion further ensued regarding the Queensborough area and it was noted that cost-sharing opportunities for certain amenities might exist between the City of New Westminster.

It was moved and seconded

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this report dated May 23, 2012 from the Acting General Manager of Planning and Development.

CARRIED

4. MANAGER'S REPORT

None.

Planning Committee
Tuesday, June 5, 2012

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:35 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, June 5, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee

TO FIN - June 4 2012

To: Finance Committee **Date:** May 1, 2012
From: Andrew Nazareth **File:**
General Manager, Business and Financial
Services
Re: 2011 Annual Report and 2011 Annual Report - Highlights

Staff Recommendation

That the attached City of Richmond 2011 Annual Report and the 2011 Annual Report – Highlights be approved.

Andrew Nazareth
General Manager, Business and Financial Services Department
(4095)

Att.

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY TAG SUBCOMMITTEE	INITIALS:
REVIEWED BY CAO (Reputy)	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 format of the City of Richmond's 2011 Annual Report follows the formats which were successfully adopted the previous years as two versions have been prepared.

The first version is the comprehensive annual report (Annual Report) which meets all legislative requirements. This version will be made publicly available through the City's website and printed only on an exception basis. The 2011 Annual Report includes the City's audited consolidated financial statements, a statement of the City's corporate objectives and success indicators, as well as 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 2011 Annual Report provides information concerning events that occurred during the year, a summary of the City's awards and achievements, as well as relevant statistical data.

The second version is the popular financial report, titled 2011 Annual Report – Highlights. It has been prepared for the purpose of informing the public about the City of Richmond, its services, highlights from 2011 and its 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. A version of this report will also be adapted as a four-page newspaper wrap to be published in the local newspaper in order to reach a broader audience and further enhance the City's accountability and transparency.

Both reports were prepared entirely in-house by the City of Richmond's Finance Division and Communication Section with design, production and printing by the Production Centre.

Financial Impact

None.

Conclusion

That the City of Richmond 2011 Annual Report and the 2011 Annual Report – Highlights be approved.


Jerry Chong
Director, Finance
(4064)


Ted Townsend
Senior Manager, Corporate Communications
(4399)



City of
Richmond
British Columbia, Canada

2011 Annual Report

For the year ended December 31, 2011

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Canadian Award for Financial Reporting

Presented to

City of Richmond
British Columbia

For its Annual
Financial Report
for the Year Ended

December 31, 2010

A Canadian Award for Financial Reporting
is presented by the Government Finance Officers
Association of the United States and Canada
to government units whose annual financial reports
achieve the highest program standards for Canadian
Government accounting and financial reporting.



Linda C. Davidson
President

Jeffrey L. Esser
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, 2010. 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

2011 Annual Report

For the year ended December 31, 2011

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

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Cover photo: Tall Ships returned to historic Steveston Village in Richmond for the popular Ships To Shore Steveston 2011 event.

This report was prepared by the City of Richmond Business and Financial Services Department and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. ©2012 City of Richmond

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

Message from the Mayor



2011 will be remembered as a year of significant growth for the City of Richmond. With our population approaching the 200,000 level during 2011, your Council paid significant attention to managing this new growth, while ensuring we provided for the needs of our expanding city.

Much of the new growth in our city continues to be focused in the City Centre. Fuelled by the arrival of the Canada Line, construction of the Richmond Olympic Oval and our innovative City Centre Area Plan, we are on the cusp of an extraordinary new wave of development. Thus, a key focus in 2011 was the continued work to update our Official Community Plan (OCP). The new OCP Update, designed to guide growth through 2041, is expected to be completed in 2012.

Combined with the previously-adopted City Centre Area Plan, the OCP Update will ensure Richmond continues to enjoy well-planned beneficial growth that supports local and regional objectives for sustainability. We are directing new growth primarily into a higher density City Centre which is supported by rapid transit. This allows us to protect our farmland, natural spaces and existing single family neighbourhoods. The OCP Update also provides a framework that ensures Richmond will have adequate land areas designated for continued commercial and industrial growth so we can maintain the robust and balanced economy that is our hallmark.

The City also continued a major push to update our civic infrastructure to meet the needs of our growing community. Major milestones during 2011 included:

- opening the Richmond Community Safety building, the new home for the Richmond RCMP;
- officially opening a \$5 million expansion of Hamilton Community Centre;
- opening the new Nelson Road interchange on Highway 91, providing much-needed expanded traffic access to Richmond's port lands;
- completing the award-winning No. 4 Road pump station, part of an ongoing major upgrade of Richmond's critical drainage and flood protection network; and
- opening of the new Steveston Fire Hall, the third of five new halls being built in our ambitious community safety infrastructure renewal program.

The end of 2011 also marked the beginning of a new Council term. I look forward to working together with all members of Council over the next three years as we continue to strive to make Richmond an even better place to work, live, visit and do business.

I hope you enjoy reading this Annual Report. As always, I welcome the opportunity at any time to talk to you directly about our City, our vision, our values and the services we provide.



Malcolm Brodie
Mayor, City of Richmond

Richmond City Council



To December 4, 2011

Front row, left to right:

Councillor Evelina Halsey-Brandt, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Sue Halsey-Brandt, Councillor Derek Dang

Back row, left to right:

Captain Dave Cullen, Richmond Fire-Rescue (retired), Councillor Harold Steves, Councillor Greg Halsey-Brandt, Councillor Linda Barnes, Councillor Ken Johnston, Corporal J. J. Stephan Peters, Richmond RCMP



As of December 5, 2011

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			
Corporate Services Mike Kirk, Deputy CAO			
Business and Financial Services Andrew Nazareth, GM	Community Services Cathy Volkering Carlile, GM	Engineering and Public Works Robert Gonzalez, GM	Law and Community Safety Phyllis Carlyle, GM
Parks and Recreation Dave Semple, GM	Planning and Development Joe Erceg, GM	Project Development and Facility Services Jeff Day, GM	

Civic officials as at December 31, 2011

Chief Administrative Officer	George Duncan
Deputy Chief Administrative Officer	Mike Kirk
General Manager, Business and Financial Services	Andrew Nazareth
General Manager, Community Services	Cathy Volkering Carlile
General Manager, Engineering and Public Works	Robert Gonzalez
General Manager, Law and Community Safety	Phyllis Carlyle
General Manager, Parks and Recreation	Dave Semple
General Manager, Planning and Development	Joe Erceg
General Manager, Project Development and Facility Services	Jeff Day
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 Nasset
General Manager, Richmond Olympic Oval	John Mills
Chief Librarian, Richmond Public Library	Greg Buss

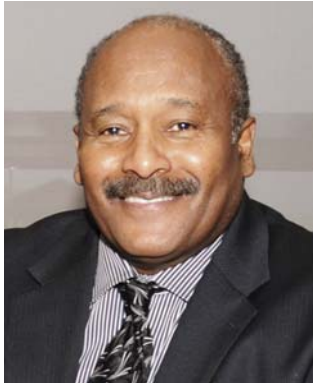
Banker

Scotiabank

Auditors

KPMG

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2011 Annual Report. This past year, the City made many important strides toward fulfilling our corporate vision, while keeping Richmond at the forefront of outstanding and innovative municipal governance and service delivery.

Our commitment to sustainability is a major guiding factor in everything we do. In 2011, we launched construction of the first phase of the Alexandra District Energy Utility (ADEU) in West Cambie. The City's first district energy system, the ADEU will use thermal energy to ultimately provide heating and cooling for almost four million square feet of residential and commercial buildings, all free of reliance on fossil fuels. The utility will provide an economical alternative energy source for its users and will eventually generate net revenues for the City. The City has created a District Energy Office and is actively pursuing other opportunities to develop district energy utilities within Richmond.

Preserving the long-term financial health of the City is also critical. Richmond continues to enjoy some of the lowest property tax rates in the region, while offering its citizens a spectrum of civic services and amenities that are second to none. Our reserves are healthy and our small amount of outstanding debt will be retired within two years. In order to protect our strong financial standing, we introduced a freeze on discretionary spending and the filling of vacant staff positions in late 2011. We also brought renewed rigour and commitment to our spending approval process and business case analysis. These steps ensured the City ended the year with a healthy surplus and is in good financial position to meet any future challenges.

2011 also marked the first full year of operations for the Richmond Olympic Oval. As President and Chief Executive Officer for the Richmond Olympic Oval Corporation, I am pleased to report that all of our financial targets and program goals were met or exceeded. We successfully continued the post-Games retrofit of the Oval, allowing us to further broaden the incredible array of programs and services it offers. And while the Oval continues to fulfil its objectives as an international centre of excellence for sport, recreation and culture, we were pleased that more than 80 per cent of the venue's use was by Richmond residents.

Our commitment to continuous improvement prevails throughout our organization from our Council through staff to our partners and citizens. Richmond is always seeking new and better ways to manage our existing business and exploring new opportunities to raise the level of service provided to our community. As we begin a new Council term, we look forward to providing continued success backed up by sound management practises.

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



2011 awards and recognitions

The City of Richmond always strives for excellence as proven by the numerous civic awards recently received. They include:

- The Public Works Association of BC Project of the Year Award for the No. 4 Road Drainage Pump Station. This initiative increased the City's flood protection capacity.
- The BC Government's Child Care Award of Excellence for progressive child care initiatives.
- Recognition as an "International Eco-Safety Demonstrative City" at the First World Eco-Safety Assembly (WESA), organized by a United Nations affiliate.
- The Outstanding Regional Partnership Award presented by the Canadian Diabetes Association to our Library.
- Two awards from the Government Financial Officers Association for our annual report.
- Richmond ranking amongst the Top 10 Small Cities for Infrastructure in North America by Foreign Direct Investment magazine.
- Two highly prestigious architectural awards for the Richmond Olympic Oval, presented by the International Association for Sports and Leisure Facilities (IAKS) in partnership with the International Olympic Committee (IOC) and the International Paralympic Committee (IPC). The awards honour exemplary design and function for sports facilities and accessibility. The Oval was the only one of 135 entries in this worldwide competition to have won both a Gold Medal and an Award of Distinction.



Corporate Plan: Objectives and success indicators 2011 to 2013

The City of Richmond's vision is to be the most appealing, livable and well-managed community in Canada. This ambitious goal is being achieved through Richmond's mission of:

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

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

2011–2013 Success Indicators

1. Organizational Transformation

Be exceptional, no exceptions.

Embrace and respect a powerful set of values. Continue to be a vision-driven organization with a values-based, results-oriented culture that makes us leaders in municipal service and administration.

2. Serving the Customer

Providing excellence, value and choice.

Enable all citizens, businesses and organizations to access excellent information and services in a timely and user-friendly manner. Evaluate and make necessary changes and adjustments using appropriate processes and resources to optimize services to internal and external customers.

3. Our People

For success, developing our team is paramount.

Recognize individual strengths, talents, experiences and needs to make our team stronger. For the organization to thrive, our people must thrive.

4. Financial Management

Financial stewardship for today and the future.

Continue to manage financial assets in a manner that is responsive to the needs of today, while ensuring vitality, opportunity and sustainability beyond. Through conscientious planning and leadership, Richmond enjoys excellent services and service levels, and a robust economy.

5. Placemaking

Small city, big destination.

Combine a diverse set of places, activities and amenities that are interconnected, safe and convenient to access. Integrate rural and urban areas by demonstrating a respectful relationship between people, activities, nature and the built environment.

6. Sustainability

Our tomorrow depends on sustainable actions today.

Align and integrate work programs with a corporate sustainability agenda that is integral to achieving the City's vision. Achieve goals in ways that are earth-friendly, economically prudent and community responsive.

7. Olympic Legacies

Our Olympic journey: The start of something great.

Continue to build upon our Olympic successes to create significant benefits in economic development, sports tourism and tourism.

8. Safe Community

Working together for a safe community.

Continue community education, engagement and service strategies for the City to be recognized as a safe, desirable community in which to live, visit and conduct business.

2011 key accomplishments

- The new, post-disaster rated Richmond Community Safety Building was opened to serve as home for our RCMP detachment. By purchasing and retrofitting an existing building, Council was able to save millions of dollars over the cost of constructing a new building.
- The new Steveston Fire Hall, built to Leadership in Energy and Environmental Design (LEED) Gold standards, was officially opened.
- Community safety was further enhanced through \$2.93 million in Strategic Community Investment Funds and Traffic Fine Revenue Sharing Program funding from the Ministry of Community, Sport and Cultural Development. These funds were used to support RCMP Integrated Teams, additional RCMP members for the local detachment and the Restorative Justice Program, provided by Touchstone Family Services.
- Construction of the first phase of the Alexandra District Energy Utility (ADEU) in West Cambie was launched. The City's first district energy system will provide an economical alternative energy source for a broad number of users and will eventually generate net revenues for the City.
- The Highway 91-Nelson Road Interchange was opened. This will spur further development of Port Metro Vancouver's industrial lands, help create hundreds of new jobs and strengthen our role as a gateway to the Asia-Pacific.
- The City acquired the last remaining privately-held remnant of Richmond's Northeast Bog Forest to create almost 50-acres of parkland forest. Additional parkland acquisitions included securing 12-acres of the former Fantasy Gardens site.
- The Hamilton Community Centre's dramatic expansion was completed to produce a sustainable structure built to LEED Gold standards. The South Arm Community Centre also underwent extensive renovations.
- The Richmond Cultural Centre was enhanced with the opening of the new Media Lab, which is designed to increase technology, literacy and creativity, particularly for youth. The Rooftop Garden, an outdoor venue for arts programs and events, was also opened.



Report from the General Manager, Business and Financial Services

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2011. The financial statements reflect a consolidation of the financial position and operation results for the City of Richmond, Richmond Public Library and the Richmond Olympic Oval Corporation.

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, 2011 in accordance with Canadian public sector accounting standards.

The City's net worth improved by \$110.8 million to \$2.2 billion in 2011. Net financial assets increased to \$415.7 million, while net debt outstanding was reduced to \$5.8 million. Statutory reserves increased by \$28.2 million to \$275.4 million. The City's consolidated revenues were \$424.0 million and consolidated expenses totalled \$313.2 million.

Despite a slow recovering economy, Richmond's housing and construction growth continued at a steady pace with 1,480 building permits issued in 2011 (2010: 1,547). Business growth was also evident with 12,988 business licenses issued in 2011 (2010: 12,832). With the growing population and wide array of high quality services provided, the City continued to experience significant demand for recreation programs, libraries, policing, fire-rescue, public works, sports field usage, arenas and pools.

In terms of property taxes, once again, the City had one of the lowest tax rate increases in Metro Vancouver without reducing the level of service. As well, to ensure fairness, the City successfully negotiated with the Province of BC to obtain unique, temporary tax exemptions for qualifying properties in the City Centre. These properties encountered extraordinary increases in property assessments due to transitioning land use. In 2011, Council passed the City Centre Transitional Tax Exemption Bylaw. This will give 37 Brighthouse area properties with 248 businesses partial Municipal and School tax relief in 2012. The City has been given authority from the Province to continue to offer these exemptions over the next four years, allowing the City to protect jobs during the transformation of the City Centre.

Looking ahead, the City of Richmond is well positioned to carry out and meet service commitments in a flexible and sustainable manner with an extremely low level of vulnerability from a financial perspective.



Andrew Nazareth, BEc, CGA
General Manager, Business and Financial Services

City of Richmond audited financial statements

Year ended December 31, 2011



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Chartered Accountants
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Canada

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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, 2011 and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

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

Chartered Accountants

May 14, 2012

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

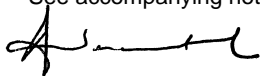
Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2011, with comparative figures for 2010

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

Commitments and contingencies (note 18)

See accompanying notes to consolidated financial statements.



General Manager, Business and Financial Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2011

1. Operations:

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

2. Significant accounting policies:

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

(a) Basis of consolidation:

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

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

(b) Basis of accounting:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(i) Non-financial assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

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

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

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(vii) Inventory of materials and supplies:

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

(j) Deferred revenue:

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

(k) Deposits:

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

(l) Debt:

Debt is recorded net of related sinking fund balances.

(m) Budget information:

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

(n) Use of accounting estimates:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(o) Segment disclosures:

A segment is defined as a distinguishable activity 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 22).

3. Recast of comparative figures:

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

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

Accumulated surplus at January 1, 2010

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

Annual surplus for 2010

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

Tangible capital assets, December 31, 2010

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

CITY OF RICHMOND

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

Year ended December 31, 2011

4. Investments:

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

5. Accounts receivable:

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

6. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the accounts. The details of the cash deposits and contingent demand notes at December 31, 2011 are as follows:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

7. Accounts payable and accrued liabilities:

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

8. Deposits and holdbacks:

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

9. Deferred revenue:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

10. Development cost charges:

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

11. Obligations under capital leases:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

12. Debt, net of MFA sinking fund deposits:

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

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

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets (continued):

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

(a) Assets under construction:

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

(b) Contributed tangible capital assets:

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

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

14. Accumulated surplus:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

15. Reserves:

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

16. Post-employment future benefits:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

16. Post-employment future benefits (continued):

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

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

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

17. Pension plan:

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

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

18. Commitments and contingencies:

(a) Joint and several liabilities:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(b) Lease payments:

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

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

(c) Litigation:

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

(d) Municipal Insurance Association of British Columbia:

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

(e) Contractual obligation:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(g) Community Associations:

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

(h) Contingent liabilities:

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

19. Trust funds:

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

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

20. Collections for other governments:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

21. Non-monetary transaction:

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

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

22. Segmented reporting:

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

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

22. Segmented reporting (continued):

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

22. Segmented reporting (continued):

										2011	2010
	Law and Community Safety	Engineering, Public Works and Project Development	Parks, Recreation and Community Services	General Government	Utilities	Planning and Development	Library Services	Richmond Olympic Oval	Consolidated	(recast - note 3) Consolidated	
Revenues:											
Taxation and levies	\$ -	\$ -	\$ -	161,821	\$ -	\$ -	\$ -	\$ -	161,821	\$ 156,071	
User Fees	-	7,109	-	-	62,250	-	-	-	69,359	68,365	
Sales of Services	4,857	2,095	8,806	7,862	12,782	768	278	4,070	41,518	37,403	
Development Cost Charges	-	2,514	4,580	6,483	744	-	-	-	14,321	17,804	
Provincial and Federal Grants	91	2,014	210	2,385	189	8	430	2,739	8,066	6,353	
Other Capital Funding Sources	190	14,889	2,609	22,981	8,115	-	1,279	-	50,063	53,217	
Payments-in-Lieu of taxes	-	-	-	13,726	-	-	-	-	13,726	13,203	
Other revenue from own sources:											
Investment Income	-	-	-	19,702	626	-	-	-	20,328	16,864	
Gaming Revenue	567	1,400	-	11,761	-	-	-	-	13,728	12,563	
Licenses and permits	190	66	-	3,153	-	4,115	-	-	7,524	7,328	
Other	1,445	292	305	19,565	713	13	224	1,031	23,588	10,335	
	7,340	30,379	16,510	269,439	85,419	4,904	2,211	7,840	424,042	399,506	
Expenditures:											
Wages and Salaries	34,669	19,501	25,460	18,439	9,717	8,942	6,286	5,347	128,361	121,244	
PW Maintenance	18	11,518	2,227	23	4,600	54	4	-	18,444	16,346	
Contract Services	35,548	866	1,603	2,486	4,780	199	77	128	45,687	46,582	
Supplies and Materials	2,756	(3,162)	11,146	7,997	40,238	1,261	884	2,645	63,765	78,972	
Interest and Finance	15	(1)	-	2,405	2,742	-	3	-	5,164	6,002	
Transfer from (to) capital for											
tangible capital assets	67	2,035	547	(128)	225	9	-	-	2,755	(11,518)	
Amortization of tangible capital assets	1,423	20,745	4,966	10,893	6,683	1,095	1,364	527	47,696	47,725	
Loss (gain) on disposal of capital assets	67	835	8	18	445	-	-	-	1,373	(3,897)	
	74,563	52,337	45,957	42,133	69,430	11,560	8,618	8,647	313,245	301,456	
Annual surplus (deficit)											
	\$ (67,223)	\$ (21,958)	\$ (29,447)	\$ 227,306	\$ 15,989	\$ (6,656)	\$ (6,407)	\$ (807)	\$ 110,797	\$ 98,050	

CITY OF RICHMOND

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

Year ended December 31, 2011

23. Budget data:

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

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

2011 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 2011. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2011 Municipal tax exempted
Churches and religious properties		
BC Muslim Association	12300 Blundell Road	\$ 6,419.97
Bakerview Gospel Chapel	8991 Francis Road	2,132.99
Beth Tikvah Congregation	9711 Geal Road	6,616.93
Bethany Baptist Church	22680 Westminster Highway	15,027.48
Brighthouse United Church	8151 Bennett Road	4,919.87
Broadmoor Baptist Church	8140 Saunders Road	6,438.38
Canadian Martyrs Parish	5771 Granville Avenue	8,410.49
Christian and Missionary Alliance	3360 Sexsmith Road	2,733.15
Christian Reformed Church	9280 No. 2 Road	6,618.23
Church of God	10011 No. 5 Road	3,946.36
Church of Latter Day Saints	8440 Williams Road	9,442.89
Cornerstone Evangelical Baptist Church	12011 Blundell Road	1,877.83
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	6,513.35
Emmanuel Christian Community	10351 No. 1 Road	4,041.93
Faith Evangelical Church	11960 Montego Street	3,086.21
Fraserview Mennonite Brethren Church	11295 Mellis Drive	8,290.88
Fujian Evangelical Church	12200 Blundell Road	5,583.71
Gilmore Park United Church	8060 No. 1 Road	10,034.89
I Kuan Tao (Fay Chungder) Association	8866 Odlin Crescent	2,791.79
Immanuel Christian Reformed Church	7600 No. 4 Road	3,644.87
India Cultural Centre	8600 No. 5 Road	9,070.04
International Buddhist Society	9120 Steveston Highway	3,900.80
Ismaili Jamatkama and Centre	7900 Alderbridge Way	27,059.53
Johrei Fellowship Inc	10380 Odlin Road	3,871.69
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	2,575.38
Larch St. Gospel Meeting Room	8020 No. 5 Road	2,095.37
Ling Yen Mountain Temple	10060 No. 5 Road	4,918.33
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	2,157.96
North Richmond Alliance Church	9140 Granville Avenue	1,991.63
Our Savior Lutheran Church	6340 No. 4 Road	4,514.33
Parish of St. Alban's	7260 St. Albans Road	7,260.00

Churches and religious properties continued . . .

Patterson Road Assembly	9291 Walford Street	\$ 662.51
Peace Evangelical Church	8280 No. 5 Road	5,505.82
Peace Mennonite Church	11571 Daniels Road	9,306.96
Richmond Alliance Church	11371 No. 3 Road	4,054.53
Richmond Baptist Church	6560 Blundell Road	1,200.57
Richmond Baptist Church	6640 Blundell Road	4,237.41
Richmond Bethel Mennonite Church	10160 No. 5 Road	13,158.64
Richmond Chinese Alliance Church	10100 No. 1 Road	5,934.70
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	2,616.37
Richmond Gospel Society	9160 Dixon Avenue	7,159.23
Richmond Pentecostal Church	9300 Westminster Highway	7,900.69
Richmond Pentecostal Church	9260 Westminster Highway	612.73
Richmond Presbyterian Church	7111 No. 2 Road	3,923.38
Richmond Sea Island United Church	8711 Cambie Road	7,326.00
Salvation Army Church	8280 Gilbert Road	2,982.94
Science of Spirituality SKRM Inc	11011 Shell Road	1,104.87
Shia Muslim Community	8580 No. 5 Road	5,432.23
South Arm United Church	11051 No. 3 Road	2,616.88
St. Anne's Anglican Church	4071 Francis Road	3,687.16
St. Edward's Anglican Church	10111 Bird Road	3,525.11
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	785.25
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	8,578.29
St. Monica's Roman Catholic Church	12011 Woodhead Road	5,633.32
St. Paul's Roman Catholic Parish	8251 St. Albans Road	19,370.96
Steveston Buddhist Temple	4360 Garry Street	8,521.49
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	4,134.53
Steveston United Church	3720 Broadway Street	2,807.39
Subramaniya Swamy Temple	8840 No. 5 Road	753.30
Thrangu Monastery Association	8140 No. 5 Road	4,566.65
Thrangu Monastery Association	8160 No. 5 Road	155.05
Towers Baptist Church	10311 Albion Road	6,879.14
Trinity Lutheran Church	7100 Granville Avenue	8,746.24
Ukrainian Catholic Church	8700 Railway Avenue	1,983.06
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	468.36
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,149.21
Vancouver International Buddhist Progress Society	8271 Cambie Road	2,897.06
Vedic Cultural Society of BC	8200 No. 5 Road	1,453.08
West Richmond Gospel Hall	5651 Francis Road	2,545.85

Recreation, child care, and community service properties

Cook Road Children's Centre	8300 Cook Road	\$ 1,825.78
Girl Guides of Canada	4780 Blundell Road	2,346.83
Kinsmen Club of Richmond	11851 Westminster Highway	428.76
Navy League of Canada	7411 River Road	10,046.76
Richmond Caring Place	7000 Minoru Boulevard	169,277.82
Richmond Family Place	8660 Ash Street	8,471.76
Richmond Lawn Bowling Club	6131 Bowling Green Road	7,526.08
Richmond Public Library	11580 Cambie Road	3,240.95
Richmond Public Library	11688 Steveston Highway	6,145.38
Richmond Rod and Gun Club	7760 River Road	15,794.59
Richmond Tennis Club	6820 Gilbert Road	13,706.98
Richmond Winter Club	5540 Hollybridge Way	114,193.29
Riverside Children's Centre	5862 Dover Crescent	997.76
Scotch Pond Heritage	2220 Chatham Street	7,836.59
Terra Nova Children's Centre	6011 Blanchard Drive	1,774.15
Treehouse Learning Centre	100 - 5500 Andrews Road	1,315.14
Richmond Ice Centre	14140 Triangle Road	138,898.32
Richmond Watermania	14300 Entertainment Boulevard	207,971.91

Private educational properties

BC Muslim Association	12300 Blundell Road	\$ 2,095.59
Choice Learning Centre	20411 Westminster Highway	783.15
Choice Learning Centre	20451 Westminster Highway	4,541.14
Cornerstone Christian Academy School	12011 Blundell Road	1,493.42
Richmond Christian School	10260 No. 5 Road	11,979.87
Richmond Christian School Association	5240 Woodward's Road	28,930.88
Richmond Jewish Day School	8760 No. 5 Road	15,466.40
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	21,224.49

Senior citizen housing

Richmond Kiwanis Senior Citizens Housing	6251 Minoru Boulevard	\$ 45,529.88
Richmond Legion Senior Citizen Society	7251 Langton Road	23,404.41

Community care facilities

Canadian Mental Health Association	8911 Westminster Highway	\$ 5,837.90
Development Disabilities Association	6531 Azure Road	1,655.99
Development Disabilities Association	8400 Robinson Road	1,974.64
Greater Vancouver Community Service	4811 Williams Road	2,094.45
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	15,910.92
Richmond Society for Community Living	303 - 7560 Moffatt Road	728.54
Richmond Society for Community Living	4433 Francis Road	1,669.85
Richmond Society for Community Living	5635 Steveston Highway	6,123.15
Richmond Society for Community Living	9 - 11020 No. 1 Road	915.75
Richmond Society for Community Living	9580 Pendleton Road	6,531.08
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	34,880.20

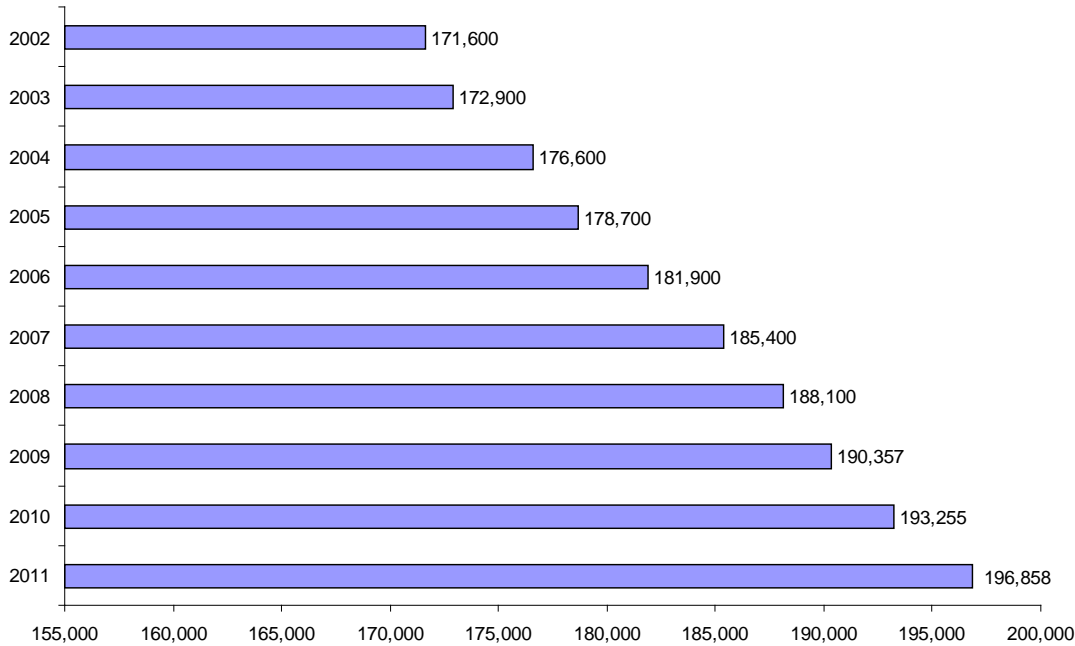
Municipal use

0815024 BC Ltd	5440 Hollybridge Way	\$ 34,594.23
Richmond Olympic Oval	6111 River Road	2,064,041.27

City of Richmond statistical data

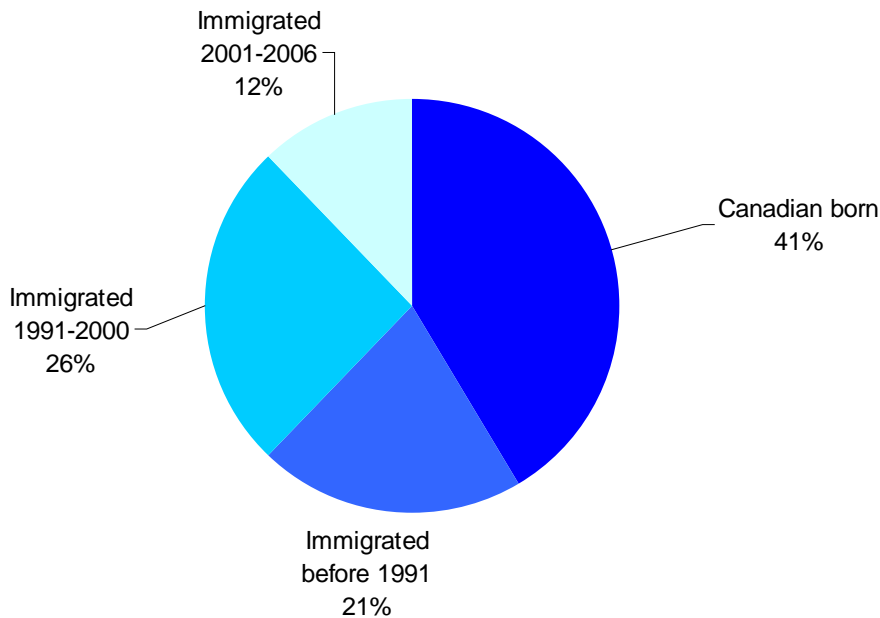
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City of Richmond population 2002–2011



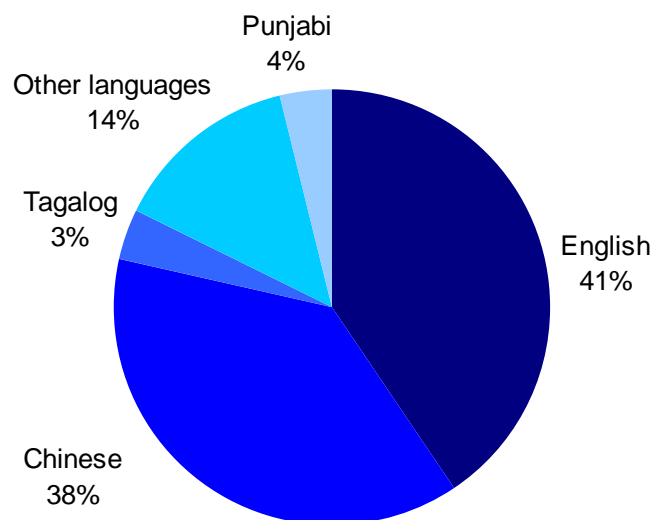
Source: City of Richmond Policy Planning Division

Immigrant status of Richmond residents by period of immigration



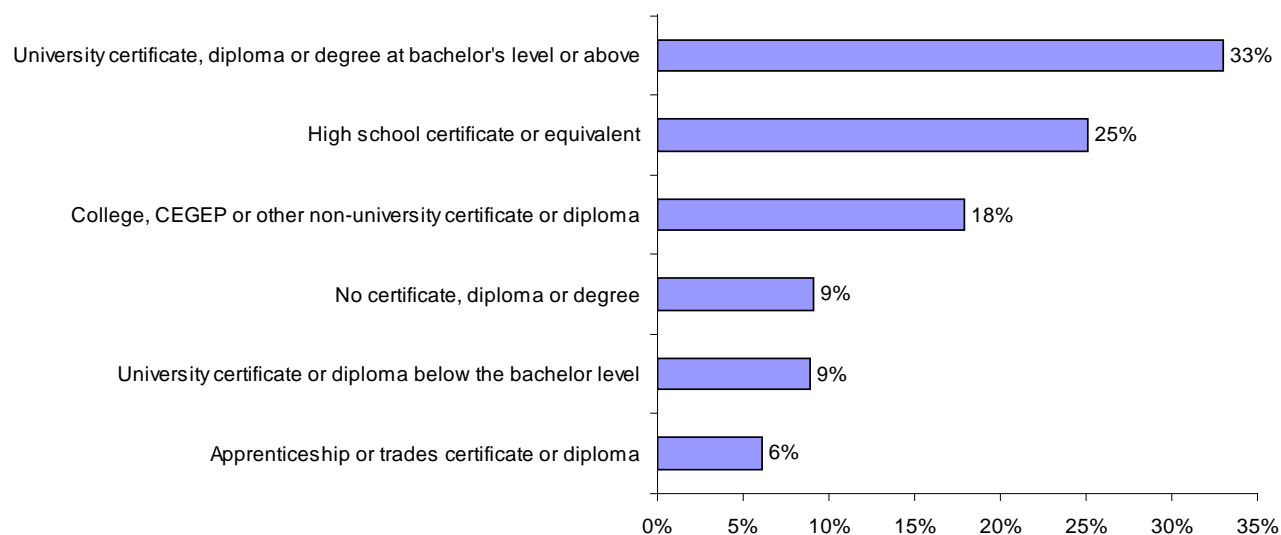
Source: Statistics Canada 2006 Census of Population

Richmond's population by mother tongue



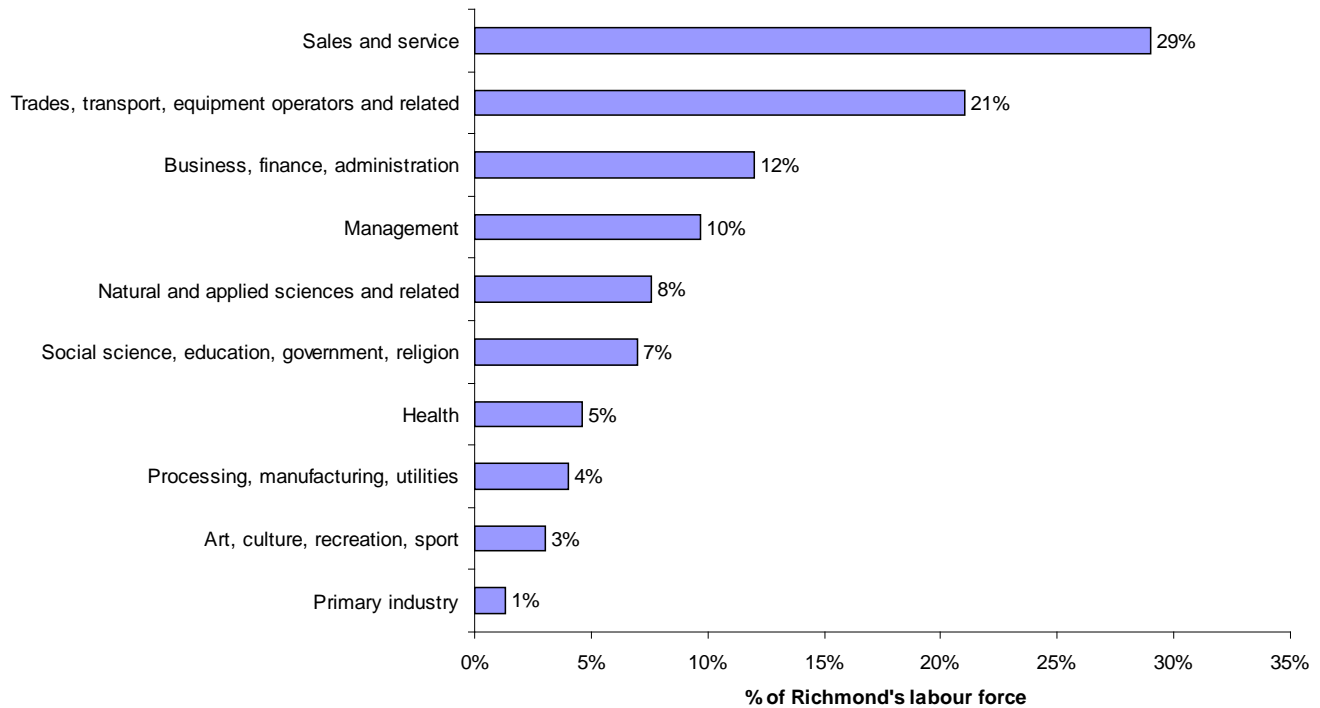
Source: Statistics Canada 2006 Census of Population

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



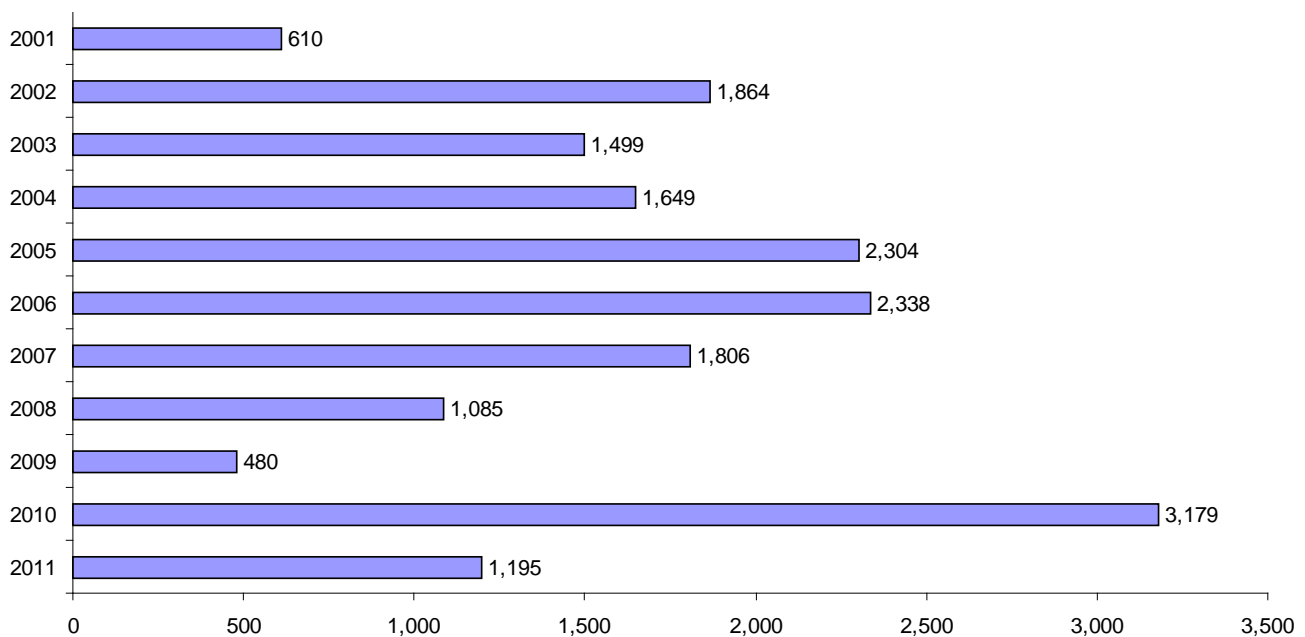
Source: Statistics Canada 2006 Census of Population

Occupations of Richmond residents



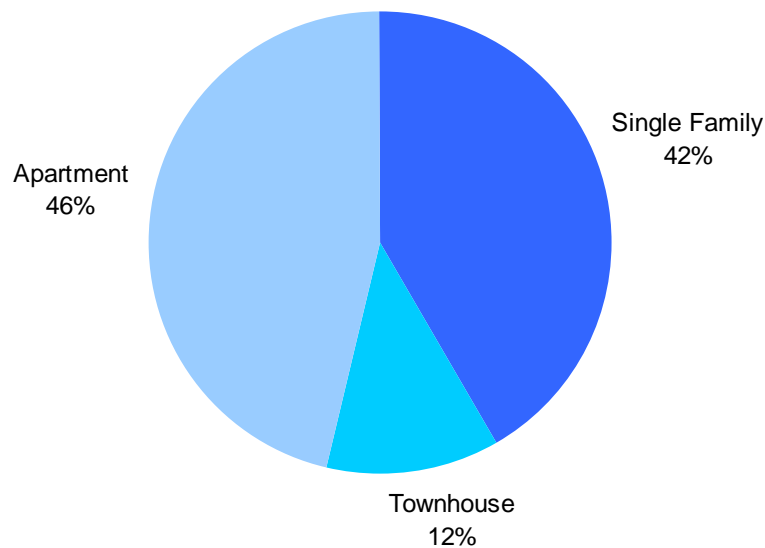
Source: Statistics Canada 2006 Census of Population

Housing starts in Richmond 2001–2011



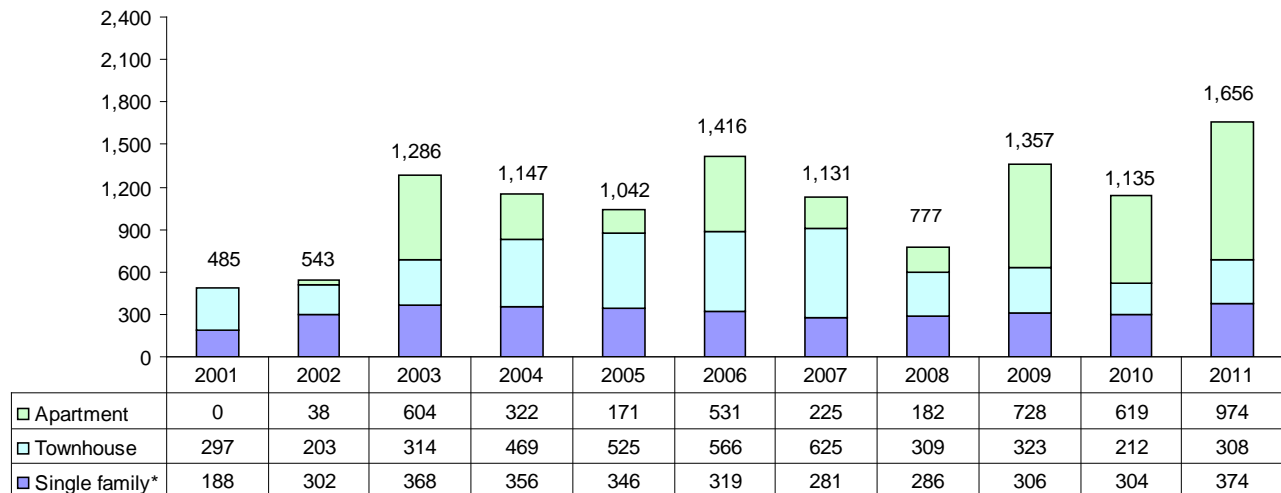
Source: City of Richmond building permit data

Richmond housing starts by type of units 2011



Source: City of Richmond building permit data

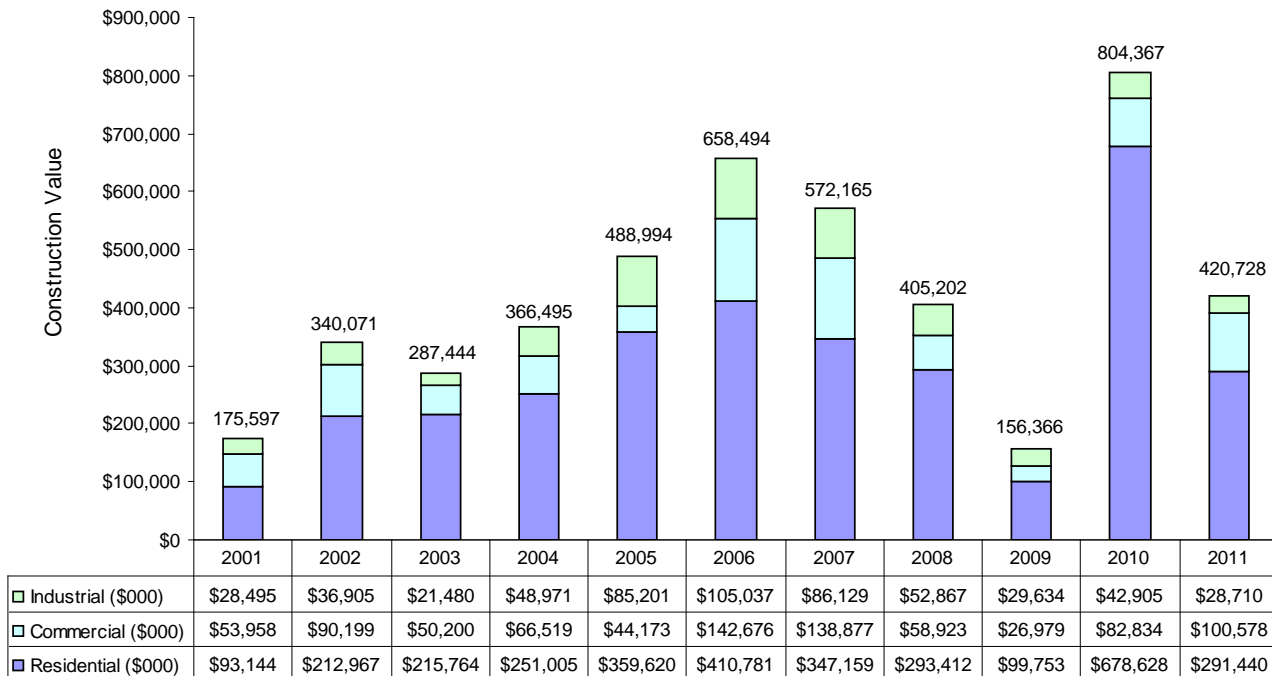
New dwelling units constructed 2001–2011



*Includes one family and two family dwellings

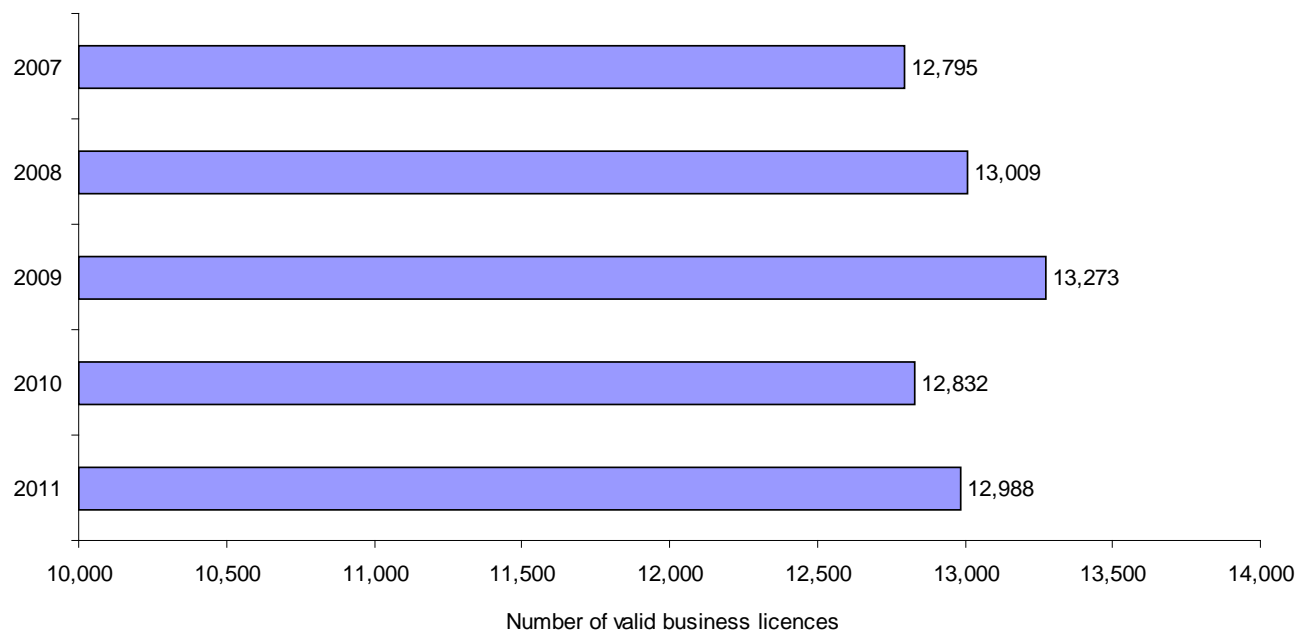
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year

Construction value of building permits issued 2001–2011 (in \$000s)



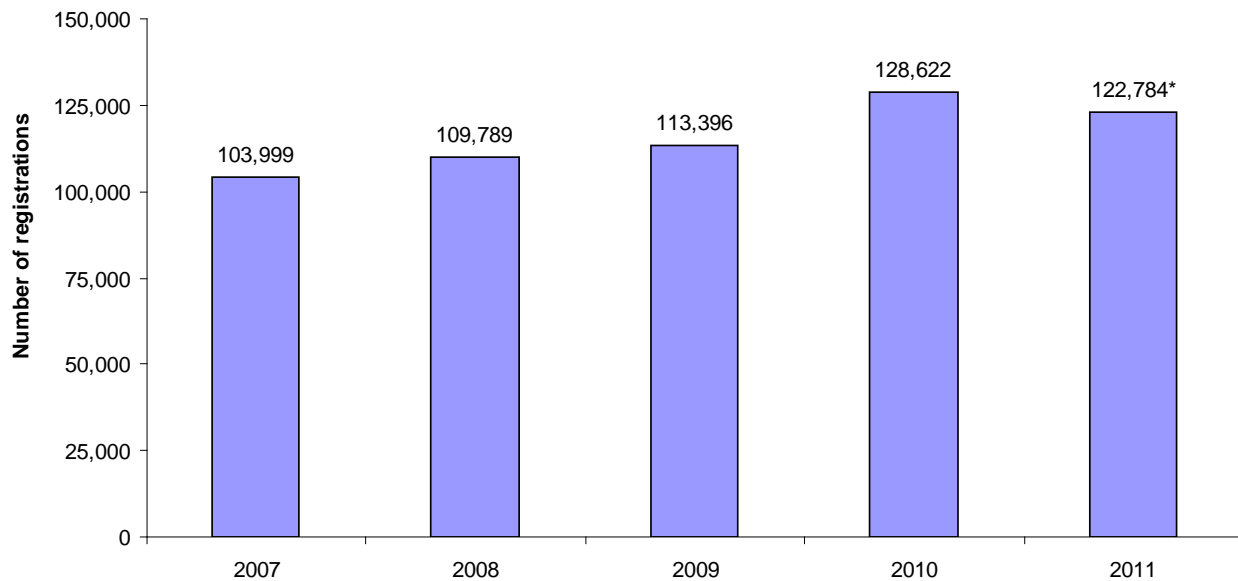
Source: Permits and Licence System, custom report

Richmond business licences 2007–2011



Source: City of Richmond Business Licence System

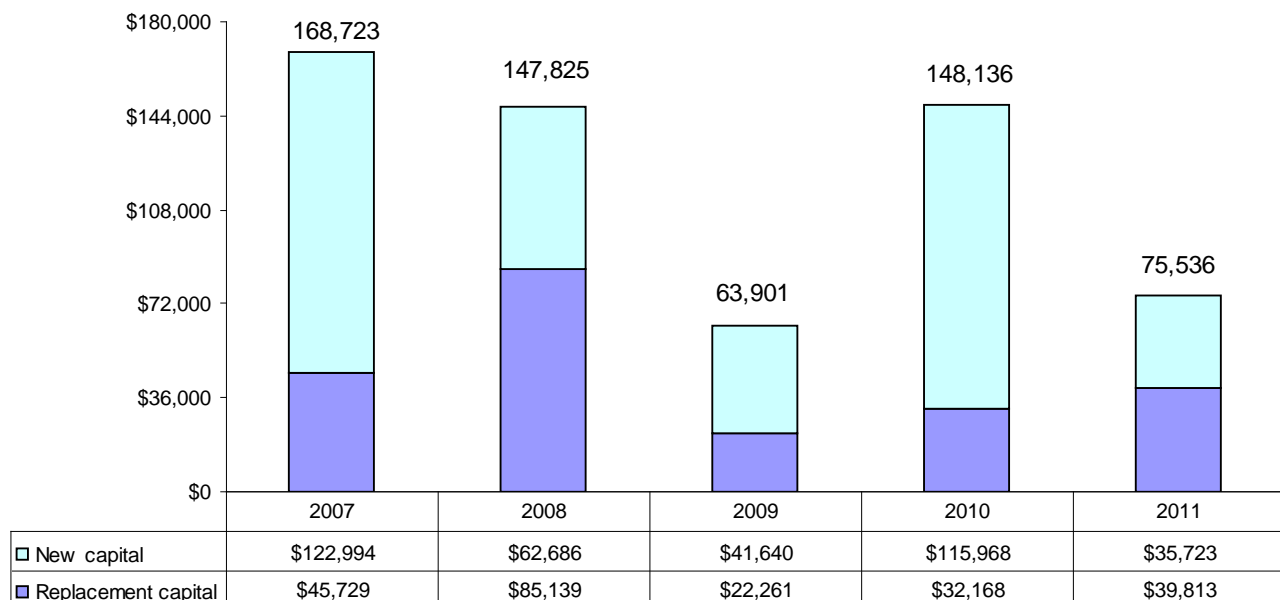
Registration in Richmond Recreation and Cultural Services programs 2007–2011



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

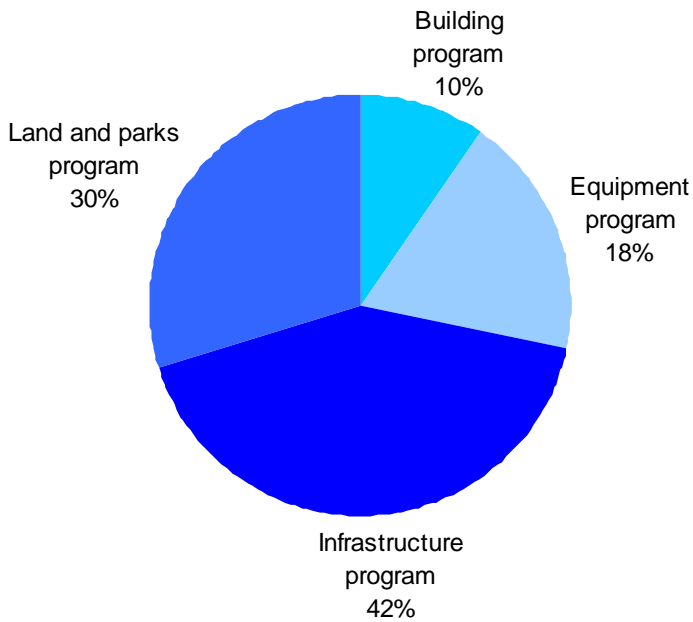
*Change in registration system

City of Richmond budgeted capital construction costs 2007–2011 (in \$000s)



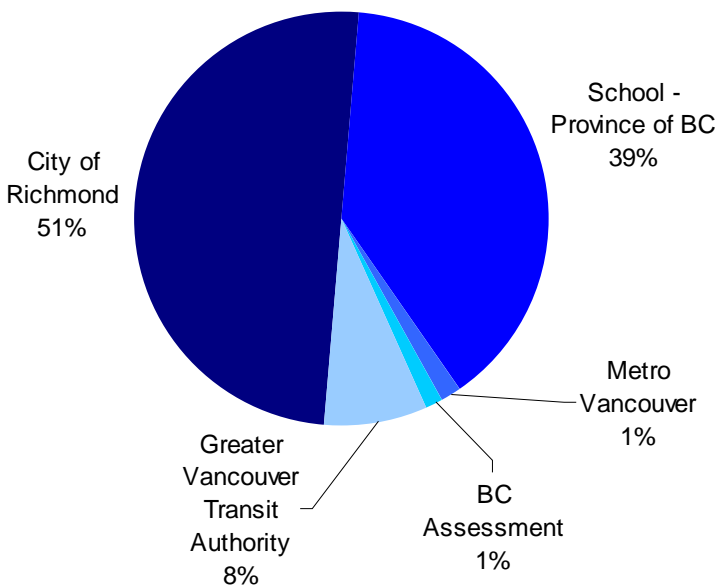
Source: City of Richmond Business and Financial Services Department

Capital program by type 2011



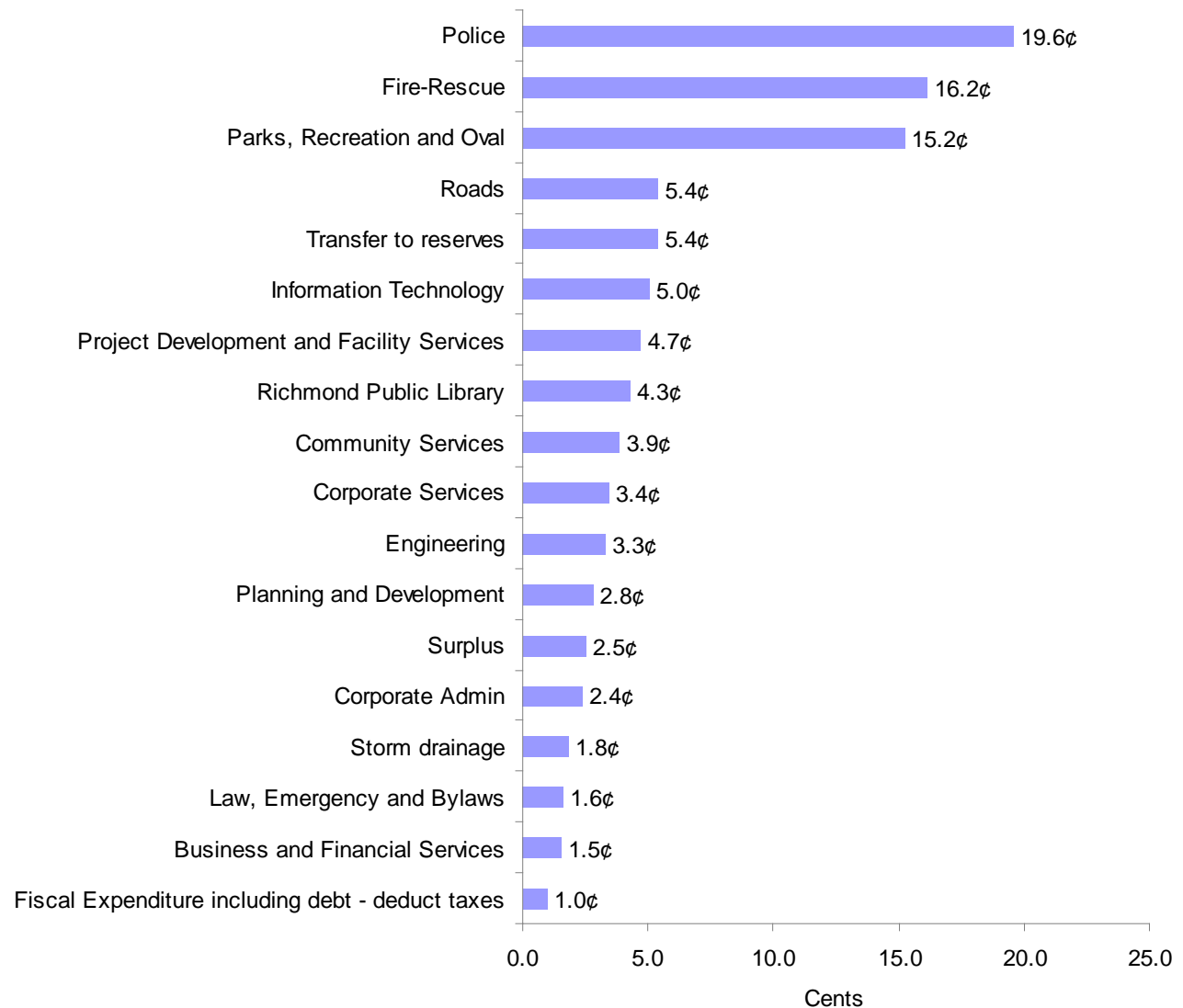
Source: City of Richmond Business and Financial Services Department

Breakdown of residential tax bill 2011



Source: City of Richmond Business and Financial Services Department

Breakdown of municipal tax dollar 2011



Source: City of Richmond Business and Financial Services Department

2011 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	2.16085	1.67470	0.06235	0.06210	0.00020	0.35000
Business	8.03836	6.60000	0.15274	0.18960	0.00050	1.60860
Light industrial	9.05396	2.64000	0.21197	0.18960	0.00070	1.96260
Seasonal / Recreational	1.83670	3.40000	0.06234	0.06210	0.00020	0.30590
Major industrial	12.96510	2.64000	0.21197	0.51140	0.00070	2.26920
Farm	11.88468	3.40000	0.06234	0.06210	0.00020	0.35430
Utilities	37.16662	14.10000	0.21820	0.51140	0.00070	2.70720

Source: City of Richmond Business and Financial Services Department

2011 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$38,773,463	80.32%	\$83,784	51.65%
Business	7,753,426	16.06%	62,325	38.42%
Light industrial	1,480,246	3.07%	13,402	8.27%
Seasonal / Recreational	113,149	0.23%	208	0.13%
Major industrial	107,536	0.22%	1,394	0.86%
Farm	26,699	0.06%	317	0.20%
Utilities	21,094	0.04%	784	0.47%
Total	\$48,275,613	100.00%	\$162,214	100.00%

Source: City of Richmond Business and Financial Services Department

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

	2007	2008	2009	2010	2011
City of Richmond	\$131,292	\$141,531	\$148,563	\$156,071	\$161,821
School Board	112,484	117,124	115,122	118,391	122,465
Metro Vancouver	3,177	3,302	3,329	3,632	3,957
BC Assessment	3,474	3,655	3,791	4,013	4,258
TransLink	27,320	25,725	27,209	28,058	29,427
Other	9	8	11	11	13
Total taxes	\$277,756	\$291,345	\$298,025	\$310,176	\$321,941

Source: City of Richmond Business and Financial Services Department

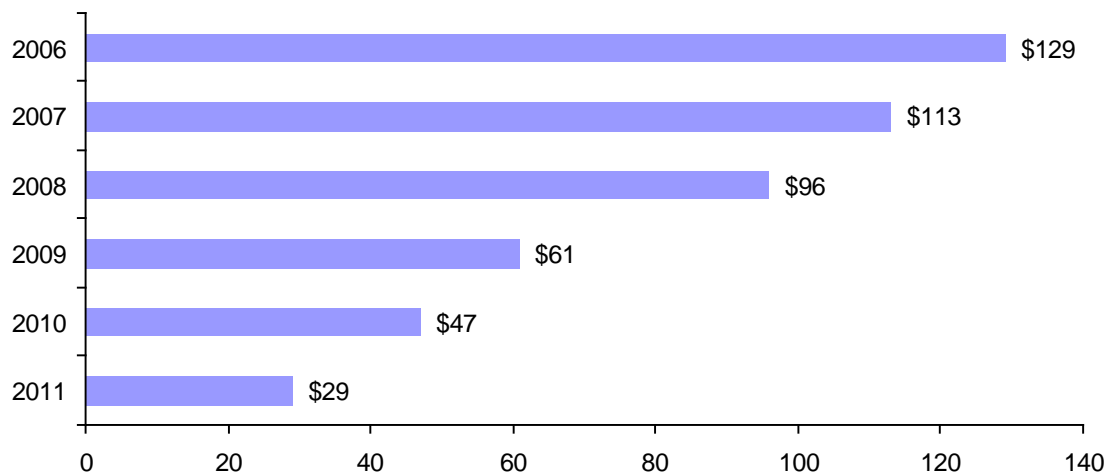
Long term debt repayments relative to expenditures 2007–2011 (in \$000s)

General revenue fund	2007	2008	2009	2010	2011
Long term debt repayments	\$ 4,735	\$ 4,735	\$ 8,235	\$ 3,554	\$ 3,413
General expenditures	\$ 171,586	\$ 186,923	\$ 191,976	\$ 249,446	\$ 257,155
Repayments as % of expenditures	2.8%	2.5%	4.3%	1.4%	1.3%
Waterworks revenue fund					
Long term debt repayments	\$ -	\$ -	\$ -	\$ -	\$ -
Water expenditures	\$ 21,498	\$ 24,874	\$ 26,835	\$ 31,064	\$ 33,434
Repayments as % of expenditures	0.0%	0.0%	0.0%	0.0%	0.0%
Sewerworks revenue fund					
Long term debt repayments	\$ 115	\$ 115	\$ 115	\$ 115	\$ 115
Sewer expenditures	\$ 17,490	\$ 20,880	\$ 23,269	\$ 23,291	\$ 24,724
Repayments as % of expenditures	0.7%	0.6%	0.5%	0.5%	0.5%

Note: Expenditures do not include capital and infrastructure investments.

Source: City of Richmond Business and Financial Services Department

City of Richmond debt per capita 2006–2011



Source: City of Richmond Business and Financial Services Department

Revenue by source 2007–2011 (in \$000s)

	2007	2008	2009	2010	2011
Taxation and levies	\$135,393	\$139,475	\$148,503	\$156,071	\$161,821
User fees	50,736	57,027	63,150	68,365	69,359
Sales of services	29,649	31,714	33,528	37,403	41,518
Licences and permits	8,413	7,833	5,844	7,328	7,524
Investment income	19,396	25,011	22,147	16,864	20,328
Grants including casino revenue	29,177	29,482	31,272	32,119	35,520
Development cost charges	34,403	9,506	22,932	17,804	14,321
Other capital funding sources	27,586	45,036	26,878	53,217	50,063
Other	141,579	15,995	14,673	10,335	23,588
Total	\$476,332	\$361,079	\$368,927	\$399,506	\$424,042

Source: City of Richmond Business and Financial Services Department

Expenses by object 2010–2011 (in \$000s)

	2010	2011
Wages, salaries and benefits	\$121,244	\$128,361
Public Works maintenance	16,346	18,444
Contract services	46,582	45,687
Supplies, materials	78,972	63,765
Interest and finance	6,002	5,164
Transfer from (to) capital for tangible capital assets	(11,518)	2,755
Amortization of tangible capital assets	47,725	47,696
Loss/(gain) on disposal of tangible capital assets	(3,897)	1,373
Total	\$301,456	\$313,245

Source: City of Richmond Business and Financial Services Department

Expenses by function 2010–2011 (in \$000s)

	2010	2011
Community Safety	\$ 70,838	\$ 74,548
Engineering and Public Works	56,365	52,338
Parks, Recreation and Cultural Services	43,647	45,957
General government	35,130	39,728
Utilities	69,214	71,852
Planning and Development	11,427	11,560
Library services	8,221	8,615
Richmond Olympic Oval	6,614	8,647
Total expenditures	\$ 301,456	\$ 313,245

Source: City of Richmond Business and Financial Services Department

Accumulated surplus 2010–2011 (in \$000s)

	2010	2011
Annual surplus	\$ 98,050	\$ 110,797
Accumulated surplus, beginning of year	2,012,287	2,110,337
Accumulated surplus, end of year	\$ 2,110,337	\$ 2,221,134

Source: City of Richmond Business and Financial Services Department

Changes in net financial assets 2010–2011 (in \$000s)

	2010	2011
Change in net financial assets	\$ (32,872)	\$ 47,844

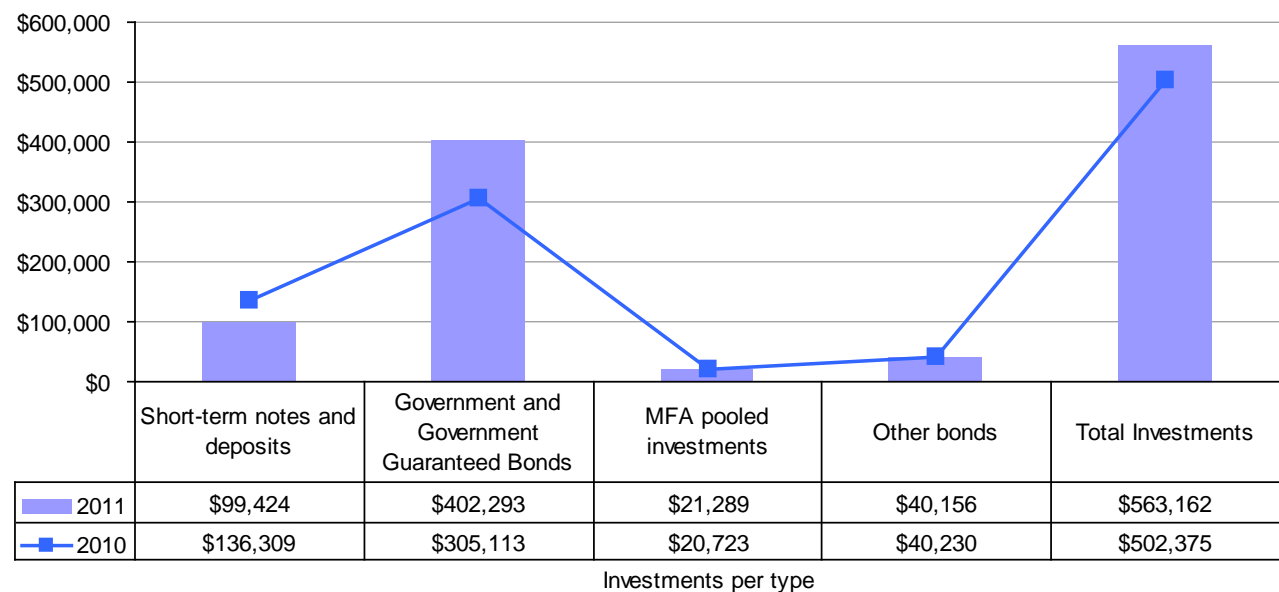
Source: City of Richmond Business and Financial Services Department

Reserves 2007–2011 (in \$000s)

	2007	2008	2009	2010	2011
Affordable housing	\$9,429	\$10,121	\$10,537	\$10,728	\$11,344
Capital building and infrastructure	16,206	18,519	22,655	26,238	27,646
Capital reserve	68,507	68,171	70,799	76,229	81,820
Child care development	431	541	854	1,789	2,146
Community legacy and land replacement	88,094	68,962	57,298	5,718	17,097
Drainage improvement	9,051	11,269	13,493	18,213	23,395
Equipment replacement	11,530	12,667	13,823	14,912	16,744
Leisure facilities	1,229	2,114	2,319	2,522	2,621
Local improvements	4,834	5,433	5,750	6,117	6,330
Neighbourhood improvement	5,169	5,939	6,276	5,649	6,057
Public art program	459	1,088	1,105	1,278	1,585
Sanitary sewer	18,677	21,647	24,332	27,661	30,254
Steveston off-street parking	187	248	256	266	277
Steveston road ends	296	293	204	2,930	2,723
Waterfront improvement	2,276	3,051	1,344	496	179
Watermain replacement	39,070	43,276	42,619	46,377	43,435
Oval	-	-	-	-	1,700
Total reserves	\$275,445	\$273,339	\$273,664	\$247,123	\$275,353

Source: City of Richmond Business and Financial Services Department

Investment portfolio per type 2010–2011 (\$'000's)



Ratio analysis indicators of financial condition

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

Note: Based on average balance sheet amounts

City of Richmond services and contact information

The City of Richmond's services are organized into the Chief Administrator's Office and eight departments, as well as three separate City services. The departments are: Office of the Chief Administrative Officer, Business and Financial Services, Corporate Services, Community Services, Engineering and Public Works, Law and Community Safety, Parks and Recreation, Planning and Development, and Project Development and Facility Services. The other City services are: Gateway Theatre, Richmond Olympic Oval and Richmond Public Library.

Mailing Address

City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Information Centre

Tel: 604-276-4000
Fax: 604-276-4029
Email: infocentre@richmond.ca

Telecommunication Device for the Deaf (TDD)

Tel: 604-276-4311

Mayor and Councillors

Mayor: 604-276-4123
Councillors: 604-276-4134
Email: MayorandCouncillors@richmond.ca

Website

www.richmond.ca

Community Bylaws

Dog Licences: 604-247-4633
Animal Control: 604-247-4630
Bylaw and Parking Ticket Enquiries: 604-276-4284
Automated Parking and Bylaw Enquiries:
604-276-4345

Fire Department (Richmond Fire-Rescue)

Administration (non-emergency calls only):
Tel: 604-278-5131
911 (emergency calls only)

Police Department (Richmond RCMP)

Administration (non-emergency calls only):
Tel: 604-278-1212
911 (emergency calls only)

Garbage and Recycling

Information Line: 604-276-4010

Gateway Theatre

6500 Gilbert Road

Information Line: 604-270-6500

Box Office: 604-270-1812

Box Office Hours: Monday to Friday, noon to
6:00 p.m.; Saturday, 2:00 to 6:00 p.m.

Website: www.gatewaytheatre.com

Human Resources

Reception: 604-276-4105

Library

For hours: 604-231-6401

Website: www.yourlibrary.ca

Parks Department

Reception: 604-244-1208

Permit Centre

Business Licences: 604-276-4328
Building Permits: 604-276-4285
Inspection Enquiries: 604-276-4118
Inspection Request Line: 604-276-4111

Public Works

Public Works Service Centre: 604-244-1262
24 Hour Emergency Calls: 604-270-8721

Recreation and Cultural Services

Information and Registration Line: 604-276-4300

Richmond Olympic Oval

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

Taxes–Property and Utility

General Enquiries: 604-276-4145

Transportation and Traffic

Parking Tickets: 604-276-4345
Transportation and Traffic Enquiries:
604-276-4388
Traffic Signals: 604-247-4616

Zoning Information

Zoning and Signs: 604-276-4017



City of Richmond

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

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ONCL - 116

CITY OF RICHMOND 2011 Annual Report Highlights

For the year ended December 31, 2011

CNCL - 117



Award for Outstanding Achievement in Popular Annual Financial Reporting

PRESENTED TO

**City of Richmond
British Columbia**

for the Fiscal Year Ended

December 31, 2010



Linda C. Dawson
President

Jeffrey L. Evers
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, 2010. 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.

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CNCL - 119

This report features highlights from Richmond's 2011 Annual Report. For the detailed 2011 Annual Report that meets legislated requirements, please visit www.richmond.ca (City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports).

The 2011 Annual Report Highlights are distributed by mail upon request. It is also available for the general public in hardcopy at Richmond City Hall or electronically on the City of Richmond's website.

Cover photo: Tall Ships returned to historic Steveston Village in Richmond for the popular Ships To Shore Steveston 2011 event.

This report was prepared by the City of Richmond Business and Financial Services Department and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. ©2012 City of Richmond

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Richmond City Council



To December 4, 2011

Front row, left to right:

Councillor Evelina Halsey-Brandt, Councillor Bill McNulty, Mayor Malcolm Brodie,
Councillor Sue Halsey-Brandt, Councillor Derek Dang

Back row, left to right:

Captain Dave Cullen, Richmond Fire-Rescue (retired), Councillor Harold Steves,
Councillor Greg Halsey-Brandt, Councillor Linda Barnes, Councillor Ken
Johnston, Corporal J. J. Stephan Peters, Richmond RCMP



As of December 5, 2011

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



2011 will be remembered as a year of significant growth for the City of Richmond. With our population approaching the 200,000 level during 2011, your Council paid significant attention to managing this new growth, while ensuring we provided for the needs of our expanding city.

Much of the new growth in our city continues to be focused in the City Centre. Fuelled by the arrival of the Canada Line, construction of the Richmond Olympic Oval and our innovative City Centre Area Plan, we are on the cusp of an extraordinary new wave of development. Thus, a key focus in 2011 was the continued work to update our Official Community Plan (OCP). The new OCP Update, designed to guide growth through 2041, is expected to be completed in 2012.

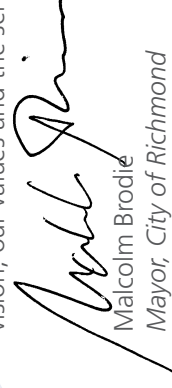
Combined with the previously-adopted City Centre Area Plan, the OCP Update will ensure Richmond continues to enjoy well-planned beneficial growth that supports local and regional objectives for sustainability. We are directing new growth primarily into a higher density City Centre which is supported by rapid transit. This allows us to protect our farmland, natural spaces and existing single family neighbourhoods. The OCP Update also provides a framework that ensures Richmond will have adequate land areas designated for continued commercial and industrial growth so we can maintain the robust and balanced economy that is our hallmark.

The City also continued a major push to update our civic infrastructure to meet the needs of our growing community. Major milestones during 2011 included:

- opening the Richmond Community Safety Building, the new home for the Richmond RCMP;
- officially opening a \$5 million expansion of Hamilton Community Centre;
- opening the new Nelson Road interchange on Highway 91, providing much-needed expanded traffic access to Richmond's port lands;
- completing the award-winning No. 4 Road pump station, part of an ongoing major upgrade of Richmond's critical drainage and flood protection network; and
- opening the new Steveston Fire Hall, the third of five new halls being built in our ambitious community safety infrastructure renewal program.

The end of 2011 also marked the beginning of a new Council term. I look forward to working together with all members of Council over the next three years as we continue to strive to make Richmond an even better place to work, live, visit and do business.

I hope you enjoy reading these Annual Report Highlights. As always, I welcome the opportunity at any time to talk to you directly about our City, our vision, our values and the services we provide.


Malcolm Brodie
Mayor, City of Richmond



CNCL 22

Message from the Chief Administrative Officer



I am pleased to present the City of Richmond's 2011 Annual Report Highlights. This past year, the City made many important strides toward fulfilling our corporate vision, while keeping Richmond at the forefront of outstanding and innovative municipal governance and service delivery.

Our commitment to sustainability is a major guiding factor in everything we do. In 2011, we launched construction of the first phase of the Alexandra District Energy Utility (ADEU) in West Cambie. The City's first district energy system, the ADEU will use thermal energy to ultimately provide heating and cooling for almost four million square feet of residential and commercial buildings, all free of reliance on fossil fuels. The utility will provide an economical alternative energy source for its users and will eventually generate net revenues for the City. The City has created a District Energy Office and is actively pursuing other opportunities to develop district energy utilities within Richmond.

Preserving the long-term financial health of the City is also critical. Richmond continues to enjoy some of the lowest property tax rates in the region, while offering its citizens a spectrum of civic services and amenities that are second to none. Our reserves are healthy and our small amount of outstanding debt will be retired within two years. In order to protect our strong financial standing, we introduced a freeze on discretionary spending and the filling of vacant staff positions in late 2011. We also brought renewed rigour and commitment to our spending

approval process and business case analysis. These steps ensured the City ended the year with a healthy surplus and is in good financial position to meet any future challenges.

2011 also marked the first full year of operations for the Richmond Olympic Oval. As President and Chief Executive Officer for the Richmond Olympic Oval Corporation, I am pleased to report that all of our financial targets and program goals were met or exceeded. We successfully continued the post-Games retrofit of the Oval, allowing us to further broaden the incredible array of programs and services it offers. And while the Oval continues to fulfil its objectives as an international centre of excellence for sport, recreation and culture, we were pleased that more than 80 per cent of the venue's use was by Richmond residents.

Our commitment to continuous improvement prevails throughout our organization from our Council through staff to our partners and citizens. Richmond is always seeking new and better ways to manage our existing business and exploring new opportunities to raise the level of service provided to our community. As we begin a new Council term, we look forward to providing continued success backed up by sound management practices.

A stylized, handwritten signature in black ink, appearing to read 'George Duncan'.

George Duncan

Chief Administrative Officer

2011 highlights



CNCL - 124

2011 was a milestone year for the City of Richmond as our estimated population approached the 200,000 mark. As our city continues to grow, a major focus in 2011 was building and renewing our civic infrastructure to meet community needs, along with long-term planning for our future.

- The new, post-disaster rated Richmond Community Safety Building was opened to serve as home for our RCMP detachment. Most of our policing services are now based in this Leadership in Energy and Environmental Design (LEED) Gold-rated facility. By purchasing and retrofitting an existing building, Council was able to save millions of dollars over the cost of constructing a new building.
- The new Steveston Fire Hall, also built to LEED Gold standards, was opened. It is the third new



fire hall built in recent years, with two additional new halls planned for the near future.

- Construction of the first phase of the Alexandra District Energy Utility (ADEU) in West Cambie was initiated. The City's first district energy system was launched and will provide an economical alternative energy source for a broad number of users and will eventually generate net revenues for the City. The City has created a District Energy Office and is actively pursuing other opportunities to develop district energy utilities within Richmond.
- The Highway 91-Nelson Road Interchange was opened. This will spur further development of Port Metro Vancouver's industrial lands, help create hundreds of new jobs and strengthen our role as a gateway to the Asia-Pacific. It has



already reduced speeds and improved safety for local residents as well as farm vehicles on Westminster Highway.

- The City acquired the last remaining privately-held remnant of Richmond's Northeast Bog Forest to create almost 50-acres of parkland forest. The Lesser Lulu Bog is unique to Richmond and thus its preservation is important for environmental, historical and recreational reasons. Additional parkland acquisitions included securing 12-acres of the former Fantasy Gardens site. The botanical gardens on this site will be restored and become the centrepiece of a major new civic park.
- The Hamilton Community Centre's dramatic expansion was completed to produce a sustainable structure built to LEED Gold standards. The South Arm Community Centre also underwent extensive renovations.



- The Richmond Cultural Centre was enhanced with the opening of the new Media Lab, which is designed to increase technology, literacy and creativity, particularly for youth. The Rooftop Garden, an outdoor venue for arts programs and events, was also opened.
- A further phase of the Thompson Youth Park was completed with the addition of a multi-use plaza near the Community Centre.
- Ships to Shore 2011 saw four tall ships visit Steveston, drawing more than 40,000 people in early June. The Richmond Maritime Festival was expanded with new programming and other improvements, with attendance doubling over previous years. An outdoor theatrical production, Salmon Row, was mounted at Britannia Heritage



- Shipyard. Depicting 150 years of West Coast fishing industry history, the show enjoyed a sold out run.
- The City persuaded the provincial government to allow Richmond to give tax relief for certain Brighthouse area commercial properties, which had experienced extraordinary increases in property assessments. This unique legislation provides well-needed interim protection for some of the businesses in the area.
- The new Richmond Sport Hosting Office, a joint venture with Tourism Richmond, helped secure more than 20,000 hotel stays in 2011. Event highlights include hosting the 2011 World Senior Badminton Championship.



- The Richmond Film Office saw a 20 per cent increase in filming activity with a number of major productions including the hit TV shows "Once Upon A Time," "The Killing" and the "Secret Circle" booking multiple shooting days in Richmond.
- The ongoing post-Games retrofit of the Richmond Olympic Oval continued in 2011. The new LifeMark Sports Medicine Clinic opened, offering a wide array of new services to the community. The Oval continued to expand its array of both community and high performance sport, recreation and health programs, including the opening of the new Performance Training Centre. The Oval also hosted a wide variety of sport, community, corporate and other special events.

2011 awards and recognitions



CNCL - 126

The City of Richmond always strives for excellence as proven by the numerous civic awards recently received. They include:

- The Public Works Association of BC Project of the Year Award for the No. 4 Road Drainage Pump Station. This initiative increased the City's flood protection capacity.
- The BC Government's Child Care Award of Excellence for progressive child care initiatives.



- Recognition as an "International Eco-Safety Demonstrative City" at the First World Eco-Safety Assembly (WESA), organized by a United Nations affiliate.
- The Outstanding Regional Partnership Award presented by the Canadian Diabetes Association to our Library.
- Two awards from the Government Financial Officers Association for our annual report.
- Richmond ranking amongst the Top 10 Small Cities for Infrastructure in North America by Foreign Direct Investment Magazine.



- Two highly prestigious architectural awards for the Richmond Olympic Oval, presented by the International Association for Sports and Leisure Facilities (IAKS) in partnership with the International Olympic Committee (IOC) and the International Paralympic Committee (IPC). The awards honour exemplary design and function for sports facilities and accessibility. The Oval was the only one of 135 entries in this worldwide competition to have won both a Gold Medal and an Award of Distinction.

Report from the General Manager, Business and Financial Services



CNCL - 127

City continued to experience significant demand for recreation programs, libraries, policing, fire-rescue, public works, sports field usage, arenas and pools.

In terms of property taxes, once again, the City had one of the lowest tax rate increases in Metro Vancouver without reducing the level of service. As well, to ensure fairness, the City successfully negotiated with the Province of BC to obtain unique, temporary tax exemptions for qualifying properties in the City Centre. These properties encountered extraordinary increases in property assessments due to transitioning land use. In 2011, Council passed the City Centre Transitional Tax Exemption Bylaw. This will give 37 Brighthouse area properties with 248 businesses partial Municipal and School tax relief in 2012. The City has been given authority from the Province to continue to offer these exemptions over the next four years, allowing the City to protect jobs during the transformation of the City Centre.

Looking ahead, the City of Richmond is well positioned to carry out and meet service commitments in a flexible and sustainable manner with an extremely low level of vulnerability from a financial perspective.

Andrew Nazareth, BEc, CGA
General Manager, Business and Financial Services

The City's net worth improved by \$110.8 million to \$2.2 billion in 2011. Net financial assets increased to \$415.7 million, while net debt outstanding was reduced to \$5.8 million. Statutory reserves increased by \$28.2 million to \$275.4 million. The City's consolidated revenues were \$424.0 million and consolidated expenses totalled \$313.2 million.

Despite a slow recovering economy, Richmond's housing and construction growth continued at a steady pace with 1,480 building permits issued in 2011 (2010: 1,547). Business growth was also evident with 12,988 business licenses issued in 2011 (2010: 12,832). With the growing population and wide array of high quality services provided, the

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2011. The financial statements reflect a consolidation of the financial position and operation results for the City of Richmond, Richmond Public Library and the Richmond Olympic Oval Corporation.

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, 2011 in accordance with Canadian public sector accounting standards.

City of Richmond financial information

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

December 31, 2011, with comparative figures for 2010

2011

2010
(restated)

Financial assets¹

Cash and cash equivalents	\$	11,766	\$	19,058
Investments		563,162		502,375
Accrued interest receivable		2,710		3,418
Accounts receivable		22,095		29,651
Taxes receivable		6,716		7,708
Development fees receivable		16,826		21,189
Debt reserve fund - deposits		386		449
		623,661		583,848

CNCL 128

Financial liabilities

Accounts payable and accrued liabilities	77,698	73,963
Deposits and holdbacks	36,753	45,447
Unexpended revenue	34,801	43,946
Development cost charges	52,379	42,211
Obligation under capital leases	499	1,168
Long-term debt, net of MFA sinking fund deposits	5,808	9,274
	207,938	216,009

Net financial assets²

367,839

Non-financial assets³

Tangible capital assets	1,801,630	1,739,019
Inventory of materials and supplies	1,934	1,745
Prepaid expenses	1,847	1,734
	1,805,411	1,742,498

Accumulated surplus⁴

\$ 2,221,134 \$ 2,110,337

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.

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

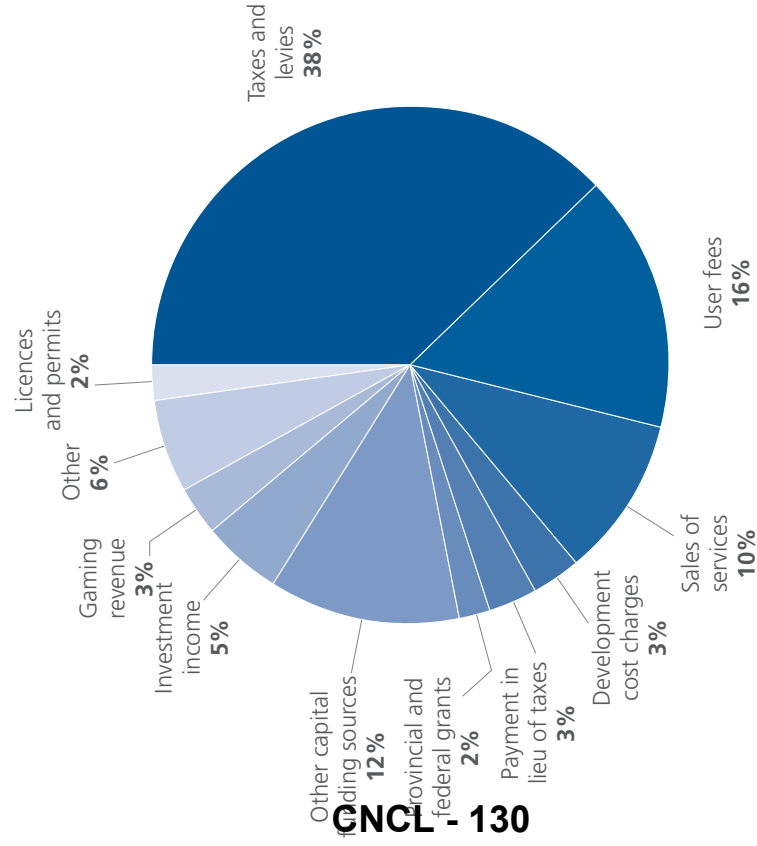
Year ended December 31, 2011, with comparative figures for 2010

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

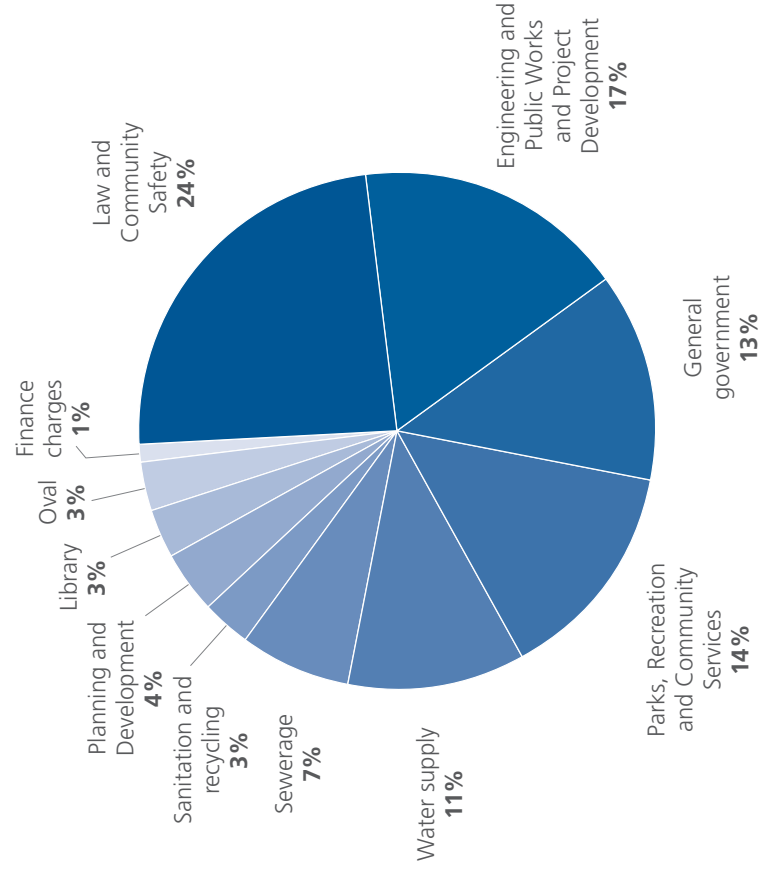
¹ The statement of operations shows the sources of revenues and expenses, the annual surplus or deficit and the change in the accumulated surplus.

City of Richmond financial information continued ...

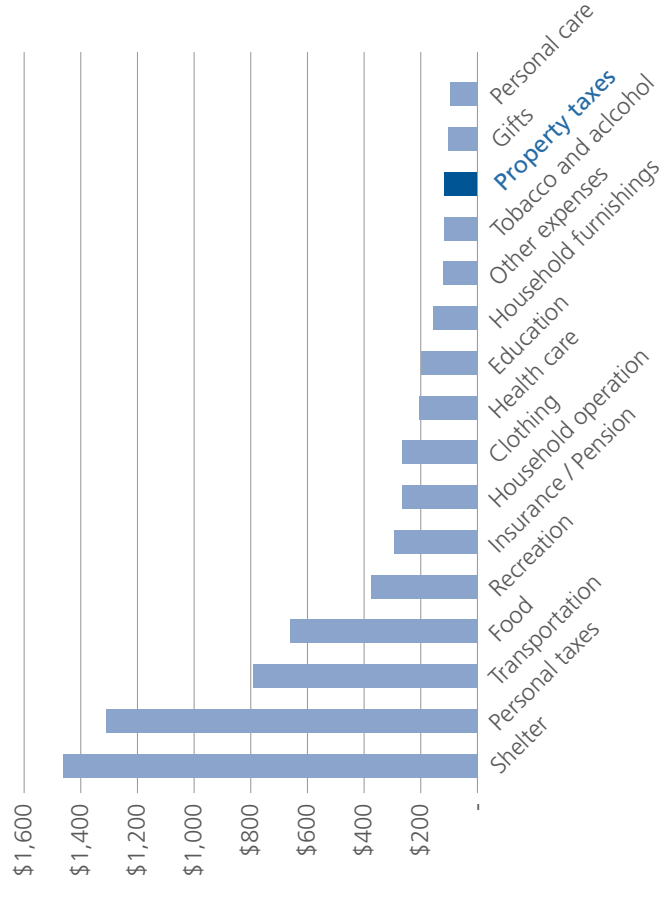
2011 actual revenue



2011 actual expenditure

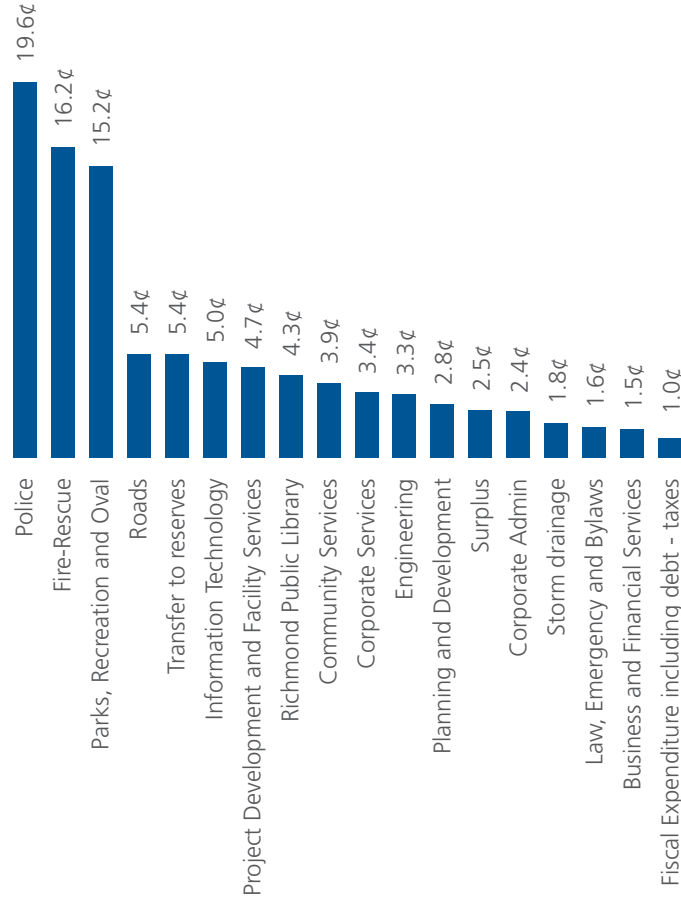


Monthly average household costs in Vancouver



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

2011 actual breakdown of \$1 municipal taxes



Source: City of Richmond Business and Financial Services Department

City of Richmond services and contact information

The City of Richmond's services are organized into the Chief Administrator's Office and eight departments, as well as three separate City services. The departments are: Office of the Chief Administrative Officer, Business and Financial Services, Corporate Services, Community Services, Engineering and Public Works, Law and Community Safety, Parks and Recreation, Planning and Development, and Project Development and Facility Services. The other City services are: Gateway Theatre, Richmond Olympic Oval and Richmond Public Library.

City of Richmond
6111 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

Information Centre

Tel: 604-276-4000
Fax: 604-276-4029
Email: infocentre@richmond.ca

Telecommunication Device for the Deaf (TDD)

Tel: 604-276-4311

Mayor and Councillors

Mayor: 604-276-4123
Councillors: 604-276-4134
Email: MayorandCouncillors@richmond.ca

Website

www.richmond.ca

The following is a list of main numbers for City Departments and services.

Community Bylaws

Dog Licences: 604-247-4633
Animal Control: 604-247-4630
(For emergencies, call Richmond Animal Protection Society at 604-275-2036 on Monday to Friday between 10:00 a.m. to 6:00 p.m., or Saturday and Sunday, between 9:00 a.m. and 5:00 p.m. After hours call Community Bylaws animal control at 604-340-4650).

Bylaw and Parking Ticket Enquiries: 604-276-4284
Automated Parking and Bylaw Enquiries: 604-276-4345

Fire (Richmond Fire-Rescue)

Administration (non-emergency calls only):
Tel: 604-278-5131
911 (emergency calls only)

Police (Richmond RCMP)

Administration (non-emergency calls only):
Tel: 604-278-1212
911 (emergency calls only)

Garbage and Recycling

Information Line: 604-276-4010

Gateway Theatre

6500 Gilbert Road
Information Line: 604-270-6500
Box Office: 604-270-1812
Box Office Hours: Monday to Friday, noon to 6:00 p.m.; Saturday, 2:00 to 6:00 p.m.
Website: www.gatewaytheatre.com

Human Resources

Reception: 604-276-4105

Library

For hours: 604-231-6401
Website: www.yourlibrary.ca

Parks Department

Reception: 604-244-1208

Permit Centre

Business Licences: 604-276-4328
Building Permits: 604-276-4285
Inspection Enquiries: 604-276-4118
Inspection Request Line: 604-276-4111

Public Works

Public Works Service Centre: 604-244-1262
24 Hour Emergency Calls: 604-270-8721

Recreation and Cultural Services

Information and Registration Line: 604-276-4300

Richmond Olympic Oval

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

Taxes - Property and Utility

General Enquiries: 604-276-4145

Transportation and Traffic

Parking Tickets: 604-276-4345
Transportation and Traffic Enquiries: 604-276-4388
Traffic Signals: 604-247-4616

Zoning Information

Zoning and Signs: 604-276-4017

City of Richmond's Vision:

To be the most appealing, livable and well-managed community in Canada

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City of Richmond

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

Telephone: 604-276-4000

www.richmond.ca

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City of Richmond

Report to Committee

To FIN-June 4 2012

To: Finance Committee

Date: April 18, 2012

From: Jerry Chong
Director, Finance

File: 03-0900-01/2011-Vol
01

Re: Revenue Anticipation Borrowing (2012) Bylaw No. 8896

Staff Recommendation

That Revenue Anticipation Borrowing (2012) Bylaw No. 8896 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 TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO (Deputy) 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 (2012) Bylaw No. 8896 (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.

Financial Impact

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 Council to inform Council of such financial activity.

Conclusion

That the Revenue Anticipation Borrowing (2012) Bylaw No. 8896 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 existing credit facilities arrangement with its bank.

A handwritten signature in blue ink, appearing to read 'Venus Ngan', with a stylized flourish at the end.

Venus Ngan, CA
Manager, Treasury Services
(604-276-4217)



REVENUE ANTICIPATION BORROWING (2012) BYLAW NO. 8896

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 (2012) 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 Bylaw No. 8755 is hereby repealed.
5. This Bylaw is cited as "**Revenue Anticipation Borrowing (2012) Bylaw No. 8896**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To PRCS - May 29 2012

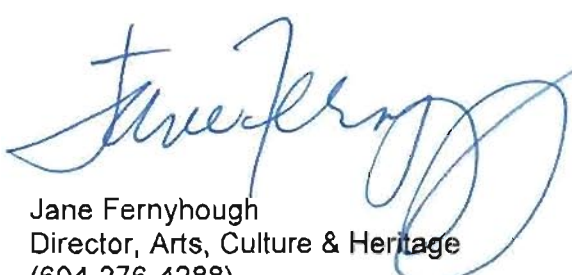
To: Parks, Recreation and Cultural Services Committee
From: Jane Fernyhough
Director, Arts, Culture & Heritage
Re: Britannia Heritage Shipyard National Historic Site

Date: May 3, 2012

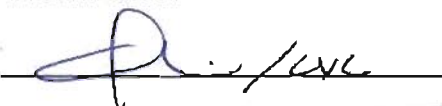
File:

Staff Recommendations:

1. That the Terms of Reference for a Britannia Heritage Shipyard Building Committee, as outlined in the report dated May 3, 2012 from the Director, Arts, Culture and Heritage Services, be endorsed; and,
2. That a Britannia Heritage Shipyard Building Committee be established as per the Terms of Reference.


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

Att: 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Project Development		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

May 3, 2012

Staff Report

Origin

At the Parks, Recreation and Cultural Services Committee of March 27, 2012 the following referral motion was passed:

That the staff report entitled "Britannia Heritage Shipyard National Historic Site" dated March 9, 2012 from the Director, Arts, Culture & Heritage be referred back to staff to examine the Terms of Reference for the Building Committee to oversee the final three buildings.

This report responds to this referral.

Analysis

The report "Britannia Heritage Shipyard National Historic Site" (**Attachment 1**) responded to a request for information regarding several areas of the operation, including "that staff consider the establishment of a Building Committee to determine the uses of the final three buildings, the Seine Net Loft, Japanese Duplex and Longhouse and develop a timeline and costs to bring them up to code for those uses". At the March 27th meeting Committee requested reconsideration of the term "Task Force" instead of "Committee" and the proposed Terms of Reference as outlined in the report. Council's original intent for a Britannia Building Committee as outlined in the Britannia Heritage Shipyard Business Plan, and the proposed mandate and composition for the Building Committee was referenced.

The Britannia Business Plan adopted by Council in 2000 proposed "a Building Committee be appointed by Council when a capital project is being planned. This Committee would oversee the project from conception through planning and capital fundraising and construction. The committee would be comprised of three members of the Britannia Advisory Board and three members of City staff and or Council." The Britannia Advisory Board, appointed by Council, was disbanded as of December 31, 2008.

As outlined in the March 9, 2012 report (**Attachment 1**) capital funding for the Seine Net Loft was approved as part of the 2011 capital budget and detailed designs are being completed for the seismic upgrade, fire suppression system, mechanical and electrical upgrades to bring the building to a "public assembly" usage. The Business Plans outlined the usage to be museum and exhibit space, small boat collection storage and open concept visible storage of artefacts, and now includes the Lubzinski exhibit. The Building Committee role could be to work with staff and designers on the use and planning of the restoration. The Committee would advise on the planning, restoration and future use of the remaining two buildings: Japanese Duplex and First Nations building as capital funding is allocated. A revised Terms of Reference and committee structure is attached. (**Attachment 2**)

Financial Impact

None. Staff time to liaise with the group as well as any additional meetings required with the building consultants will be absorbed into the project and approved operating budgets.

May 3, 2012

Conclusion

The establishment of a Building Committee to assist in guiding the restoration and future use of the remaining un-restored buildings and the stories to be told through those buildings is recommended.


PER: Bryan Klassen
Britannia Site Supervisor
(604-718-8044)

BK:bk




City of Richmond

Report to Committee

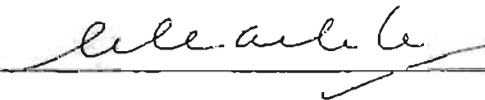
To: Parks, Recreation and Cultural Services Committee Date: March 9, 2012
 From: Jane Fernyhough File:
 Director, Arts, Culture & Heritage
 Re: Britannia Heritage Shipyard National Historic Site

Staff Recommendation

1. That the Terms of Reference for a Britannia Building Task Force as outlined in this report be endorsed; and,
2. That a Britannia Building Task Force be established as per the Terms of Reference.


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

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Project Development		Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

At the Parks, Recreation and Cultural Services Committee of September 27th, 2011 the following referral motion was passed:

That the materials distributed from Councillor Harold Steves, dated September 27, 2011 regarding the Britannia Shipyard National Historic Site be referred to staff, with particular attention to the following:

1. *"that staff investigate and report back to Committee the means of maintaining full public access to the wharf and fleet";*
2. *"that staff review and consider implementation of the remaining recommendations of the Britannia Heritage Business Plan"; and*
3. *"that staff consider the establishment of a Building Committee to determine the uses of the final three buildings, the Seine Net Loft, Japanese Duplex and Longhouse and develop a timeline and costs to bring them up to code for those uses".*

This report responds to this referral.

Analysis

The Britannia Heritage Shipyard site is 3.29 hectares (8.14 acres) of land located on the south arm of the Fraser River. The oldest cannery site on the Fraser River, and later converted to a shipyard, the site is important to the historical development of Richmond and the Lower Mainland. The site has been owned by the City since 1990 and was declared a National Historic Site of Canada in 1992.

The historical features at the Britannia site have a collective heritage value that exceeds their individual heritage value. The boardwalk and bulkhead are significant features in context with the buildings. The 12 buildings on the site are important for their sense of community that is achieved and help tell the many stories about the multi-ethnic residents and workers at the Britannia Shipyard and Steveston.

In 2001 Council adopted the Britannia Heritage Shipyard Business Plan, which outlined the proposed development for the following five years, including the priorities for the restoration and use of the buildings. In 2004 work began on the restoration of the buildings in the Historic Zone, which was completed in 2009. The Business Plan was updated in 2008, which provided further direction for the development of the site.

Referral Points:

1. *"that staff investigate and report back to Committee the means of maintaining full public access to the wharf and fleet";*

As outlined in Schedule 1 prepared by Councillor Steves dated September 27, 2011, there are no impediments to public access in terms of building usages. In 2002, the wharf was completely rebuilt, including new piles, timbers and decking. The wharf was subsequently used for programming, notably music concerts during the summers. This practice was stopped when questions arose as to the safety of the public through the Shipyard Building and onto the wharf. Discussion with Building Approvals produced the compromise that there could be up to 50 people in the shipyard building at any one time and that a tour guide accompany them. This has been the operating procedure since that time.

In 2009, the floats were upgraded to 12 feet wide with improved floatation, in response to increased public use particularly during the Richmond Maritime Festival. There are several vessels moored at the Britannia floats, three owned by the Britannia Heritage Shipyard Society, one owned by the SS Master Society, one owned by the City of Richmond and one owned by the waterside caretaker.

The vessels are subject to sudden movements due to wind and waves and present any number of hazards for people not familiar with boats. Further, the boats have safety related items from fuel containers to flares, which can be dangerous in untrained hands. Supervision of the public while on the floats and vessels is required.

Due to reasons of safety and security the floats are not always open to the public. The Society is able to escort visitors and guests on to the floats to view their vessels. As there is always a risk to life and safety on the water there has never been provision to allow the public unsupervised access to the floats and vessels. The Britannia Heritage Shipyard Society has a resolution, approved at a board meeting some years ago, that their members must wear a life jacket or approved flotation device when they are on the floats and working on the boats.

The City has limited staff to keep the buildings and exhibits open to the public and is not able to provide the supervision required to open the wharf and floats other than on special occasions such as the Richmond Maritime Festival. In order to allow access to the wharf and fleet, there should be a minimum of two trained people to provide supervision to the public; one person to escort the public through the Shipyard building and one person to supervise the public on the floats to ensure safety restrictions are enforced such as prohibited smoking, proper footwear, appropriate behaviour and ship-board etiquette.

In order to have the wharf and floats accessible to the public on a regular basis staff are working with the Society to recruit and train volunteers. Alternately, increased funding could be provided for additional staff to provide supervision to the dock and floats.

2. *"that staff review and consider implementation of the remaining recommendations of the Britannia Heritage Business Plan";*

In 2001 the Britannia Heritage Shipyard Business Plan was adopted by City Council. Guided by an eight-member steering committee comprised of Councillors, community members and City staff, the Business Plan outlined the guiding principles for the site, the site development priorities and estimated capital costs over a five-year period. The Business Plan included proposed building uses, staffing plans, site improvements, a management and operational model and the role of the Britannia Heritage Shipyard Society.

In 2004 work began on the Historic Zone Development Plan, which was adopted by Council in 2006. This moved the focus of the work at Britannia away from the priorities in the Business Plan. The development of the Historic Zone was spread over several years, as funding was made available, and opened to the public in May 2009. The final exhibits in the Chinese Bunkhouse were opened in 2011. The new buildings and exhibits significantly expanded the public access to Britannia. Estimated attendance in 2011 was 55,000 visitors in total, which includes approximately 25,000 attending the Richmond Maritime Festival.

The 2008-2012 Business Plan Update, endorsed by Council in June 2008 (**Attachment 1**) reiterated the plans and priorities for the completion of the site, notably the restoration / renovation of the Seine Net Loft, the Japanese Duplex and the First Nations Bunk House. It further outlined three strategic directions – Long-term Site Preservation, Effective and Efficient Operations and Enhanced Visitor Experiences - with initiatives and action plans for each.

Council approved capital funding for the Seine Net Loft superstructure in the 2011 capital budget. Capital funding for the Japanese Duplex and the First Nations Bunkhouse has not been approved at this time. Both of these buildings require additional historic research and engineering and design work to determine restoration costs.

Construction work on the Seine Net Loft, which includes superstructure seismic upgrade, fire suppression system, mechanical and electrical upgrades to bring the building to a "public assembly" usage is projected to be completed in early 2013. The Seine Net Loft will be used as museum and exhibit space, small boat collection storage and open concept visible storage of artefacts, as outlined in the Business Plans.

The remaining two buildings, the Japanese Duplex and the First Nations Bunkhouse restoration and interpretation remain unfunded. The Japanese Duplex is the next priority and has been submitted as a capital request (currently unfunded). The First Nations Bunkhouse requires research on its history and determination of appropriate use upon restoration.

City Council has consistently provided funding over the years for the enhancement of the Britannia Heritage Shipyard. Often, projects have been divided and phased, as funding was made available. This has extended the time frame to complete projects. The Building Plan Update is an effective tool to guide the development of the site and staff will continue to bring forward funding requests within the annual budget cycles.

3. *"that staff consider the establishment of a Building Committee to determine the uses of the final three buildings, the Seine Net Loft, Japanese Duplex and Longhouse and develop a timeline and costs to bring them up to code for those uses".*

Prior to the establishment of the Britannia Heritage Shipyard Advisory Board, a Building Committee under the auspices of the Britannia Heritage Shipyard Society was in place. That role was reassigned to the Advisory Board when it was established and subsequently disappeared with the dissolution of the Advisory Board in 2008.

As the site moves into the restoration / remediation of the remaining three buildings, the establishment of a Britannia Building Task Force to assist in guiding the use of and the stories to be told through those buildings would be beneficial.

The Task Force would assist with the required research of original and past uses and potential adaptive reuses of the Japanese Duplex and the First Nations Bunkhouse. The Task Force could consist of a representative from the Britannia Heritage Shipyard Society, the Council liaison to the Britannia Heritage Shipyard Society, Britannia Site Supervisor, and two members of the community. A proposed Terms of Reference for this Task Force is attached.

(Attachment 2)

Financial Impact

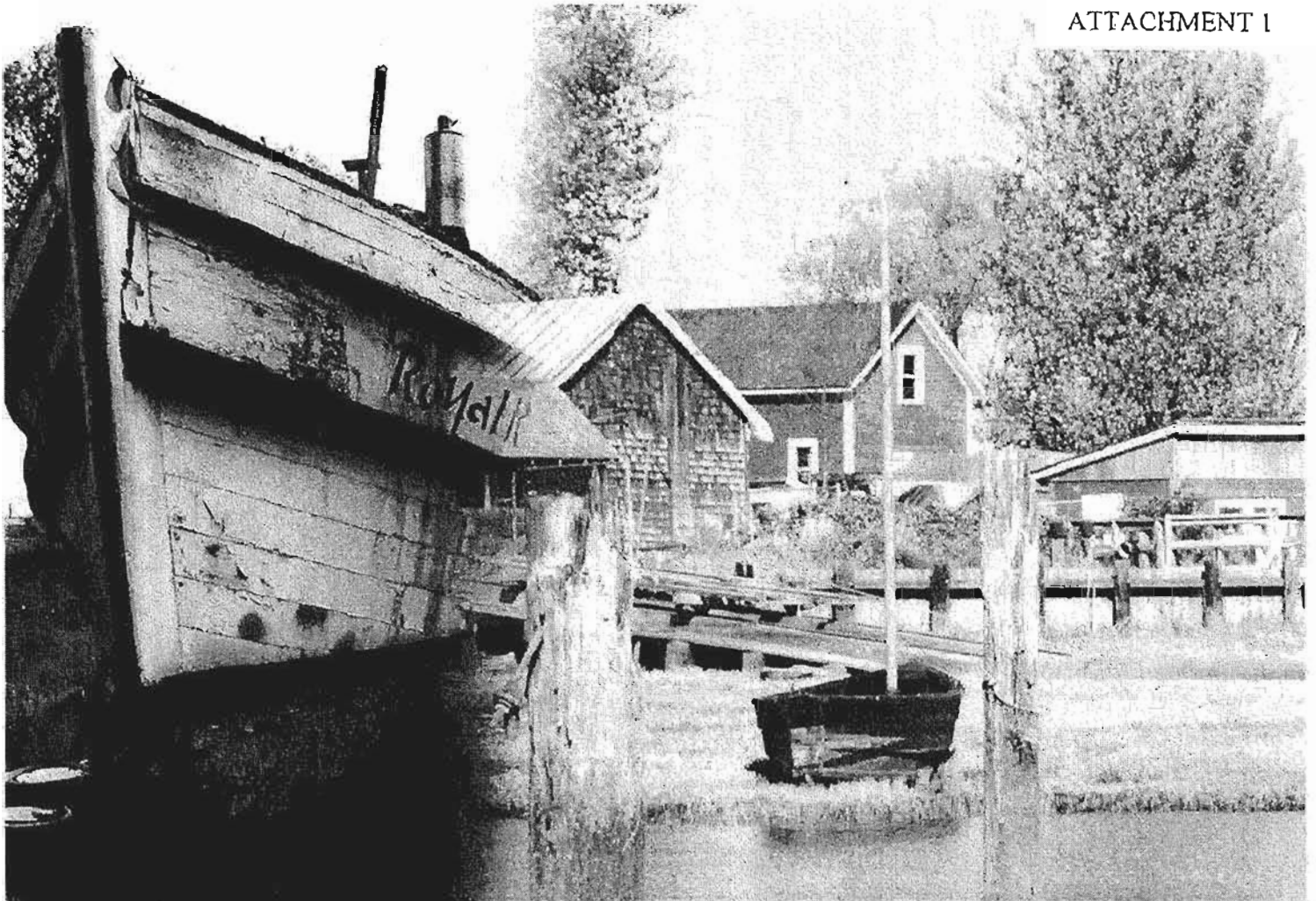
There is no financial impact at this time. Recruitment and training of volunteers will be supported through existing operating budgets at Britannia Heritage Shipyard. Restoration / remediation funding of the buildings will continue to be submitted in the annual Capital Plan.

Conclusion

During the past ten years, the Britannia Heritage Shipyard has developed as an important City asset. The restoration of the next buildings will complete the restoration of the buildings on site and provide a viable tourist product that promotes the Council goal of "advancing the City's destination status and ensure our continued development as a vibrant cultural city." Staff will assist the Society with the recruitment and training of volunteers to provide greater access to the vessels that the Society is working to restore.


Bryan Klassen
Britannia Site Supervisor
(604-718-8044)

Attachment 1	Britannia Heritage Shipyard Business Plan Update 2008-2012	REDMS #3491702
Attachment 2	Britannia Heritage Shipyard Building Committee Terms of Reference	REDMS #3491687



Britannia Heritage Shipyard Business Plan Update 2008-2012



**Britannia Heritage Shipyard
Business Plan Update
2008-2012**

Introduction:

In January 2001, Richmond City Council adopted a five-year business plan for the Britannia Heritage Shipyard Site. This business plan was developed in conjunction with a steering committee and provided direction and a basis for decision making by council and staff in regards to the site. Five key areas of recommendations were included within the business plan:

1. Increased operating budget
2. Revenue generation strategies
3. Site improvements
4. Management model
5. Capital improvements

With many of the recommendations from the 2001 business plan fulfilled, and the site nearing completion in terms of major capital construction, the need to update the business plan was recognized. A consultative process including staff, council members and community stakeholders was undertaken to review the vision and guiding principles and to make recommendations for the future development and operation of the site.

Site Description:

The Britannia Heritage Shipyard site is 3.29 hectares (8.14 acres) of land located along the Steveston Channel of the south arm of the Fraser River. Previously a cannery and then converted to a shipyard, the site is important to the historical development of Richmond and to Greater Vancouver. The Britannia Heritage Shipyard site has been owned by the City of Richmond since 1990.

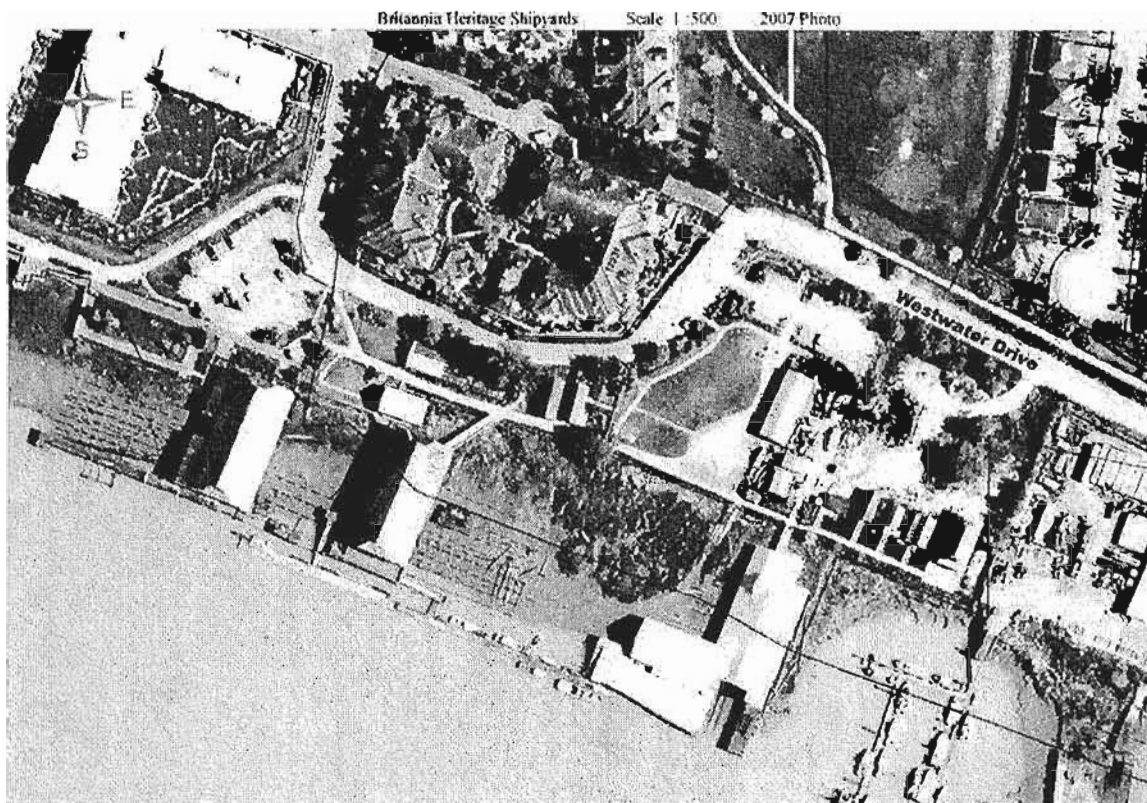
Britannia is a part of Steveston's historic Cannery Row extending from Garry Point and the Gulf of Georgia Cannery National Historic Site on the western end to London Heritage Farm in the east. The site is 0.8 kilometres from Steveston Village Centre.

To the south of the site is the Fraser River with Shady (Steveston) Island offshore in the river channel; to the west, the BC Packers lands have mainly been developed and provide a much needed land link to the Steveston Village Centre; land to the east is owned by Small Craft Harbours Branch of the Department of Fisheries and Oceans, administered through the Steveston Harbour Authority; and to the north there are elementary school grounds and apartment buildings.

The site was originally a treeless marshland but the vegetation changed significantly in the 1950s when the marsh was filled in with sand dredged from Steveston Channel. The twelve buildings on the site help to tell many stories about the multi-ethnic residents and workers at the Britannia Cannery and Britannia Shipyard: Chinese, European, First Nations and Japanese.

The historical features on the Britannia site have a collective heritage value that exceeds their individual heritage value. The boardwalk and bulkhead are significant features in the context of the buildings. The buildings are important for the sense of community that is achieved by their mass and density. The buildings and site play an important role in the interpretation of the history of wooden boat building and repair. They are also the best heritage resources available to tell the story of early Steveston residential and socio-economic traditions.

Current Reality:



Physical Assets on the Site

At the time the City acquired the Britannia site, it consisted of the following nine buildings: (west to east)

1. **Japanese Duplex** dating from the late 1880's and last used as a residence and net loft by two Japanese Canadian families. Substructure repairs completed in 2005 and currently not restored and not open to the public.

2. **First Nations Bunkhouse** moved to the site circa 1950 and originally used to house First Nations cannery workers. Not restored and not open to the public.
3. **Seine Net Loft** built in the 1950's and used to store nets for the fishing fleet. Currently used for site storage. Not restored and not open to the public.
4. **Murakami Boatworks** dating from the 1880's and restored in 1992 and currently used as public and program space and offices for staff and Society.
5. **Murakami House** also dating from the 1880's and restored in 1992. Currently used as exhibit space to show the living conditions of Japanese-Canadians pre 1941.
6. **The Richmond Boat Builders (Kishi) and boat yard** originally built in the 1930's as a Japanese-Canadian boat building facility, restored and upgraded in 1993 and currently used for boat repair and restoration projects.
7. **Winch House** built circa 1950 houses the winch and machinery for the Richmond Boat Builders ways.
8. **Cannery Office** dating from the 1880's and originally the office for the Britannia cannery and shipyard. Restoration scheduled for completion in 2009.
9. **Britannia Shipyard** from which the site takes its name. Dating from the 1880's as first a cannery and later converted to a repair facility for the fishing fleet, this large building houses public exhibits and working areas for vessel repairs and restoration. Dock area and floats used for vessel display and limited public programs.

Several additional buildings have been added to the site since 1992 and now form the Historic Zone at the eastern end of the site. They are:

1. **Murchison House 1 and 2** were pre-fabricated in New Westminster and delivered to Richmond by barge to house Steveston fishermen. They were purchased by Mr. Murchison, the first customs and police officer in Steveston. They were relocated to the site in 1994 and will become a site orientation centre and gift shop, public washrooms and exhibit areas. Completion scheduled for 2008.
2. **Stilt House 1 and 2** were moved to the site in 2002 and are representative of fishermen's housing in Steveston. They will be used for exhibit areas and caretakers quarters. To be open to the public in 2009.
3. **Chinese Bunkhouse** was originally used to house Chinese labourers in the cannery at Knight Inlet. It was relocated to BC Packers Steveston and subsequently relocated to Britannia in 1994. It will be used for exhibits and public reception space to be open in 2009.

Description of Operations:

The Britannia Heritage Shipyard site currently has approximately 30,000 annual visitors. Of the 30,000 about 2500 participate in Shipyard tours, 9500 attend the annual Richmond Maritime Festival and 3500 participate in programs such as Yoga on the Dock or Birthday parties. The remainder are walk-in, spontaneous visitors.

The site is wholly owned and operated by the City of Richmond and includes responsibilities for staffing, parks maintenance, building maintenance and utilities. The current annual operating budget is approximately \$220,000 and includes a full-time site manager, two part-time programmers and two auxiliary staff who work on weekends and evenings. Volunteers are a significant support for the site with about fifty individuals active in this capacity.

Capital development at the Britannia Heritage Shipyard has been supported by a \$6,000,000 investment by Council over the past ten years. Funding has been allocated for 2008 for the Historic Zone and capital requests for future years will focus on the Seine Net Loft (Building #9), the Japanese Duplex and the First Nations Bunkhouse.

The Britannia Heritage Shipyard Society, with about fifty members and six active volunteers, operates some limited programming on the site and participates in wooden boat restoration.

The Britannia Heritage Shipyard Advisory Board, appointed by Council upon the recommendation of the 2000 Business Plan, acts as a liaison to Council and advises on matters related to site development. All appointments to the Advisory Board terminate at the end of 2008.

Concurrent Plans:

A number of studies, plans and strategies have influenced the development of Britannia Heritage Shipyard and its operations in the past. Most recently, the following documents have been developed since the 2000 Britannia Business Plan and inform the updated plan:

Britannia Heritage Shipyard Historic Zone Development Plan (2004)

This plan, developed in 2004, clearly outlines the steps required to improve the cluster of buildings at the eastern edge of the site including the cannery office, the Chinese Bunkhouse, the two Murchison houses and the two stilt pile houses. Two phases were identified with Phase 2 (relocating buildings onto foundations, finishing interiors and exteriors, landscaping and roadways and interpretation and displays) scheduled to be completed and open to the public in 2008.

Britannia Heritage Shipyard Multi-year Marketing & Communications Road-Map (2006)

Endorsed by Council in September 2006 with the direction that strategies and actions be included in work plans and budget requests, this road-map provides guidance through the following recommendations:

1. implement a branding program across all forms of communication
2. develop an integrated marketing network
3. enhance online presence
4. further develop exhibits and interpretation
5. expand product and program offerings
6. build partnerships within the community

7. develop a fundraising program
8. expand volunteer program
9. develop a marketing resource plan
10. leverage public relations and media opportunities
11. explore strategic advertising opportunities
12. develop a visitor evaluation program

City of Richmond Museum & Heritage Strategy: (2007)

The vision, goals and objectives of this strategy were adopted by Council in June 2007 with the direction to prepare an implementation strategy. Central to the impacts or influences this strategy may have on the development and operations of the Britannia Heritage Shipyard are the following recommendations:

1. Involve and engage the community
2. Position Richmond as the leading integrated museum and heritage destination in the Lower Mainland
3. Build a new dynamic Destination Museum
4. Create and promote a network of satellite museums, historic sites and heritage areas radiating out from the hub of the new Richmond museum
5. Create and support excellence in heritage conservation standards through a revised heritage framework
6. Assist the private sector in achieving the goals of heritage conservation

In particular, two statements which relate to governance, impact the future operational planning for Britannia:

1. Create a "Friends of" Society at each of the major sites.
2. Create a Council-appointed Museum & Heritage Task Force.

Statement of Commemoration:

In 1992 the Britannia Heritage Shipyard was designated by the National Historic Sites and Monuments Board of Canada as a National Historic Site. The following statement of commemoration informs the heritage significance of the site and provides guidance in determining the types of activities which might be appropriate for the site:

"The buildings on this site are important components of a large complex of workshops and dwellings that served the shore-based salmon fishery during its boom years (1890 - 1913). The historic property included Britannia Shipyard building itself and two boatworks operated by Japanese-Canadians. Labourers and craftsmen of diverse cultural origins lived in houses on

site, and worked in salmon canneries, on the fishing boats, and in the boatworks. They built and serviced wooden fishing vessels for British Columbia's coastal salmon fleet."

National Historic Sites of Canada

Vision:

The 2000 Business Plan vision for Britannia Heritage Shipyard was:

"To be a publicly accessible waterfront heritage park and working museum with passive, active and interactive activities, focusing on the local industrial marine heritage. Emphasis is on the west coast wooden commercial fish boat building and repair that was historically based in Steveston; and the cultural mosaic and living conditions of the labour force on the Steveston waterfront"

The new vision for 2008 was created with input from staff and many stakeholders and considers the need to provide a compelling and far-reaching future state for Britannia:

Britannia Heritage Shipyard will be the best, heritage maritime experience in Canada.

Mission:

A mission is intended to define purpose for an organization. It defines the 'how' and the 'why' of the organization's services. No mission was developed in 2000, however, staff at the Shipyard have been working with the following statement to guide activities at the site:

*Preserve the Site
Enhance the Visitor Experience
Promote Maritime Skills*

Through the consultation process, it was determined that the Mission should be further clarified to be:

***Preserve the Site
Enhance the Visitor Experience
Promote the Maritime Experience.***

Guiding Principles:

A number of guiding principles were developed in 2000 to guide decision making regarding capital projects and operations. These principles were reviewed in developing the business plan update and modified to reflect the current operations and status of the site.

The Guiding Principles for 2008 for the development and operations of the Britannia Heritage Shipyard site are:

- 1. The spatial context of the built environment should be retained in order to maintain the feeling of closeness to each other and to the water;***
- 2. The built environment should relate to the traditional activities on the site;***

3. *The landscape characteristics that reflect the historical development of the land (including the plantings, natural features, landscape elements eg. fences, established land uses, circulation patterns) should be retained.*
4. *The depiction of living conditions should reflect those who worked in the industries on the waterfront in the early 1900s (and not Richmond in general);*
5. *The boat collection on display should be heritage boats of the type that would have been repaired at Britannia and should be accessible to the public;*
6. *Interventions to the buildings will be guided by the Standards and Guidelines for the Conservation of Heritage places in Canada;*
7. *Where possible, the built environment should be fully accessible;*
8. *Where appropriate, interpretation should be interactive; and*
9. *Where possible, programming will include traditional activities reflected in the site's statement of commemoration.*

Strategic Directions:

A number of strategic directions were identified through the business plan update process to assist council and staff with decision making for current and future development and operations. They will be the keys to realizing the vision for the site and meeting its mission. The Strategic Directions and accompanying objectives for Britannia Heritage Shipyard for 2008 are as follows:

- 1) Long-term site preservation
 - a) To maintain the authenticity of the site
 - b) To maintain and enhance the character and atmosphere of the site
 - c) To maintain the historical integrity of the site.
 - d) To improve access to the site and protect its assets
- 2) Effective and efficient operations
 - a) To clarify working relationships with key stakeholders
 - b) To ensure staff and volunteer support allows for full utilization of the site's assets
 - c) To implement the recommendations in the Marketing & Communications Roadmap
- 3) An enhanced visitor experience
 - a) To ensure effective community programs that balance community needs and site specific objectives
 - b) To add vibrant, dynamic and interactive activities to the site
 - c) To develop ancillary services such as food services and gift shop

In relation to the direction provided by the 2007 Museum & Heritage Strategy, "long-term site preservation" relates the need for a comprehensive conservation plan for each site and "effective and efficient operations" and "an enhanced visitor experience" relate to the need for a comprehensive Interpretation plan.

Implementation Plan:

Each of the strategic directions for Britannia Heritage Shipyard is accompanied by specific initiatives which support implementation:

Strategic Direction 1 : Long Term Site Preservation

Objectives:

To maintain the authenticity of the site.

To maintain and enhance the character and atmosphere of the site

To maintain the historical integrity of the site.

To improve access to the site and protect its assets.

Initiative	Action Plan
Ensure the Standards and Guidelines for the Conservation of Historic Places in Canada are followed.	Review conservation needs annually and in conjunction with capital projects. Ensure familiarity with conservation guidelines for all on-site employees and project managers. Ensure project managers, film coordinator, etc work closely with contractors to ensure conservation guidelines are followed.
Ensure maintenance is completed in a timely and responsive manner.	Review maintenance needs monthly. Communicate maintenance needs to appropriate City dept.
Develop and implement a wayfinding program which allows for visitors to easily orient themselves upon arrival and throughout the site.	Explore new technology to assist with wayfinding. Review other sites for best practices. Plan for and develop a site 'entrance'.
Complete necessary capital projects to finish the site. *see Capital Development section on page 11 for more detail.	Complete historic zone. Complete building #9 Seine Net Loft. Complete Japanese Duplex. Complete First Nations Bunkhouse.
Add the dock to the capital inventory for public access and programming.	Submit a one time capital request in 2009 budget.

Strategic Direction 2: Effective and Efficient Operations

Objectives:

To clarify working relationships with key stakeholders.

To ensure staff and volunteer support allows for full utilization of the site's assets.

To implement the recommendations in the Marketing & Communications Roadmap

Initiative	Action Plan
Support the governance model identified for Heritage Sites in section 4 of the Museum & Heritage Strategy by supporting the creation of a "Friends of Britannia Heritage Shipyard Society"	Work with the Britannia Heritage Shipyard Society membership to transition to new role. Work with the Britannia Heritage Shipyard Advisory Board members to transition to roles with the "Friends of Britannia Heritage Shipyard" or the Museum & Heritage Advisory Board.
Support Museum & Heritage Strategy recommendations regarding administrative structure of Heritage & Culture.	Work with other staff and human resources to support these recommendations.
Implement the Year 1, 2 & 3 recommendations in the Marketing & Communications roadmap	Submit additional level requests annually to support these initiatives.
Establish a program to measure visitor satisfaction and attendance.	Develop a program to measure ongoing visitor satisfaction and attendance.
Increase staff to support enhanced operations	Seek funding from the City and hire: Building Services Worker (2008) Full-time Programmer (2009) (include volunteer coordination duties at Britannia) Contract a caretaker for the Historic Zone (2008) Develop a contract with the on-site Wharfinger (2009) Work with HR to define status of Interpreters and hire on a cost-recovery basis as needed.
Increase volunteer base	Host recruiting and training events. Work with the City's Volunteer Coordinator to develop a volunteer management plan which includes support for the Society.
Improve management of volunteer base	Utilize the City's volunteer database to track volunteer hours and commitment. (2009) Develop and provide volunteer training programs Offer a variety of volunteer opportunities. Recognize volunteers annually at Maritime Festival.

Strategic Direction 3 : An enhanced visitor experience

Objectives:

Ensure effective community programs that balance community needs and site specific objectives
Add vibrant, dynamic and interactive activities to the site
Develop ancillary services

Initiative	Action Plan
Deliver curriculum based school programs in conjunction with other service providers including the Museum.	Align annual planning with the school year. Develop different programs for different grades based on curriculum. Work with the school district to share information about program offerings and needs. Develop a secondary level program.
Identify and implement new programming and special event opportunities.	Annually, survey program and event participants to determine additional program needs and wants. Consult with Society to identify new programming and event opportunities. Review market to ensure no duplication of programming or event. Host focus groups to learn more about the needs of existing and potential program and event participants. Annually, develop a program and event plan which adds and renews programming.
Develop on-site visitor experiences for the spontaneous visitor.	Review best practices for interactive experiences. Coordinate with wayfinding plan.
Evaluate the potential for a gift shop and food services and implement if supported by business plan.	Develop specific business plans and propose operating models.
Evaluate new opportunities as they arise.	Evaluate all new opportunities for 'fit' with the vision, mission, guiding principles and strategic directions.

Capital Development:

As outlined in the five year budget the Capital Development plan for Britannia is:

Year	Details	Rationale	Estimated Cost
2009	Upgrades to the dock for public assembly uses. One time additional request.	The dock provides a unique area for programming and revenue generation for the site, including concerts, receptions and rentals.	\$675,000
2009	Complete the Historic Zone including the restoration of the Cannery Office, boardwalks and landscaping, signage and wayfinding and interpretive exhibits of lifestyles in early Steveston	As per the Historic Zone plan, this completes this area of the site and opens the buildings to the public.	\$500,000
2010	Complete the Seine Net Loft repairs and restoration including the superstructure seismic upgrade, electrical and fire suppression systems and open storage interpretation area.	Seismic stabilization to the substructure was completed in 2005. This completes the work required to open the building to the public.	\$1,000,000
2011	Complete the Japanese Duplex repairs and restoration including the superstructure seismic upgrades, electrical and fire suppression systems, signage and wayfinding and interior upgrades for program delivery.	Seismic stabilization of the substructure was completed in 2005. This work enhances the visitor experience to the whole site and creates public program spaces.	\$750,000
2012	Restoration and repairs to the First Nations Bunkhouse including foundations, seismic stabilization, electrical and fire suppression systems and interpretive exhibits.	This is the final building restoration at the site. Until engineering and design work is undertaken costs for restoration are unknown at this time.	

Conclusion:

Britannia Heritage Shipyard is an important asset for our City and our community. Achieving the vision and mission through the strategic directions and guiding principles will ensure its continued success.

**Britannia Heritage Shipyard Building Committee
Terms of Reference**

1. Purpose:

The Britannia Heritage Shipyard Building Committee will:

- a) Advise and provide input into the development of the program for the Seine Net Loft facility and the stories to be told in the exhibits; and,
- b) Guide the focus of the development of the program of the restoration and future use of the remaining two buildings: Japanese Duplex and the First Nations Building.

2. Composition:

- a) The Building Committee will consist of 7 members:
 - Two members of Council
 - Three members from the Britannia Heritage Shipyard Society
 - The Britannia Site Supervisor
 - Project Manager, Project Development
- b) The members of the Building Committee will designate the Chair and Vice Chair.
- c) Meetings will be scheduled by the Building Committee Chair, based on the program of work to be undertaken.
- d) A quorum will be 50 % + 1 of the committee members.

3. Terms

The Term for the Building Committee shall be for the duration of each restoration project.

4. Procedures

- a) Decision process is to be consensus based.
- b) The Committee will receive staff support from the City for the preparation of agendas and recording of meetings.
- c) The Chair, in conjunction with City staff, will prepare the agenda. Agendas will be distributed to committee members in advance of the meeting.



City of Richmond

Report to Committee

To PRCS - May 29 2012

To: Parks, Recreation and Cultural Services Committee

Date: May 3, 2012

From: Vern Jacques
Acting Director, Recreation

File: 99 - FILE
LATER/2012-Vol 01

Re: Richmond Children's Charter

Staff Recommendation

That the Richmond Children First's "Richmond Children's Charter," as presented in the report dated May 3, 2012, from the Acting Director, Recreation, be endorsed.

Vern Jacques
Acting Director, Recreation
(604-247-4930)

Att. 2

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

Staff Report

Origin

Richmond Children's First was initiated in 2004 as an umbrella of community-based youth serving organizations. City staff have participated, with Council support, in Children's First activities since its inception. As part of this initiative staff have participated in a working committee to develop a Richmond Children's Charter.

Richmond Children First has worked with children throughout the City of Richmond to develop a Charter specific to the needs and interests of children in Richmond. The Charter promotes the implementation of the UN Convention on the Rights of the Child (UNCRC), which was ratified by Canada in 1991.

Recently, Council received a letter asking that they endorse the Richmond Children's Charter (Attachment 1). This report provides the background and context for how the Richmond Children's Charter fits with the City's initiatives and its vision of being *".... the most appealing, livable, and well-managed community in Canada."*

Analysis

Richmond Children First (RCF) is a community initiative that has been active in Richmond since 2004. A list of the RCF Steering Committee members is provided in Attachment 2. Staff from both Community Services and Parks and Recreation represent the City on the Steering Committee, and various staff have participated in RCF Action Teams, including the Children's Charter working committee.

In 2005, Council endorsed the vision for "Richmond to be the best place in North America to raise children and youth." Consistent with this vision the City has pursued many positive initiatives for youth, including the development of the 2008-2012 Youth Service Plan: Where Youth Thrive. As well, the City is a signatory to the Public Agency Partner's Commitment to the Children and Youth of Richmond. This commitment outlines how the public agencies will work together to provide children and youth of Richmond access to:

- Safe places to live, work and play
- A healthy start in life, and a foundation for life
- A supporting, caring community where children and youth feel they belong
- Life long learning opportunities
- Opportunities to reach their full potential

By endorsing the Richmond Children's Charter (Attachment 3), Council could further demonstrate the City's commitment to making Richmond the best place in North America to raise children and youth.

Staff from Parks and Recreation and Community Services will support the Charter within existing programs and services.

Also, Staff are currently preparing the Social Development Strategy which will be presented in draft form to Council in the near future. Once the Strategy is adopted by Council, staff will be developing a work program for its implementation. Consideration will be given to how the Richmond Children's Charter might be integrated into the implementation plan.

Richmond Children First will also be asking other agencies, such as School District No.38, the Ministry of Children and Family Development, and Vancouver Coastal Health to endorse the Charter.

Financial Impact

None.

Conclusion

The Richmond Children's Charter (Attachment 3) provides a children's lens to building a child and youth friendly City and support the City commitment, *"for Richmond to be the best place in North America to raise children and youth."*



Elizabeth Ayers
Manager, Community Recreation Services
(604-247-4669)



Lesley Sherlock
Social Planner
(604-276-4220)

EA:ea



May 7, 2012

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond BC

Dear Mayor and Council,

On behalf of Richmond children we are pleased to present to you, for endorsement, the Richmond Children's Charter (Appendix 1).

Children grow up not only as part of a family, but also as part of a community. Research tells us that early human development – what happens to a child between birth and 12 years old – affects long term health, well-being and competence. Research is also helping us understand how community circumstances can be shaped to improve the lives of children.

Richmond Children First, a community initiative active in Richmond since 2004, is made up of community agencies and public organizations, including the City of Richmond (Appendix 2). Funded by the Province of British Columbia and the United Way of the Lower Mainland, Richmond Children First brings partners together to plan, build and expand capacity in the neighbourhoods and communities where children and families live, grow, play and learn. Richmond Children First activities are based on a strategic plan, developed in collaboration with community partners, which is research-based and builds on the needs of our children and the assets in our community. The vision of Richmond Children First is *a child friendly community where all children thrive*, and one of our main goals is developing a community vision for children.

The City of Richmond is recognized for its strong commitment to children, as evidenced through the many policies and strategies you have initiated and supported, including being a signatory to the Public Agency Partners' Commitment to Children and Youth. This commitment outlines how you will work together with other public partners to ensure that children and youth have:

- Access to safe places to live, work, and play;
- A healthy start in life, and a foundation for life;
- A supporting, caring community where children and youth feel they belong;
- Lifelong learning opportunities;
- And, opportunities to reach their full potential.

Interestingly, Richmond children have echoed these commitments in the creation of the Richmond Children's Charter.

Over the last year, 3000+ Richmond children accepted the invitation to help shape the Richmond Children's Charter through words and drawings:

RICHMOND CHILDREN FIRST

8660 Ash Street, Richmond, BC V6Y 2S3 • Phone: 604.241.4035

www.richmondchildrenfirst.ca

CNCL - 164

- 2500 elementary school children from 45 public and independent schools submitted bookmarks to the annual bookmark contest hosted by Richmond Public Health, depicting the theme, "Every Richmond child has the right to..."
- The voices of 350 preschoolers were included through the creation of 25 Magical Trees of Children's Rights submitted by child care centres, preschools, StrongStart centres and family place programs.
- 150 children attending summer camp programs submitted entries to the Richmond Children's Rights Summer Poster Contest.
- And, 28 children from the Hamilton Out-of-School Program and the Mitchell Boys and Girls Club helped finalize the Richmond Children's Charter through rights activities, community visioning and the creation of the Richmond Children's Charter video.

The Richmond Children's Charter promotes the implementation of the UN Convention on the Rights of the Child (UNCRC) at a community level, where it can have a significant impact on children's lives.

The United Nations General Assembly adopted the Convention on the Rights of the Child in 1989. This important initiative addresses the rights of all children and states that "the child, by reason of his physical and mental immaturity, needs special safeguards and care, including appropriate legal protection, before as well as after birth". The Government of Canada ratified the UNCRC in 1991. These rights are the things that all children should have or be able to do. All the rights are connected to each other and all are equally important. As children grow, they have more responsibility to make choices and exercise these rights.

The Richmond Children's Charter provides a children's lens to building a child-friendly city and can help guide policy decisions, programs and planning as they relate to children, not only for the city but for all organizations who support children.

Your endorsement will be the first step in launching the Richmond Children's Charter in the broader community. We want to assure you that Richmond Children First partners share a collective responsibility for the health and well-being of our children and we are committed to introducing the Richmond Children's Charter with an invitation to organizations and groups to endorse the Charter by making a promise to children. The Children's Charter will be celebrated, communicated through presentations and promotional materials, and we will continue to engage the voices of children so they are actively involved in creating their community's future.

Sincerely,



Kim Winchell
Co-Chair
Richmond Children First



David Phillips
Co-Chair
Richmond Children First

Attach.

Appendix 1: Richmond Children's Charter

Appendix 2: Richmond Children First Steering Committee: Membership

RICHMOND CHILDREN FIRST

8660 Ash Street, Richmond, BC V6Y 2S3 • Phone: 604.241.4035
www.richmondchildrenfirst.ca

GNCL 165

Richmond Children First STEERING COMMITTEE		
1. Big Brothers Vancouver	Melissa Wilson	Assistant Program Director
2. Boys and Girls Club of South Coast BC	Jason Lee	Manager, Clubs and Camp
3. CHIMO Crisis Services	Rebeca Avendano	Director, Development & External Relations
4. City of Richmond	Lesley Sherlock	Social Planner,
5. City of Richmond	Elizabeth Ayers	Manager, Community Recreation
6. Family Services of Greater Vancouver	Kareen Hudson	Manager
7. Ministry for Children & Family Development	David Phillips	Community Services Manager
8. Richmond Addiction Services	Rick Dubras	Executive Director
9. Richmond Family Place	Kim Winchell	Executive Director
10. Richmond Mental Health & Addictions	Mary Jago	Program Manager, Child & Youth Mental Health
11. Richmond Multicultural Concerns Society	Parm Grewal	Executive Director
12. Richmond Public Library	Virginia McCreedy	Youth Librarian
13. Richmond School District	Kathy Champion	Director of Instruction, Learning Services
14. Richmond Society for Community Living	Sue Graf	Director of Children's Services
15. Richmond Youth Service Agency	Marshall Thompson	Executive Director
16. Scouts Canada	Viki Fanous	Council Field Executive
17. SUCCESS	Mary Kam	Director, Family & Youth Services
18. Touchstone Family Association	Judy Valsonis	Director of Operations
19. Vancouver Coastal Health - Richmond	Diane Bissenden	Director, Population & Family Health
20. Child Care Resource and Referral (VRIS)	Marcia MacKenzie	Manager
21. YMCA	Jenny Payton	Manager, Programs and Services

Richmond Children First CHILDREN'S CHARTER ACTION TEAM		
City of Richmond	Elizabeth Ayers	Manager, Community Recreation
Ministry for Children & Family Development	David Phillips	Community Services Manager
Richmond Family Place	Kim Winchell	Executive Director
Richmond School District	Larry Antrim	Coordinator of Counselling & Social Responsibility
Touchstone Family Association	Judy Valsonis	Director of Operations
Vancouver Coastal Health - Richmond	Dr. James Lu	Medical Health Officer
Vancouver Coastal Health - Richmond	Chris Salgado	Manager, Community and Family Health
Child Care Resource and Referral (VRIS)	Marcia MacKenzie	Manager
YMCA	Jenny Payton	Manager, Programs and Services

May 2012

Richmond Children's Charter

RICHMOND CHILDREN HAVE...

1-The Right To Play

"I have the right to have fun" (David, age 9)

"Playgrounds should have swings, we can be responsible" (Alyssa, age 10)

2-The Right To Learn

"I have the right to learn by making mistakes" (Jessica, age 11)

"We have the right to learn everywhere—in kindergarten, at home, with adults" (Evelyn and Austin, age 4)

3-The Right To Belong and Be Ourselves

"You have the right to special help if you need it – if your eyes don't work you need a looking dog. That is special help." (Fraser, age 5)

"I have the right to look weird." (Jason, age 10)

"Every child has the right to be forgiven." (Angela, age 10)

4-The Right To Be Loved and Have A Family

"I have the right to live in a caring family for a bright future" (Christopher, age 9)

"You have the right to be a kid with your family" (Aidan, age 5)

5-The Right To Nutritious Food and A Healthy Life

"I have the right to eat healthy food so I don't get sick" (Ethan, age 5)

"We have the right to have a family doctor" (Colin, age 10)

6-The Right to a Home

"Every child needs a home." (Hasean, age 10)

"I speak English and Chinese but I only belong to Canada" (Fraser, age 5)



7-The Right to Choose Friends

"I have the rights to have friends from other cultures" (Anell, age 8)

"I love meeting new friends at school. Bonjour!" (Ashley, age 9)

8-The Right to Explore, Dream, Imagine, and Create

"We have the right to dream, achieve, and be free" (Alison, age 9)

"I have the right to read to have a big mind! Reading is awesome." (Amanjit, age 8)

9-The Right to Peace and Safety

"I have the right not to be afraid." (Jimmy, age 8)

"The police protect you - and so do your mommy and daddy - and your teachers" (Fraser & Ilias, age 5)

10-The Right to Be Heard

"I have the right to ask questions and express myself." (Alice, age 11)

"We have the right to share our ideas and be listened to. Ideas are when you think of stuff hard." (Griffin, age 5)

11-The Right to Our Own Religion

"I have the right to pray" (Ali, age 7)

"We have the right to believe in what we need to believe in." (Jake, age 10)

12-The Right to a Clean Environment

"Every child needs clean water, not dirty water" (Cindy, age 9)

"I have the right to help protect the environment." (Keon, age 8)



www.richmondchildrenfirst.ca

CNCL - 167

Across Richmond, over 3,000 children from the ages of 3 to 12 years old shared, through words and drawings, their opinions on children's rights in Richmond. The Richmond Children's Charter of Rights reflects the top 12 rights identified by Richmond children.



City of Richmond

Report to Committee

To: Planning Comm. June 5, 2012

To: Planning Committee
Date: May 24, 2012
From: Brian J. Jackson, MCIP, Acting General Manager
Planning & Development
File: 01-0100-20-ACEN1-01/2012-Vol 01
Re: RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE): 2011 ANNUAL REPORT AND 2012 WORK PLAN

Staff Recommendation

That:

- (1) The 2011 Richmond Advisory Committee On The Environment (ACE) Annual Report be received; and
- (2) The 2012 Richmond Advisory Committee On The Environment (ACE) Work Plan be endorsed.

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

Att 2

BJJ: dj

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF ACTING GENERAL MANAGER.
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO (Deputy)
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

1. The Richmond Advisory Committee on the Environment (ACE) is required to:
 - present an *Annual Report* (see **Attachment 1**) to City Council, and
 - prepare a *Work Program and Budget* for the coming year (see **Attachment 2**).

Findings of Fact

Committee Mandate

The Richmond Advisory Committee on the Environment (ACE) is appointed for the following purposes:

- to provide advice to City Council on environmental issues of concern to the community;
- to generate independent and credible information on key environmental issues;
- to anticipate and advise Council and staff of potential problems and opportunities for environmental sustainability;
- to review and monitor the existing situation and trends to identify environmental concerns;
- to work with City staff to encourage and co-ordinate public participation in the identification and development of solutions to environmental issues;
- to help enhance public awareness of environmental issues;
- to provide environmental information to the Agricultural Advisory Committee (AAC); and
- to assist representing the City on the Vancouver International Airport Authority Environmental Advisory Committee (YVREAC).

The Committee consists of:

- **Thirteen** (13) voting members appointed for (2) year terms;
- One (1) voting member who also sits on the YVREAC, appointed for a two (2) year term (Mr. Saleh Haidar);
- One (1) non-voting member who is an alternate member to the YVREAC, appointed for a two (2) year term (Mr. Paul Shapp); and
- one (1) non-voting Council liaison (Councillor Chak Au).

Analysis

1. 2011 ACE Annual Report

- The 2011 ACE Annual Report (see **Attachment 1**) clearly demonstrates a high level of volunteerism, professionalism and commitment to environmental stewardship and promotion in Richmond.

2. 2012 ACE Work Program

The proposed 2012 ACE Work Program (see **Attachment 2**) is aligned with the Official Community Plan (OCP) (e.g., the 1999 OCP Natural and Human Environment Policies - including effectively managing environmentally sensitive areas of the City),

- The proposed ACE 2012 *Work Program* activities include:
 - Providing input to the 2041 OCP and Environmentally Sensitive Areas Updates;
 - Providing comments to City staff on certain proposed policies (TBD by Council and staff),
 - Providing comments to City staff on proposed development related activities that are located on or near lands that are considered environmentally sensitive,
 - Being kept up to date on the Airport Fuel pipeline proposal.
 - Consider publishing an ACE information brochure to inform the public regarding what the Committee is and does (e.g., general environmental activities, Earth Day, the Salmon Festival),]
 - Communicating with the development community to support sustainable practices (e.g. agricultural related development proposals).

Financial Impact

None

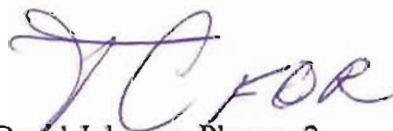
Conclusion

ACE:

- has worked diligently to advance the City's 1999 OCP environmental management policies including updating the proposed 2041 OCP ESA Management Strategy
- proposes a positive 2012 Work program.



Terry Crowe, Manager
Policy Planning



David Johnson, Planner 2
Policy Planning



City of
Richmond

Richmond Advisory Committee
on the Environment
ANNUAL REPORT

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

www.richmond.ca

2011 ANNUAL REPORT

Page 1/2

Purpose

Purpose: The purpose of this update is to report on the Richmond Advisory Committee on the Environment (ACE) 2011 activities 2011.

The Year In Review... A Message from the Co-Chairs (Saleh Haidar and Gordon Kibble)

- *In 2011, ACE applied its environmental knowledge and experience to provide constructive feedback to staff and the development community. Examples include:*
 - *the update on the implementation of the City's Pesticide Bylaw,*
 - *the opportunity to provide feedback on the City's compost pick-up and recycling programs,*
- *As well ACE addressed the matter of better meeting its quorum which it is anticipated to have resolved by an approved amendment to the Committee's Terms of Reference which involved a small reduction in the required attendance at meetings. This will be closely monitored over the next year.*

2011 Work Program Highlights

- **Planning Policies:**
 - Through presentations from City staff, ACE provided comments and advice on key City initiatives such as the Pesticide Bylaw, current recycling and composting programs and commented on Smart Meters as requested by Council.
 - The Committee also provided comments on City initiatives such as the District Energy program for the Alexandra Neighbourhood of West Cambie.
 - As City Staff provides the Committee with updates, ACE, as requested and as information becomes available, will stand prepared to provide comments, as necessary and requested.
- **Development Reviews:**
 - ACE provided comments on development related projects that impact, either the foreshore areas of the City, or lands that are environmentally sensitive.
 - Two significant projects that ACE provided comments on were the proposed Richmond Island Marina project, and proposed EcoWaste development in the Fraser Lands area.
- **Education:**
 - With the vast amount of information that is related with the topic of environmental management practice, ACE received information packages on City policies and activities and provided constructive feedback including:
 - The use of pesticides for cosmetic use and who legislate the sale of such products,
 - Recycling and the composting of household waste, to increase collection,
 - Improving the awareness of local initiatives toward environmental protection from Metro Vancouver's Environment and Parks Committee, and the sharing of information through

national news articles.

▪ ***Community Outreach:***

- ACE members have discussed the opportunity to be more involved in the community as indicated in their Terms of Reference, such as creating:
 - an information brochure that may be distributed to the public at events such as the City's Earth Day events and the Salmon Festival.
 - an information newsletter to provide public information on environmental protection and sustainability practices was also considered. This discussion will continue in 2012.

▪ ***Terms of Reference Amendment (TOR):***

- In 2011, the ACE quorum was reduced from eight (8) to seven (7) to better enable ACE to meet its quorum requirements. The solution included a reduction of the main ACE member appointment to the YVR Noise Management Committee. In previous years, this ACE membership was included as a representatives to the YVR NMC. The membership was removed from the recommendation of the "Richmond Airport Noise Citizens Advisory Task Force" and to have this representative report directly to General Purposes Committee. The ACE TOR was amended to reflect the removal of this main, but the required ACE quorum remained. The recent ACE TOR amendment to reduce the required quorum keeps the ratio of member attendance to ACE meetings as before.

2011 ACE Membership:

Co- Chair
 S. Haidar (YVR Environment Committee) and G. Kibble

D. Coutts	J. Fisher
P. Grindlay	A. Leung
F. San	P. Schaap (YVR Env. alternate)
G. Sihota	S. Sugita
R. Tse	B. Vernier
C. Wang	Z. Xie
T. Zhong	

Councillor D. Dang, Council Liaison

ATTACHMENT 2

ACE 2012 WORK PROGRAM												
Activities	2012 Calendar											
	J	F	M	A	M	J	J	A	S	O	N	D
1. Meetings	X	X	X	X	X	X	X		X	X	X	X
2. Annual Report											X	X
3. Possible Promotion:												
– Earth Day					X							
– Salmon Festival							X					
– Consider a public information Brochure					X							
– Consider a public information Newsletter										X		
– Communicate developers to promote best sustainability practices	Ongoing											
4. Planning and Policy	– Comment on the proposed 2041 OCP ESA update – Other, as requested											
5. Development Reviews	– Review and comment as required											



City of Richmond

Report to Committee

To: Planning Comm. June 5, 2012

To: Planning Committee

Date: May 23, 2012

From: Brian Jackson, Acting General Manager,
Planning & Development

File:

Re: **Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012**

Staff Recommendation

That, as per the staff report titled: "Richmond Comments: Proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012", the Metro Vancouver (MV) Board be advised that the City of Richmond accepts the proposed Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw 1160, 2012.

Brian Jackson, Acting General Manager,
Planning & Development

BJJ:ttc

Att. 2

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ROUTED TO:		CONCURRENCE		CONCURRENCE OF ACTING GENERAL MANAGER	
Parks		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Law		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
Sustainability		Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO (Deputy)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On April 12, 2012, the City received a request from the Metro Vancouver Board to consider accepting a proposed Greater Vancouver Regional District Regional Growth Strategy (RGS) Amendment Bylaw 1160, 2012 (**Bylaw**), to change how certain RGS “Conservation and Recreation” designated lands are managed. The City has a comment deadline of 60 days (i.e., by June 11, 2012. (**Attachment 1**).

This report addresses Metro Vancouver’s request for Richmond to comment.

Council’s 2011-214 Term Goals

This report addresses the Council Term Goals # 6 Intergovernmental Relations and # 7 Managing Growth and Development.

Background

Context

The MV Regional Growth Strategy (RGS) was approved by Metro Vancouver on July 29, 2011. Changes to the approved RGS designations may occur by the following three processes: Type 1: Major, Type 2: Minor (A) and Type 3: Minor (B) (see **Attachment 2** for details).

The proposed Bylaw involves a RGS Type 1 Major amendment which involves the following:

- Two formal rounds for a local government comment:
 - 1st opportunity is a minimum 30 day notification period where local government response is optional. Note that if there is no response, MV assumes that the local government has no comment. (Richmond did not comment as the proposed Bylaw does not affect the City).
 - 2nd opportunity is a maximum 60 day acceptance period for the actual proposed bylaw where local government response is optional. Note that if there is no response, MV deems that the local government is OK with (accept) the proposal.
- A Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

RGS “Conservation and Recreation” Definition

In the RGS the definition of “Conservation and Recreation” (R&C) is as follows: Conservation and Recreation areas are intended to protect significant ecological and recreation assets, including: drinking watersheds, conservation areas, wildlife management areas and ecological reserves, forests, wetlands, riparian corridors, major parks and recreation areas, ski hills and other tourist recreation areas.

Proposed RGS Amendment Bylaw Details

General

The RGS manages changes within the RGS Urban Containment Boundary, from “Conservation and Recreation” designated lands, to another RGS designation (e.g., General Urban), in two ways, namely:

1. For most RGS “Conservation and Recreation” re-designations, by a RGS Type 2 Minor (A) amendment: or
2. For those RGS “Conservation and Recreation” re-designations which involve only *Conservation and Recreation lands used for commercial extensive recreation facilities* (e.g., golf courses, country clubs), by a Type 3 Minor (B) RGS amendment (e.g., 50% + 1 MV Board vote, no MV Board public hearing and invited local government comment).

Coquitlam's Request

Coquitlam is requesting an amendment to the RGS, specifically to delete, from the RGS Section 6.3.4 (b), the policy: “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”. The reason that Coquitlam is requesting this change is to respond to its citizens' requests for better RGS Conservation and Recreation land protection by proposing that all RGS R&C changes be a Type 2 - Minor (A) amendment which requires higher approval criteria to re-designate than a Type 3 - Minor (B) amendment.

Analysis

Protecting Richmond's Regional Growth Strategy Planning Interests

Richmond's Regional Growth Strategy planning interests are to:

1. Protect the City's autonomy in decision making,
2. Ensure effective City community planning,
3. Participate co-operatively in effective regional planning, to create a World Class livable region by flexibly balancing the City's regional and community planning interests with those of the Region.

Richmond RGS (R&C) Designation

In Richmond, RGS Conservation and Recreation designated lands include Terra Nova, The Garden City Lands, Department of National Defence Lands, the West Dyke and the north part of Sea Island. In Richmond, any RGS redesignations would acceptably involve a Type 2 Minor (A) amendment. (Richmond's golf courses are in RGS Agricultural designated area.) Richmond has no RGS “*Conservation and Recreation lands utilized only for commercial extensive recreation facilities*”.

Summary

City staff have reviewed the proposed Bylaw and find that it is acceptable, as it: (1) achieves the above City interests, (2) does not affect the City and (3) enables all C&R amendments to be made only by a Type 2 Minor (A) amendment, which is the approach which Richmond has accepted for itself.

Financial Impact

None

Conclusion

Staff have reviewed Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012 and recommend that Council advise the MV Board that it accepts it, as it does not affect the City.



Terry Crowe,
Manager, Policy Planning
(4139)

TTC:cas

Attachment 1: Metro Vancouver's Proposed Regional Growth Strategy Amendment Bylaw 1160, 2012

Attachment 2: Summary Chart - MV RGS Amendment Procedures



Greater Vancouver Sewerage

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 604-432-6200 www.metrovancouver.org

Board Secretariat and Corporate Information Department
Tel. 604-432-6250 Fax 604-451-6686

File: CP-11-01-RGS-14

April 4, 2012

Mayor Malcolm Brodie
and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

PHOTOCOPIED

APR 12 2012

& DISTRIBUTED



Dear Mayor Brodie and Members of Council:

Re: Acceptance of Greater Vancouver Regional District Regional Growth Strategy
Amendment Bylaw 1160, 2012

Metro Vancouver has received a request from the City of Coquitlam to amend Metro Vancouver's Regional Growth Strategy Bylaw. The amendment would remove the following words from section 6.3.4 (b) of the Regional Growth Strategy: "Conservation and Recreation lands utilized only for commercial extensive recreation facilities."

This section is currently written as follows:

"6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, Conservation and Recreation lands utilized only for commercial extensive recreation facilities, or General Urban land use designations to any other such regional land use designations."

This is a Type 1 amendment because it involves a change to the minor amendment process of the Regional Growth Strategy. Type 1 amendments require unanimous acceptance from all affected local governments.

The Metro Vancouver Board gave first and second readings to Regional Growth Strategy Amendment Bylaw 1160, 2012 on March 30, 2012. Under the provisions of the *Local Government Act*, Metro Vancouver's affected local governments have 60 days from receipt of this letter in which to consider acceptance of this Regional Growth Strategy Amendment Bylaw. At the conclusion of the 60 day period, staff will be reporting to the Board on the status of acceptance, and if appropriate, whether the Bylaw may be given final adoption.

You are requested to consider acceptance of this amendment to the Regional Growth Strategy. Please provide any response to this request in the form of a Council/Board resolution and submit to me at paulette.velleson@metrovancouver.org within 60 days of receipt of this letter. If you have any questions with respect to the amendment, please contact Jason Smith, Regional Planner, at 778-452-2690 or jason.smith@metrovancouver.org. More information about the Regional Growth Strategy can be found on our website at www.metrovancouver.org.

Sincerely,



 Paulette Vetleson
Manager/Corporate Secretary

PV/GR/cd

Attachment

Report to the Metro Vancouver Board on March 30, 2012, titled 'Request by the City of Coquitlam for Type 1 Amendment to the Regional Growth Strategy', dated February 20, 2012



Regional Planning and Agriculture Committee Meeting Date: March 9, 2012

To: Regional Planning and Agriculture Committee

From: Jason Smith, Regional Planner
Metropolitan Planning, Environment and Parks Department

Date: February 20, 2012

Subject: Request from the City of Coquitlam for a Regional Growth Strategy Amendment

Recommendation:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and
 - b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance.
-

1. PURPOSE

To introduce a Regional Growth Strategy Amendment Bylaw that would remove reference to "Conservation and Recreation lands utilized for commercial extensive recreation facilities" from the minor amendment process. The removal of this clause would mean that this land use would follow a similar amendment process to other areas designated in the Regional Growth Strategy as Conservation and Recreation. This request was made by the City of Coquitlam during the Regional Growth Strategy acceptance process.

2. CONTEXT

The City of Coquitlam requested that the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" included in section 6.3.4 (b) of the Regional Growth Strategy be deleted. This request was made by resolution of the City of Coquitlam Council in March, 2011 (Attachment 1).

Section 6.3.4 is part of the Regional Growth Strategy minor amendment process. Any changes to minor amendment process are considered to be Type 1 amendments. Type 1 amendments require unanimous acceptance of all affected local governments.

The Metro Vancouver Board responded to the City of Coquitlam's request by initiating a Type 1 amendment process at their September 23, 2011 Board meeting. The Board chose to delay introduction of the Bylaw because the Type 1 process requires a 60 day period for acceptance by affected local governments, which would have extended beyond the term of the previous Board. Initiating the Bylaw in 2012 avoided having the bylaw amendment considered by two different Boards.

The Regional Growth Strategy (RGS) sets out that any changes to the Conservation and Recreation area requires a two-thirds vote of the Board and a regional public hearing. However, the RGS section 6.3.4(b) includes a provision to allow Conservation and Recreation lands to be re-designated by a simple majority vote if those lands are used for commercial extensive recreation facilities, and are situated within the Urban Containment Boundary.

This section is currently written as follows, with the portion that is proposed to be removed in italics:

“6.3.4 The following Type 3 minor amendments require an affirmative 50%+1 weighted vote of the Metro Vancouver Board and do not require a regional public hearing:

b) for sites within the Urban Containment Boundary, amendments from Industrial, Mixed Employment, *Conservation and Recreation lands utilized only for commercial extensive recreation facilities*, or General Urban land use designations to any other such regional land use designations”.

The City of Coquitlam had initially requested the clause to allow increased flexibility to change land use designations for those particular uses, such as golf courses. However, the City has subsequently determined that this clause is not necessary, and requested that the clause be removed. Metro Vancouver staff support the proposed amendment.

Regional Planning Advisory Committee (RPAC) Comments

RPAC (formerly known as the Technical Advisory Committee or TAC) supports the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as proposed by Coquitlam.

Process and Timeline for Type 1 Amendment

The Metro Vancouver Board initiated this amendment at its September 23, 2011 meeting. Notice of this proposed amendment was sent to all affected local governments in January 2012, as required by section 6.4.2 of the Regional Growth Strategy. Notice is also required to all members of the Intergovernmental Advisory Committee (composed largely of members of RPAC and provincial ministries). No comments have been received to date. Any comments received in response to this notice will be provided to the Metro Vancouver Board at the time first and second reading is considered.

If the Board gives initial readings to the amendment Bylaw, then it must be sent to all affected local governments for acceptance. Unanimous acceptance from all affected local governments is required in order to proceed. Affected local governments will have 60 days to consider their acceptance once the request has been received. A public hearing is not required for Type 1 amendments. If unanimous acceptance is achieved, the Bylaw will be brought back to the Board for final readings and adoption.

3. ALTERNATIVES

The following options are provided for consideration:

That the Board:

- a) Introduce and give first and second reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012; and

- b) Direct Metro Vancouver staff to send the Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012 to all affected local governments for consideration of acceptance]

Or

That the Board decline to advance a request to amend the Regional Growth Strategy.

4. CONCLUSION

Metro Vancouver staff support the proposed amendment requested by the City of Coquitlam as it will provide a higher degree of protection for designated Conservation and Recreation lands throughout the region.

ATTACHMENTS

- 1 - Request from the City of Coquitlam for Type 1 Regional Growth Strategy Amendment.
- 2 - Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012.



March 22, 2011
Our File: 01-0480-20/RD13-01/2011-1
Doc #: 1047405.v1

EMAILED AND FAXED

Christina DeMarco
Regional Development Division Manager
Policy and Planning Department
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8
Christina.DeMarco@metrovancouver.org

Dear Ms. DeMarco:

RE: Redesignation of the Westwood Plateau Golf Course Lands

Please be advised that at the March 21, 2011 Regular Meeting of Council for the City of Coquitlam, the following resolution was adopted:


That the Metro Vancouver Board be requested to:

1. Redesignate the Westwood Plateau Golf Course lands, which are presently designated in the proposed Regional Growth Strategy (RGS) as "General Urban" and in the City of Coquitlam's Official Community Plan as "Extensive Recreation" to the RGS "Conservation and Recreation" land use designation;
2. Delete the phrase "Conservation and Recreation lands utilized only for commercial extensive recreation facilities" in Section 6.3.4.b) on page 60 of the proposed RGS; and,
3. Extend the "Conservation and Recreation" land use designation to existing public parks and protected riparian corridors in Coquitlam as shown on the attached map.

Please find enclosed a copy of the report of the General Manager Planning and Development dated March 17, 2011 entitled "Supplementary Information Regarding Notice of Motion – Redesignation of the Westwood Plateau Golf Course Lands".

Should you have any questions or require further information with respect to this matter please contact Jim McIntyre, General Manager Planning and Development at 604-927-3401.

Yours truly,


JES
Jay Gilbert
City Clerk

c - Jim McIntyre, General Manager Planning and Development

**GREATER VANCOUVER REGIONAL DISTRICT REGIONAL GROWTH STRATEGY
AMENDMENT BYLAW NO. 1160, 2012**

A Bylaw to Amend Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010.

WHEREAS the Board of the Greater Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 on the 29th day of July, 2011;

NOW, THEREFORE, the Board of the Greater Vancouver Regional District in open meeting assembled ENACTS AS FOLLOWS:

1. The "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended by deleting the following from Section 6.3.4 (b):

", Conservation and Recreation lands utilized only for commercial extensive recreation facilities",

2. The official citation for this bylaw is "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1160, 2012." This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1160, 2012."

Read a First time this day of , 2012.

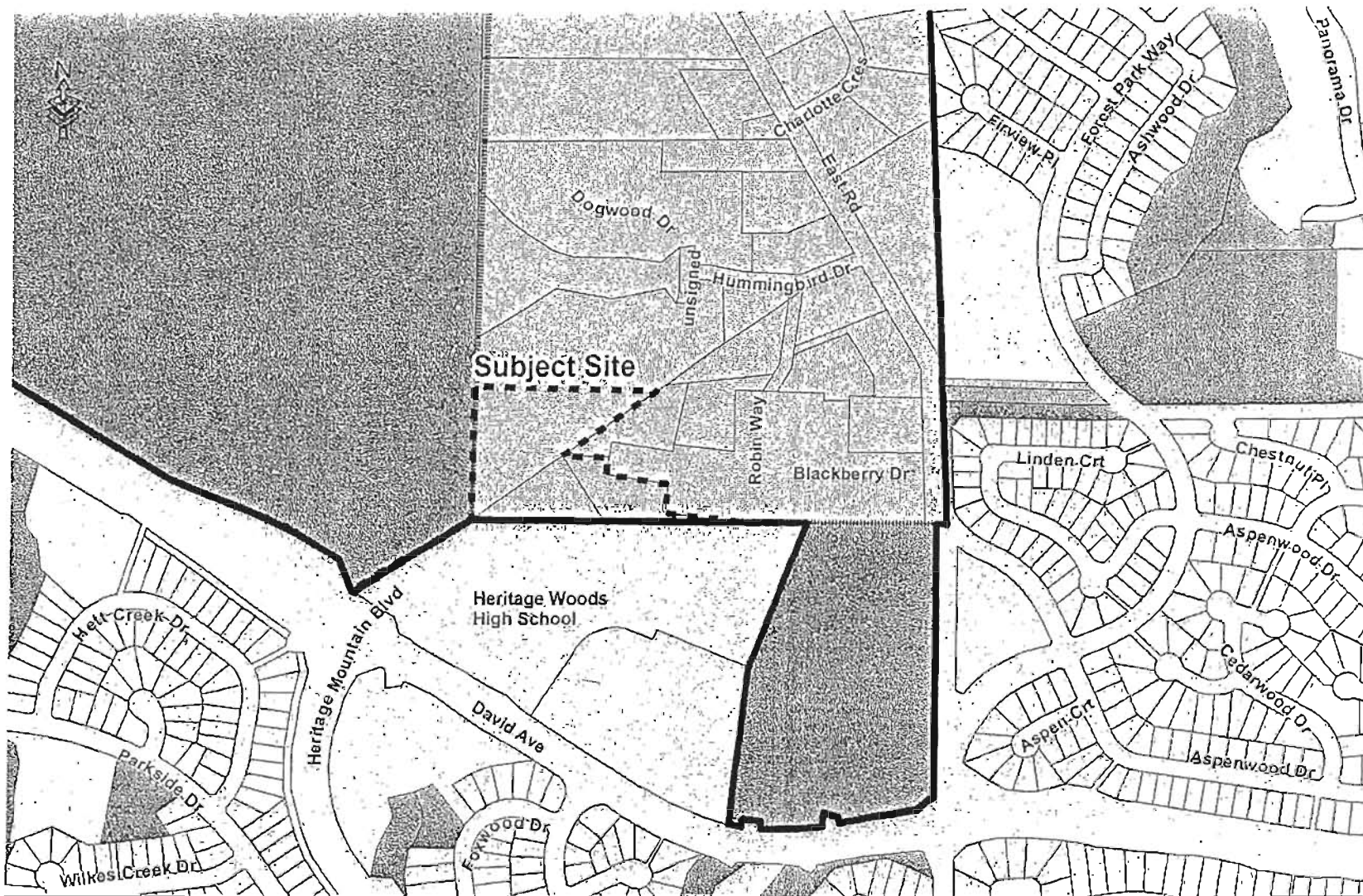
Read a Second time this day of , 2012.

Read a Third time this day of , 2012.

Reconsidered, Passed and Finally Adopted this day of , 2012

Paulette A. Vetteson
Corporate Secretary

Greg Moore
Chair



Map of Proposed Regional Growth Strategy Amendment

Regional Growth Strategy Land Use Designation Amendment

Urban Containment Boundary

RGSDesignations

Urban

Rural

Conservation & Recreation

Proposed Extension of the
Urban Containment Boundary
and General Urban Area

Summary Chart - MV RGS Amendment Procedures

Type 1 RGS Amendment - Major

- Involves: two formal rounds for local government comment:
 - 1st opportunity is a minimum 30 day notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
 - 2nd opportunity is a maximum 60 day acceptance period for the actual bylaw where local government response is optional (LGA 857 (3) and (4))
 - If no local government response, MV deems that the local government is OK with (accept) the proposal (LGA 857 (6))
- Public Hearing: Not required
- All local governments need to accept: Yes
- To adopt: MB Board a 50% + 1 weighted MV Board.

Type 2 RGS Amendment – Minor A

- Involves one formal round for local government comment:
 - A minimum 30 day notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
 - No formal second opportunity (see below),
- Public Hearing: Yes: a local government may comment at the public hearing (a short window)
 - If no local government response, MV assumes that the local government has no comment
 - LGA 892 (3) (2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the public hearing)
- All local governments need to accept: - No
- To adopt: MB Board a 2/3 weighted MV Board.

Type 3 RGS Amendment – Minor B

- Involves one formal round for local government comment:
 - A 30 day minimum notification period where local government response is optional
 - If no local government response, MV assumes that the local government has no comment
- Public Hearing: No
- All local governments need to accept: - No
- To adopt: MB Board a 50% + 1 weighted MV Board.

Prepared by Policy Planning



City of Richmond

Report to Committee

To: Planning Comm. June 5, 2012

To: Planning Committee

Date: May 23, 2012

From: Brian Jackson, MCIP
Acting General Manager, Planning & Development

File: 08-4045-20-14/2012-
Vol 01

Re: Hamilton Area Plan
First Public Survey Findings and Proposed Development Options

Staff Recommendation

That staff proceed with Phase 2 of the Hamilton Area Plan Update with the three proposed development options included in this Report dated May 23, 2012 from the Acting General Manager of Planning and Development.

Brian Jackson, MCIP
Acting General Manager, Planning & Development

Att. 5

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF ACTING GENERAL MANAGER
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Environmental Sustainability	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Law and Community Safety Administration	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Community Social Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/> <i>JE</i>	NO <input type="checkbox"/>	REVIEWED BY CAO <i>(Deputy)</i>
			YES <input checked="" type="checkbox"/> <i>JE</i> NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this Report is to provide an update on progress regarding the first Public Survey and Open House for the Hamilton Area Plan Update and an overview of three (3) proposed Development Options to be presented at the second public Open House, ideally in late June 2012.

Finding of Fact

As part of the 2041 OCP Update Concept, with public support, in April 2011, Council endorsed undertaking more detailed planning to densify the Hamilton, East Cambie, Blundell and Garden City neighbourhood shopping centres. The 2041 OCP Update Concept anticipated, that with Council's direction, staff will lead and undertake a planning process first for the Hamilton Neighbourhood Shopping Centre, as the Hamilton community strongly supports such a process.

The Hamilton Plan Update is proceeding as Council approved in December 2011 with Oris Consulting Ltd. undertaking the approved Work Plan, under City direction (see Attachment 1 regarding affected areas). The main highlights of this five-phase Work Plan include:

- Phase 1: Prepare Baseline Information
- Phase 2: Analyse Phase 1 Findings to Prepare Policy Options
- Phase 3: Detailed Studies on Planning Options
- Phase 4: Prepare Draft Hamilton Plan Update
- Phase 5: Finalize the Hamilton Plan Update and Public Consultation.

On March 13, 2012, the first Open House was held. Invitations were sent via mass mailing to all household and business mailing addresses in Hamilton. The survey and Open House display boards were available on the City's website (www.richmond.ca) and the Place Speak website (www.placespeak.com/hamiltonareaplan). Residents were asked to complete and return the survey (one per household) forms by April 1, 2012.

There was a good Open House turnout of approximately 135 people. City staff from Policy Planning, Development Applications, Environmental Sustainability, Parks, Engineering and Transportation Divisions were present, as well as the Oris planning consultants (e.g., Dana Westermarck, Patrick Cotter). Display boards and survey forms were available (Attachment 2). City staff led the Open House with an introductory presentation which outlined the purpose and scope of the Area Plan update, followed by a consultant presentation regarding the current status of community planning matters and an open Q & A session.

Analysis

Community Consultation Survey Results

General

Hamilton has 1565 households and a population of 4825 people as of the 2011 Census (Not including undercounts yet to be provided by Stats Canada). A total of 70 completed surveys were submitted to the City (4.4% of all households).

The Public Survey (Attachments 2 and 3) include seventeen (17) questions of which question Nos. 1 to 11 involved a description of the respondents' circumstances (e.g., age, similar size, shopping habits, etc.). The remaining question Nos. 12 to 17 involved the respondent's opinions of community development options and possible amenities. The top responses to key questions, from Hamilton as a whole, from the 70 respondents are included below. Please refer to Attachment 3 for the complete survey results. (A package of colour pie and bar charts graphically representing the findings in Attachment 3 is available in the Planning and Development Department and Mayor and Councillor's Office).

Housing Choices and Density:

The Public Survey indicates that there is a sufficient choice of single-family homes and townhomes but an insufficient choice of apartment-style housing, servicing the needs of singles through to seniors.

The choice to live in Hamilton may be due to its central location within Metro Vancouver with easy access to various freeways and bridges. This survey data indicates that residents commute to work mainly in Richmond and Vancouver and shop mainly in Queensborough, Burnaby and Richmond.

54% of respondents agree or strongly agree to have more density with a further 16% staying neutral at this time. The survey has indicated support for more medium density development between 3 and 6 storeys. Specifically, the Public Survey includes the following opinions:

- *Feel there should be more medium density development (3 to 6 storey) – Question No. 14:*

Strongly Agree-19	Disagree-9
Agree-19	Strongly Disagree-12
Neutral-11	

Parks, Greenways and Pathways and Trails:

These amenities are highly valued and well used in the community as indicated by the Public Survey. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. There was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas. As well, the Public Survey includes the following opinions:

- *Hamilton Parks and Recreation Used Top Priority – Question No 15:*

Nature Parks-37; Active Play Parks-33; Sports Parks-27; Bike Trails-26; Dyke Trails-33

Transportation, Sidewalks and Safety:

There is a strong survey response for transportation improvements, in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, a lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest response rates were for improvements at Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes. The Public Survey includes the following opinions:

- *Sidewalks and Signals Top Priority – Question No. 16a :*
Westminster Hwy & Gilley-48; Westminster Hwy & River Road-41; Westminster Hwy & Hwy 91-16; Sidewalks on Westminster Highway-56

Community Services:

The Public Survey indicates that there is a community preference for services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors. There are a number of respondents who indicate concerns over not having a middle school and / or a high school in Hamilton. The Public Survey includes the following opinions:

- *Community Services Most Wanted – Question No. 12a:*
Policing Office- 21; Library Services- 18; Fitness Centre-10

Retail Services:

With over 17% of respondents preferring to shop within three (3) minutes from home, respondents have a strong desire for newer format, pedestrian-oriented retail and retail services being available close to home. The priorities are strongly identified as follows: grocery, medical, pharmacy dental; and general retail services including; specifically coffee shops and restaurants. The Public Survey includes the following opinions:

- *Personal /Commercial Services Most Wanted Question No. 12b:*
Food-25; Medical-17; Pharmacy-15

Proposed Development Options & Amenities Discussion

Based on the Public Survey results and a preliminary analysis of the market development potential of lands within Areas 2 and 3 (see map, **Attachment 1**), three (3) proposed Development Options for consideration have been created as illustrated in Attachment 5, namely:

- Option 1: Lower Medium Density
- Option 2: Mixed Medium Density
- Option 3: Higher Medium Density

It should be noted that these are generalized Development Options for initial review by Council and will be refined after comments from Council have been received before being taken to the public for review. Each option includes a new commercial village core on the site of the existing Bridgeview Shopping Centre.

For Areas 2 and 3, there is an estimated addition of 7,212 to 12,696 people under Options 1 to 3 and 4,200 people under the current OCP (Attachment 4). These additional estimated people would be added to the 2011 census population of 4825 people for all of Hamilton. This would lead to a possible built-out population of 9,025 under the current OCP to 17,521 under Option 3 (based on an assumed 2.5 people/dwelling).

As well, Oris Consulting has undertaken a preliminary analysis of the potential community amenities that could be provided in conjunction with each of the three (3) proposed Development Options (Attachment 4). Generally, with more density, more community amenities and commercial services can be provided.

Based on feedback from the second Open House and Public Survey, a preferred option and amenity package with more detail will be brought to Council for review.

Discussion of Possible Amenity Improvements

Parks, Open Space and Environmentally Sensitive Areas (ESAs)

Parks and open spaces are well distributed across the Hamilton area and meet the City's standards for neighbourhood and community park access. There is also a sufficient quantity of parks and open spaces to accommodate future growth. As the community grows, the quality of some of the parks and open spaces will have to be improved to accommodate increased use and to add greater diversity to the types of functions and activities available (e.g., more activities for seniors and youth).

The location of the 2.8 ha. (7.0 acre) Hamilton Highway Park, immediately east of Highway 91, is not ideal for a neighbourhood park. If redevelopment occurs in Area 2 under Development Option 3, then relocating the park to a more favourable location (TBD) in the Hamilton area would be considered by the City. There would be no net loss of park land in the Hamilton area.

The City would seek improvements to the existing trail system to close gaps, create better connections to the regional trail system and New Westminster, and to upgrade some trails to accommodate greater use and add more amenities such as benches and gathering areas. There may be adjustments to the generally-indicated greenways and park areas, as well as other policies to address the current and proposed ESAs and Riparian Management Areas.

Transportation

The level of road and transit improvements will be determined in accordance with the level of land use and density. The number of transportation improvements proposed increases with each successive option with increased density. It is noted that the proposed improvements would be provided adjacent to re-developed parcels by proposed developments. In the Hamilton area, only Westminster Highway is on TransLink's Major Road Network (MRN) and the City's DCC program and therefore, depending on priority and available funding, any improvements to Westminster Highway to its ultimate standard (curb and gutter, sidewalk and boulevard, and bicycle lanes) could occur independent of development. These are long-term improvements, however, with the proposed development options with increased densities, these improvements could be advanced.

More detailed transportation improvement options will be developed by Oris' traffic consultant through the traffic study being undertaken for the Hamilton Plan Update. This study would validate the currently proposed improvements and assess if additional enhancements would be needed for the preferred Development Option to be determined through the public consultation and Council review later 2012.

Community Policing Office (CPO)

The public consultations over the past several months have found that there is a general desire to establish a CPO in Hamilton. While Options 1 to 3 include a developer-constructed CPO, the operation of a CPO has long-term budget implications including additional staffing, maintenance and equipment costs that are not a priority at this time. On this basis, staff advises that the preservation of the space for future use as a CPO maybe beneficial, but should be part of a broader City study of policing response.

Public Library Branch

Previous and current public consultation and initial general discussions with the Richmond Public Library have emphasized the general desire to establish a branch library in Hamilton. Option 3 includes the provision of public library space with development contributions. A permanent library branch in Hamilton remains a lower priority for the Library Board. When a branch is built, space requirements will be approximately one (1) sq. ft. per capita thus requiring about 15,000 sq. ft. (1,400m²) at Option 3 full build out.

Indoor Community Recreation Space

There will be a need for increased indoor community recreation space, the scale of which is dependent upon the Development Option selected. The increased space needs would generally be based on the amount of population increase over the current OCP population estimates. It would also be dependent upon whether new community indoor recreation space is combined with the existing community centre building and any potential library space.

Next Steps

The next steps are to hold the second Open House and conduct a Public Survey ideally in late June 2012 in a similar manner as the first Open House and report back to Council in the Fall 2012, as per the Work Program. The proposed Development Options will be refined before the Open House, as necessary.

Financial Impact

None.

Conclusion

This report presents the findings of the first Hamilton Area Plan Update Public Survey and Open House, and three (3) proposed general Development Options to be presented at the second public Open House ideally in late June 2012.



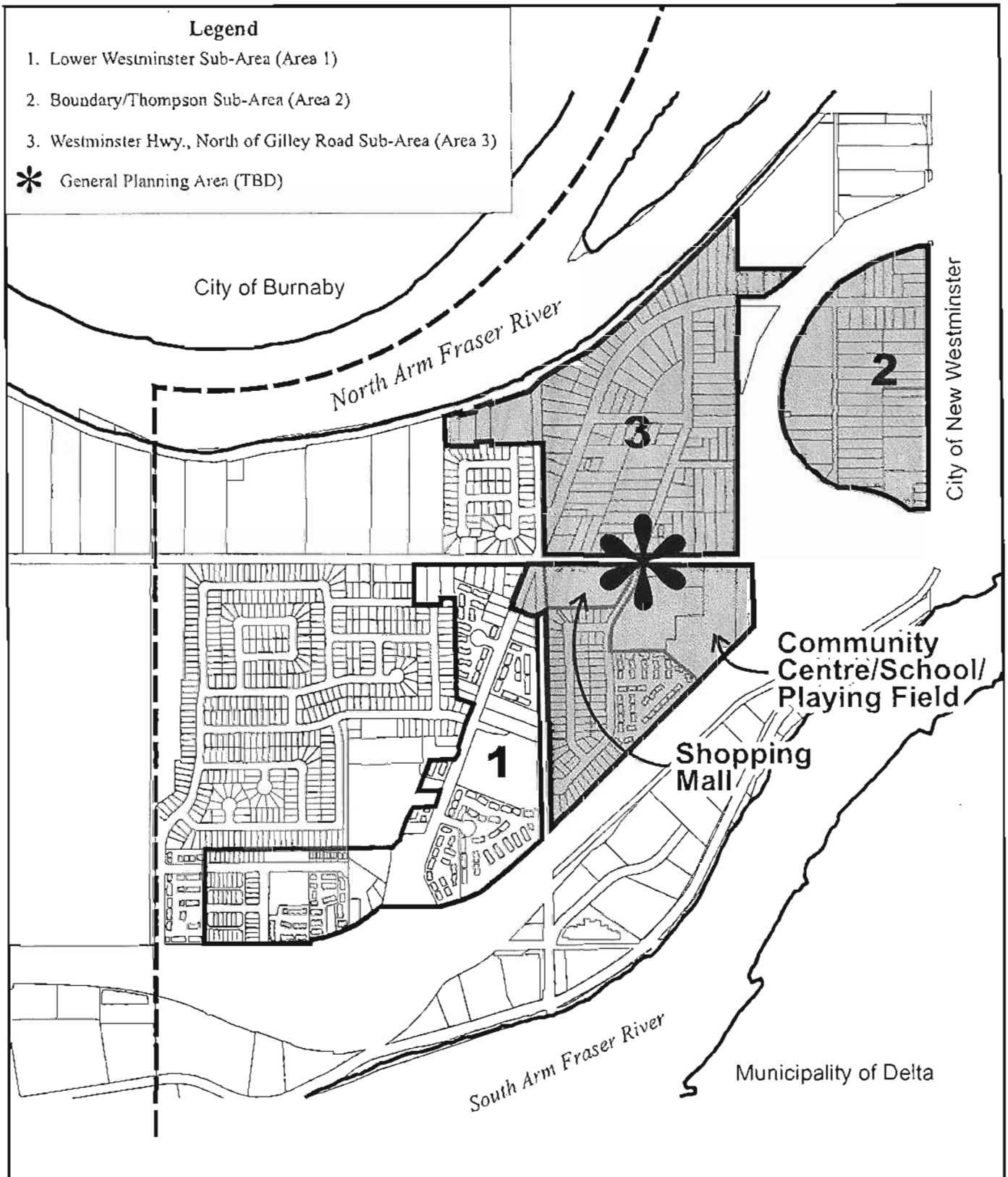
Mark McMullen,
Senior Coordinator, Major Projects
(604-276-4173)



Terry Crowe, Manager,
Policy Planning
(604-276-4139)

MM:rg

Attachment 1	Hamilton Planning Areas Map
Attachment 2	Public Survey No. 1
Attachment 3	Summary of Public Survey No. 1 Results
Attachment 4	Population Projections and List of Proposed Amenities by Development Option
Attachment 5	Proposed Development Options & Amenities and Infrastructure Improvements



Hamilton Planning Areas (Shaded Areas)

Original Date: 04/19/10

Amended Date: 03/07/12

Note: Dimensions are in METRES



City of
Richmond

Public Survey Hamilton Area Plan Update

Public Survey #1 – Community Baseline Information For the Hamilton Area Plan Update

Purpose:

The purpose of this survey, is to invite you to comment on how the 1995 Hamilton Area Plan is updated, particularly regarding Areas 2 and 3 (see Map #1 attached).

- This survey is the first of several surveys that will be undertaken as the Hamilton Area Plan is updated.
- The City of Richmond is leading the Hamilton Area Plan Update and has engaged Oris Consulting Ltd. to undertake work on the Plan Update.
- This Survey #1 focuses on your opinions about the current state of the community.
- Please complete and return the survey by April 1, 2012.
- Please only complete one survey per household.

Thank you

Please Tell Us About Yourself: *(Individual survey responses are confidential).*

1. I live in (refer to Hamilton Area Plan Map #1 attached):
 - ☐ Hamilton Area 2
 - ☐ Hamilton Area 3
 - ☐ Hamilton elsewhere
 - ☐ Richmond elsewhere
 - ☐ New Westminster – Queensborough
 - ☐ Other / Elsewhere
2. My postal code is: _____
3. I or my family own or rent the place where I live
Please choose only one of the following:
 - ☐ Own
 - ☐ Rent
4. I or my family:
 - ☐ Own a residential property in Hamilton other than where I live
 - ☐ Own a commercial property business in Hamilton
5. I live in the following type of housing:

<input type="radio"/> Single family house	<input type="radio"/> Townhouse	<input type="radio"/> Apartment
<input type="radio"/> Suite in a house	<input type="radio"/> Duplex	<input type="radio"/> Other
6. The following number of family members live in my household in each of the age brackets listed below
(please write answers(s) as numbers):

<input type="radio"/> ____ 0-5	<input type="radio"/> ____ 6-12	<input type="radio"/> ____ 13-18
<input type="radio"/> ____ 19-24	<input type="radio"/> ____ 25-44	<input type="radio"/> ____ 45-64
<input type="radio"/> ____ 65-74	<input type="radio"/> ____ 75+	

7. The following number of adult family members of my household work in the locations listed below (please write answer(s) as numbers):
- # _____ Hamilton
- # _____ Richmond elsewhere (please indicate general area) _____
- # _____ Queensborough _____
- # _____ New West elsewhere (please indicate general area) _____
- # _____ Annacis Island
- # _____ Delta elsewhere (please indicate general area) _____
- # _____ Surrey (please indicate general area) _____
- # _____ Burnaby (please indicate general area) _____
- # _____ Vancouver (please indicate general area) _____
- # _____ GVRD / Other (please indicate general area) _____
8. I own a business in Hamilton
Please choose **only one** of the following:
- ☐ Yes
- ☐ No
9. The number of adult members of my household commute to work in the following manner (please write answer(s) as numbers):
- # _____ Bus
- # _____ Bike
- # _____ Wheelchair
- # _____ Walk
- # _____ Car
- # _____ Carpool
10. Tell us about your patterns of shopping and service needs
I shop in the following regional shopping centers / stores
(Check as many as you like - Refer to attached Commercial Centres - Map #2):
- ☐ Bridgeport Home Depot ☐ Bridgeport Costco ☐ Lansdowne Centre ☐ Richmond Centre
- ☐ Queensborough Landing ☐ Marine Way Market ☐ Big Bend Crossing ☐ Royal City Centre
- ☐ Plaza 88 (New West) ☐ Westminster Market ☐ Nordel Crossing
- ☐ Other _____
11. a) My daily shopping needs include
(Check as many as you like - Refer to attached Grocery Stores Map #3):
- ☐ Produce store ☐ Bakery ☐ Butcher ☐ Convenience store ☐ Coffee shop
- ☐ Other (please indicate types) _____
- b) My weekly shopping needs include:
- ☐ Grocery store ☐ Pharmacy ☐ Restaurants ☐ Gas
- ☐ Other (please indicate types) _____
- c) My monthly shopping needs include:
- ☐ Clothing ☐ Household goods ☐ Bulk services ☐ Personal services ☐ Hair / nails
- ☐ Medical ☐ Dental ☐ Insurance ☐ Car services
- ☐ Other (please indicate types) _____
12. The services I most want in my community are (list in order of priority from 1 to 10, with 1 being the most wanted services):
- a) Community services:
- ☐ Policing office _____ ☐ Childcare (0 to 5) _____ ☐ After school care (K to Grade 7) _____
- ☐ Seniors care _____ ☐ Fitness center _____ ☐ Library services _____ ☐ Other _____
- b) Personal services:

o Medical _____ o Dental _____ o Food _____ o Pharmacy _____ o Other _____

Housing Choices:

13. In my neighbourhood, I feel there are enough housing choices suitable for: (Please indicate Yes or No)

- a) Single people: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
- b) Couples: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
 _____ 2 bedroom/den apartments _____ 3 bedroom apartments
- c) Families with children:
- Apartments: _____ 2 bedroom _____ 2 bedroom/den _____ 3 bedroom
 - Townhomes: _____ 2 bedroom/den _____ 3 bedroom _____ 3 bedroom/den
 - Single Family Homes: _____
- d) Seniors: _____ Studio apartments _____ 1 bedroom apartments _____ 1 bedroom/den apartments
 _____ 2 bedroom apartments
- e) People with disabilities or other special needs: _____ Studio apartments _____ 1 bedroom apartments _____ 1 bedroom/den apartments
 _____ 2 bedroom apartments _____ 2 bedroom/den apartments _____ 3 bedroom apartments
- f) People with low income: _____ Studio apartments _____ 1 bedroom apartments
 _____ 1 bedroom/den apartments _____ 2 bedroom apartments
 _____ 2 bedroom/den apartments _____ 3 bedroom apartments

14. I feel that there should be allowance for more medium density development (e.g., 3-storey townhouses and 4 to 6 storey apartments) in selected areas on arterial roads and along the main shopping street.

o Strongly Agree o Agree o Neutral o Disagree o Strongly Disagree o No Answer

Other Services:

15. In the Hamilton neighbourhood, I currently use (list in order of priority 1 to 10 with 1 being most wanted services):

- a) Parks & open spaces:
- _____ Nature parks _____ Active play parks _____ Sports parks _____ Bike trails _____ Dyke trails

16. In order of priority (between 1 to 10, with 1 being strongest), I would like to see:

a) Sidewalks and traffic signals at:

- Westminster and Gilley _____
- Westminster and River Road _____
- Westminster and Hwy 91 _____
- Sidewalks on Westminster Hwy _____
- Other _____

b) Bike lanes and wheel / walk paths:

- On Westminster Hwy _____
- On Gilley _____
- Other _____

17. In my neighbourhood, I am able to easily get to my daily destinations (e.g., school, work, play, library, stores) by:

Wheelchair	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Cycling	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Bus	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Walking	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer
Car	o Strongly Agree	o Agree	o Neutral	o Disagree	o Strongly Disagree	o No Answer

18. My top three *exciting changes* that I would like to see in Hamilton in the future are:

1. _____
2. _____
3. _____

19. My top three favourite things *that I would not want to see changed* in Hamilton are:

1. _____
2. _____
3. _____

20. My general comments: _____

Thank you for your time

Please complete and return the survey by April 1, 2012.

1. Fill out your survey online at www.placespeak.com/hamiltonareaplan or www.richmond.ca
OR
2. Fill out your survey and submit at the Public Consultation Meeting.
3. Pick-up /drop-off a paper copy of your survey off at the Hamilton Community Centre or City Hall.
OR
4. Fax it to (604) 276-4052.
OR
5. Mail to. Hamilton Public Survey
Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1



Oris Consulting Ltd.
12235 - No. 1 Road
Richmond, BC
V7E 1T6

Executive Summary

To: City of Richmond – Long Range Planning
From: Oris Consulting Ltd.
Dated: May 07, 2012
RE: Survey #1 – Public Consultation for Hamilton Area Plan Update

As part of the public consultation process a survey of the residents of Hamilton and Queensborough was conducted. There has been a strong level of community engagement with an impressive showing at the Public Consultation meeting coupled with a solid response to the survey. Of the 1,900 notices delivered to Hamilton and Queensborough area residences, and the two local newspaper notifications plus one in Queensborough, over 135 members of the community attended the Public Consultation Meeting #1 and over 70 surveys were filed by Hamilton residents (only one from Queensborough).

At the open house, members were very interested in what was being proposed and generally supportive of change providing infrastructural improvements were made and valued amenities enhanced. The supportive comments and concerns vocalized at the Consultation Meeting were mirrored in both the qualitative data and the general comments section of the survey.

While the results were consistent with what Oris has been hearing informally from the community, the survey gave voice to the community interests, and set priorities of expectations to their vision for Hamilton.

Transportation, Sidewalks and Safety:

A strong response rate was received regarding a perceived need for transportation improvements in particular at Westminster and Gilley. Concerns were raised around truck traffic and vehicular speed, lack of safe crossings for pedestrians and cyclists to access the school, community centre and shopping centre. The highest respondent rate identified Westminster and Gilley and Westminster Highway overall as requiring improvements for sidewalks and bike lanes.

Civil Infrastructure:

Through the comments section of the survey, there were a number of respondents who indicated disappointment in the lack of sanitary and sewer connections.

Parks, Greenways and Pathways and Trails:

These amenities are highly valued and well used in the community. 62% of respondents use the nature parks, dyke trails and bike trails while a further 38% use both the active play parks and sports parks. In the comments section there was strong support for improved linkages for pedestrians and cyclists and several comments in support of off-leash areas.

Community Services:

The community continues to voice its priorities for community services including; a policing office, improved library services; fitness facilities, additional childcare spaces and care for seniors.

There were a number of respondents who indicated concerns over not having a middle school and / or a high school in Hamilton

Retail Services:

With over 17% of respondents preferring to shop within 3 minutes from home, respondents to the survey and in the comments section indicated a strong desire for new format retail and retail services being available close to home. The priorities were strongly identified as follows: grocery, medical, pharmacy dental ; and general retail services including; specifically coffee shops and restaurants.

Housing Choices:

As it relates to housing choice, there was a wide range of responses to the questions posed. The overall general indications from the community suggested that they felt there was sufficient choice of single family homes and townhomes in that 91% of respondents indicated they lived in Single Family Dwellings or Townhouses and 78% of respondents in both categories, indicated there was enough choice for Single Family Homes and Townhomes.

Further, a blend response of the other housing choices resulted in an overall average of 73% indicated that there was insufficient choice of apartment style housing, servicing the needs of singles through to seniors.

Respondents indicated through their comments that they place a strong importance on the 'atmosphere' in Hamilton including a "village feeling", the tranquility; cycle paths, trails and parks.

The choice to live in Hamilton may be due to its central location within the GVRD with ease of access via a number of easily access freeways and bridges. This is suggested based on work commuting routes which indicate Richmond and Vancouver as being the primary commute routes to and from work, while Queensborough, Burnaby and Richmond appear to be the primary shopping destinations for daily, weekly and monthly shopping and services.

Density:

54% of respondents agreed or strongly agreed regarding higher density (as opposed to single family homes and townhomes), with a further 16% staying neutral at this time. The community has indicated it supports an allowance for

more medium density development between 3 and 6 storey's. In the comments section of the survey, this sentiment was echoed however, it also indicated the types of amenities and improvements to the community, that would be expected in concert with density increases.

An interesting comment made in the survey was concern noted as to how one builds a community with a Translink bus depot and Westminster Highway running through its core.

Conclusion:

The results of the survey conducted to date, provide a general direction to Oris Consulting Ltd. and to the City of Richmond. Members of the community have been in regular contact with Oris Consulting Ltd. to enquire when they can expect to hear back on the survey results and the next steps to this process.

There is community support for change, and the community has indicated they are eager to continue the process through the 'next step' being an outline of a range of density options with indications as to the community amenities, services and facilities such growth would provide.

Respectfully submitted;

Rozanne Kipnes
Vice President, Development
Oris Consulting Ltd.

Question #	Questions	Total Survey's	Hamilton - Area 1			Hamilton - Area 2			Hamilton - Area 3			New West/QB			Fraserwood/ Industrial Area
	Number of survey's returned	37	8			4			24			1			0
	Place Speak	7	4			1			2						
	Community Centre	26	17						9						
	Total surveys:	70	29			5			35			1			0
1	I live in Area		Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB			
2	My Postal Code is (see comments page)														
3	I Own the place that I live	68	29			5			33			1			
	I Rent the place that I live	2							2						
4	I own a residential property in Hamilton other than where I live	18	6			2			10						
	I own a commercial property or business in Hamilton	3							3						

CNCL - 205

		Totals	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB		
5	I live in:										
	SFD	48	22		4		22				
	Suite in a house	1			1						
	Townhouse	16	6				10				
	Duplex	2					2				
	Apartment	1							1		
	Other	1					1				
	There are this number of family members living in my household										
6											
	0-5	19	13		1		5				
	6-12	18	7		1		10				
	13 - 18	14	12				2				
	19-24	8	5				3				
	25 - 44	62	31		4		27				
	45-64	55	27				26		2		
	65-74	11			4		7				
	75 +	6			1		5				

Hamilton Area Plan Update
Public Consultation #1, Results from Survey #1
March 13, 2012

	There are X number of adult family members in my household that work in the locations listed below	Totals	Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/QB
7	Hamilton	16	5		10	1
	Richmond elsewhere	34	13		20	1
	Queensborough	4	1	1	1	1
	New Westminster elsewhere	4	2	1		1
	Annacis Island	1				1
	Delta elsewhere	2	1		1	
	Surrey	5	4		1	
	Burnaby	10	6	2	2	
	Vancouver	30	15	1	13	1
	GVRD	11	5	1	5	
8	I own a business in Hamilton					
	Yes	6	2		4	
	No	59	27	4	27	1
9	This number of adult members of my household communte to work by:					
	Bus	20	8	3	9	
	Bike	3	2	1		
	Wheelchair	0				
	Walk	4	1	1	2	
	Car	86	40	7	37	2
	Carpool	1			1	

10	I or members of my household shop in the following regional centres	Totals	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/ QB		
	Bridgeport Home Depot	40	21			2			17					
	Queensborough Landing	59	23			5			30			1		
	Plaza 88 - New West	7	2			1			4					
	Bridgeport Costco	37	22						15					
	Marine Way Market	42	20			4			18					
	Westminster Market	8	2						6					
	Lansdowne Centre	37	16						21					
	Big Bend Crossing	21	10			1			9			1		
	Nordel Crossing	10	3						7					
	Richmond Centre	41	21			1			19					
	Royal City Centre	21	7			2			11			1		
	Other - Ironwood	3	2						1					
	Metrotown	1	1											
	RCSS	1	1											
	Scott Road	1	1											
	Costco - Willingdon	1	1											
	T & T Market Surrey	2	1						1					
	Richmond Public Market	1	1											
	Lowes	2	1						1					
	Pet Store	1							1					
	Veggie Market	1							1					
	Bank	1							1					
	Liquor Store	1	1											

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11 (a)	My daily shopping needs include	Totals	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB	
	Produce	44	9		4		30		1	
	Bakery	26	6				19		1	
	Butcher	21	5				15		1	
	Convenience store	14	2				12			
	Coffee shop	22	4		1		16		1	
	Other - Grocery Store	2	1				1			
	Bank	1	1							
	Gas	2	1				1			
	Dry Cleaners	1	1							
	Post Office	1					1			
	Restaurants/Cafe	1					1			
b.	My weekly shopping needs include									
	Grocery store	67	29		5		32		1	
	Pharmacy	23	8		2		12		1	
	Restaurants	40	16		1		22		1	
	Gas	58	26		2		29		1	
	Other	4	3				1			

Hamilton Area Plan Update
Public Consultation #1, Results from Survey #1
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C.	My monthly shopping needs include:	Totals	Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/QB
	Clothing	49	21	3	24	1
	Medical	38	12	2	23	1
	Household	56	25	3	28	
	Dental	22	8		14	
	Bulk Services	23	14	1	8	
	Insurance	16	6	1	9	
	Personal Services	28	12		15	1
	Car Services	27	11		15	1
	Hair/Nails	39	17		21	1
	Other - Costco	1			1	
	Pet Store	1			1	
	Banking	1	1			
	Grocery	1	1			
	Liquor Store	1	1			
	Gardening Store	1	1			
	Police	1	1			
	Library	1	1			

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12	The services I most want in my community are	Priority Level	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB	
			High	Mid	Low	High	Mid	Low	High	Mid	Low	High	
a.	Community Services		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	
	Policing Office		21	4	0	4	1	0	24	6	2	1	
	Seniors care		4	11	1	1	2	0	7	8	3		
	Childcare (0 to 5)		9	5	2	1	0	0	6	4	3		
	Fitness Centre		10	7	2	0	2	0	14	5	2	1	
	After school care (K to Grade 7)		6	7	2	1			5	4	5		
	Library services		18	7		1	2		12	7	1		
	Other	Shopping	1										
		Highschool	3						2				
		Gas Station							1				
b.		Bank							3				
		Doctor	2										
		Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	
	Personal Services		1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	
	Medical		17	3	1	5	0	0	24	3	1	1	
	Dental		9	7	3	0	2	0	9	8	1	1	
	Food		25	2	1	4	0	0	27	2	0	1	
	Pharmacy		15	4	1	2	1		18	6		1	
	Other								1				

13	I feel there are enough housing choices for:	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/Q8	
		No	Yes	No	Yes	No	Yes		
a.	Singles:								
	Studio	15	6	3	1	17	6		
	1 bedrm/den apts	15	6	3	1	17	5		
	1 bedrm	15	7	3	1	13	7		
b.	2 bedrm apts	11	8	2	2	12	7		
	Couples:	No	Yes	No	Yes	No	Yes		
	Studio apts	14	6	2	1	15	2		
	1 bedrm / den apts	14	7	2	1	15	3		
c.	2 bedrm/den apts	14	7	3	2	12	4		
	1 bedrm apts	14	7	2	1	13	4		
	2 bedrm apts	12	10	2	2	13	6		
	3 bedrm apts	11	10	3	1	9	5		
d.	Families with Children								
	Apartment:	No	Yes	No	Yes	No	Yes		
	2 bedrm apts	11	11	2	1	8	6		
	2 bedrm/den apts	11	11	2	1	7	7		
e.	3 bedrm apts	14	8	2	1	7	6		
	Townhomes:								
	2 bedrm/den	4	19	2	1	3	12		
	3 bedrm apts	6	17	2	1	4	12		
f.	3 bedrm/den	6	17	2	1	5	8		
	Single Family Homes:	3	20	3		3	11		
	Seniors:	No	Yes	No	Yes	No	Yes		
	Studio apts	13	5	3		15	2		
g.	1 bedrm apts	13	5	3		12	4		
	1 bedrm / den apts	12	5	3		12	2		
	2 bedrm apts	12	5	3		12	3		

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		Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/QB	
		No	Yes	No	Yes	No	Yes		
e.	People with Disabilities or Special Needs								
	Studio apts	11	5	3		15	2		
	1 bedrm apts	11	5	3		12	4		
	1 bedrm / den apts	10	5	3		13	3		
	2 bedrm apts	10	4	3		11	4		
	2 bedr/den apts	11	4	3		11	4		
	3 bedrms apts	11	4	3		11	3		
f.	People with low income								
	Studio apts	No	Yes	No	Yes	No	Yes		
	1 bedrm apts	9	7	3		13	5		
	1 bedrm/den apts	9	7	3		11	5		
	2 bedrm apts	9	8	3		13	4		
	2 bedrm/den apts	9	7	3		10	5		
	3 bedrm apts	11	6	3		11	5		
		11	6	3		10	4		
14	I feel there should be allowance for more medium density development - 3 storey - 6 storey								
	Totals	19		1		10			
	Strongly Agree	8		1		6			
	Agree	12		1		5		1	
	Neutral	3		2		5			
	Disagree	4				7			
	Strongly Disagree	4		1					
	No answer								

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Other Services:	Priority Level	Hamilton Area 1			Hamilton Area 2			Hamilton Area 3			New West/QB		
		High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
15	In Hamilton I currently use in order of priority	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	Nature parks	18	5	1	3	0	1	16	4	0			
	Active Play Parks	19	3		1	1	0	13	10	0			
	Sports parks	14	3	1	2	0	1	11	7	0			
	Bike trails	9	12	1	3	0	0	14	7	0	1		
	Dyke trails	12	10	1	2	1	0	19	4	0	1		
16 (a)	In order of priority I would like to see	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
	Sidewalks and traffic signals at:	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	Westminster & Gilley	22	1	3	2	0	2	24	2	1	1		
	Westminster & River Road	17	5	1	2	0	1	22	2	1			1
	Westminster & Hwy 91	8	10	2	1	0	1	7	9	2			
	Sidewalks on Westminster Hwy	25	0	1	3	0	1	28	1	1			
	Other	North Dyke						Westminster & Smith, River Road					
	Priority Level	High	Mid	Low	High	Mid	Low	High	Mid	Low	High	Mid	Low
16 (b)	Bike lanes and wheel/ walk paths:	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10	1-3	4-7	8-10
	On Westminster Hwy	23	1	0	3	0	1	21	1	2		1	
	On Gilley	21	0	1	1	0	2	14	3	1			1
	Other				Boundary Road			Big ditches, River Road, Smith Cres., connect neighbourhoods			To join up with Queensborough		

		Totals	Hamilton Area 1	Hamilton Area 2	Hamilton Area 3	New West/QB	
17	In my neighbourhood, I am able to easily get to my daily destinations						
a.	Wheelchair						
	Strongly Agree						
	Agree	2	1			1	
	Neutral	6	2		4		
	Disagree	5	3	1	1		
	Strongly Disagree	14	6	1	7		
	No Answer	23	12		11		
b.	Cycling						
	Strongly Agree	7	2	1	3	1	
	Agree	14	5	1	8		
	Neutral	10	6	1	3		
	Disagree	11	6		5		
	Strongly Disagree	6	3	1	2		
	No Answer	6	3		3		
c.	Bus						
	Strongly Agree	4	4				
	Agree	20	9	1	9	1	
	Neutral	16	5		11		
	Disagree	7	3	1	3		
	Strongly Disagree	6	4	1	1		
	No Answer	5	3		2		
d.	Walking						
	Strongly Agree	7	3	1	3		
	Agree	21	8	3	9	1	
	Neutral	6	3	1	2		
	Disagree	15	7		8		
	Strongly Disagree	10	6		4		
	No Answer	2	1		1		

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		Totals	Hamilton Area 1		Hamilton Area 2		Hamilton Area 3		New West/Q8		
e.	Car										
	Strongly Agree	26		10		1		15			
	Agree	30		14		3		12		1	
	Neutral	3		1		1		1			
	Disagree	2		1				1			
	Strongly Disagree	3		2				1			
	No Answer										

Population Projections and List of Proposed Amenities by Development Option

Overview for Areas 2 and 3 Hamilton Development Options			
With Current 1999 OCP Build-Out in Areas 2 & 3	Development Option 1 Lower Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 2 Mixed Medium Density Build-Out in Areas 2 & 3 (e.g. 2021)	Development Option 3 Higher Medium Density Build-Out in Areas 2 & 3 (e.g. 2021) (Includes Several Underdeveloped Parcels in Area 1)
DUs= Dwelling Units			
Existing DUs: 153 Estimated New DUs: 1,535 Total DUs: 1,688	Existing DUs: 153 Estimated New DUs: 2,707 Total DUs: 2,860	Existing DUs: 153 Estimated New DUs: 3,544 Total DUs: 3,697	Existing DUs: 198 (Includes Area 1 lots) Estimated New DUs: 5,296 Total DUs: 5,494
Based on development mainly in ground-oriented townhouses.	Approximately 35% in Ground- oriented townhouses, 32% in stacked townhouses and 33% in four (4) to six (6) storey apartments.	Approximately 6% Ground- oriented townhouses, 30% in stacked townhouses, and 64% in four (4) to six (6) storey apartments.	Approximately 5% Ground-oriented townhouses, 14% in stacked townhouses and 81% in four (4) to six (6) storey apartments.
Estimated Population: 4,220	Estimated Population: 7,212	Estimated Population: 8,813	Estimated Population: 12,696
Community Services	Possible Enhanced Community Services Development Contributions	Possible Enhanced Community Services	Possible Enhanced Community Services
<ul style="list-style-type: none"> Recently Expanded Hamilton Community Centre (see Below under Personal Services) New Fire Hall 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services 	<ul style="list-style-type: none"> Community Policing Office Space Reserved Additional Indoor Community Centre Recreation Space, including fitness services Branch Public Library
Current Transportation: (Committed Projects)	Option 1 Transportation: (Possible Enhanced Improvements)	Option 2 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)	Option 3 Transportation: (Possible Enhanced Improvements with those from previous Option shaded)
Short- / Medium- Term:	Short- / Medium- Term:	Short- / Medium- Term:	Short- / Medium- Term:
<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy 	<ul style="list-style-type: none"> Full Traffic Signal – Boundary Road and Westminster Hwy
<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road 	<ul style="list-style-type: none"> Full Traffic Signal – Westminster Hwy at Gilley Road
<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate 	<ul style="list-style-type: none"> Intersection realignment to provide a walkway on the west side of Westminster Hwy, Gilley Road to Fraserside Gate
<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd. 	<ul style="list-style-type: none"> Delineated walkway/cycling path along Westminster Hwy. (with extruded curb) on: 1) east side, Gilley Rd. to Smith Cr. and 2) west side, Smith Cr. to Boundary Rd.
Long-Term:	Long-Term:	Long-Term:	Long-Term:
<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities 	<ul style="list-style-type: none"> Full upgrade of Westminster Hwy, from Hamilton Interchange to Boundary Road, with curb/gutter, sidewalks, and bicycle facilities
	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2 	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2 	<ul style="list-style-type: none"> Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2
	<ul style="list-style-type: none"> Advance the long-term committed project to upgrade 	<ul style="list-style-type: none"> Advance the long-term committed project to 	<ul style="list-style-type: none"> Advance the long-term committed project to upgrade Westminster Hwy

Population Projections and List of Proposed Amenities by Development Option

	Westminster Hwy fronting the proposed developments	upgrade Westminster Hwy fronting the proposed developments	fronting the proposed developments
	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs 	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs Area 2 internal road network as development occurs 	<ul style="list-style-type: none"> All streets and sidewalks in Developing Areas 2 and 3 as development occurs Area 2 internal road network as development occurs New east-West road links through Area 3 to River Road (subject to further traffic assessment) Road network in Area 2 – new internal roads as developments occur
Current Parks and Trails (Committed Projects)	Option 1 Parks and Trails (Possible Enhanced Improvements)	Option 2 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)	Option 3 Parks and Trails (Possible Enhanced Improvements with those from previous Option shaded)
Connection from the north side of Westminster Hwy up to Translink Centre and River Rd.	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3	Trail improvements along existing trails that connect developments in Areas 2 & 3
	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road	WMH trail improvement at the drainage canal from Gilley to River Road
	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements	Existing Hamilton VLA pocket park enhancements
	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North	Bike & Greenway East of Smith backing on the Hwy #91 from Gilley to WMH to the North
		Area 3 neighbourhood East/West Greenway	Area 3 neighbourhood East/West Greenway
		Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway	Greenway along north end of Hwy #91 at WMH, to link up to Translink Greenway
		South perimeter dyke trail to WMH	South perimeter dyke trail to WMH
		Drainage canal trail improvements Gilley south, to Hwy #91	Drainage canal trail improvements Gilley south, to Hwy #91
			River Drive Dyke extension to ALR buffer, and expansion (Whillet to Translink)
			Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to WMH, East to Hwy #91
			Enhanced pedestrian / bike access crossing over Hwy #91 between Areas 2 to Area 3
			Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian /bike overpass and Area 3
			Creation of Boundary Road terminus pocket park – further creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3
			Greenway connection at Smith to River Road
			Greenway connection North terminus of bike trail North of WMH to River Road
			Area 2 bike connection North to River Road
			Replace Existing River Road vehicular access to pedestrian and bike trail only
			New greenway from North end of Fraserside Drive to River Road
			New pathway in Area 1 behind the existing Fire Station
			New Pathway behind Bethany Baptist Church to Area 3 South
			New greenway from Gilley West to ALR Buffer Park and two (2) points of connections to Area 1

Population Projections and List of Proposed Amenities by Development Option

			North East end of greenway Westminster Hwy, north to Daycare East
Current Personal Services:	Option 1 Possible Personal Service Improvements	Option 2 Possible Personal Service Improvements	Option 3 Possible Personal Service Improvements
As currently provided in the existing shopping centre and the Hamilton Community Centre	As currently provided in the existing shopping centre and the Hamilton Community Centre	<ul style="list-style-type: none"> As currently provided in the existing shopping centre and the Hamilton Community Centre 	<ul style="list-style-type: none"> As currently provided in the existing shopping centre and the Hamilton Community Centre
		<ul style="list-style-type: none"> Fitness Services 	<ul style="list-style-type: none"> Fitness Services
			<ul style="list-style-type: none"> Other
Current Daily / Weekly Shopping Services (Private Business)	Option 1 Possible Daily / Weekly Shopping Service Improvements (Private Business)	Option 2 Possible Daily / Weekly Shopping Service Improvements (Private Business)	Option 3 Possible Daily / Weekly Shopping Service Improvements (Private Business)
As currently provided in the existing shopping centre	New Retail / Residential "High Street"	New Retail / Residential "High Street"	New Retail / Residential "High Street"
	Coffee shop	Coffee shop	Grocery Store
	Produce / green grocer	Local neighbourhood retailers	Specialty food retailers
	Convenience store	Butcher	Specialty general retailers
	Local neighbourhood retailers	Baker	Restaurants
		Medical	Coffee shop
		Pharmacy	Butcher
		Enhanced grocery / convenience store	Baker
			Medical
			Pharmacy
			Local neighbourhood retailers

Hamilton Area Plan Update Proposed Development Options & Amenities and Infrastructure Improvements

May 15, 2012

Existing OCP Amenities and Infrastructure & Approved Allocations

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

❖ PARKS AND TRAILS

Connection from the North side of Westminster Hwy up to Translink Centre and River Road

❖ PERSONAL SERVICES (Private)

As currently provided in the existing shopping centre and the Hamilton Community Centre

❖ DAILY / WEEKLY SHOPPING SERVICES (Private)

As currently provided in the existing shopping centre

Option 1: Lower Medium Density

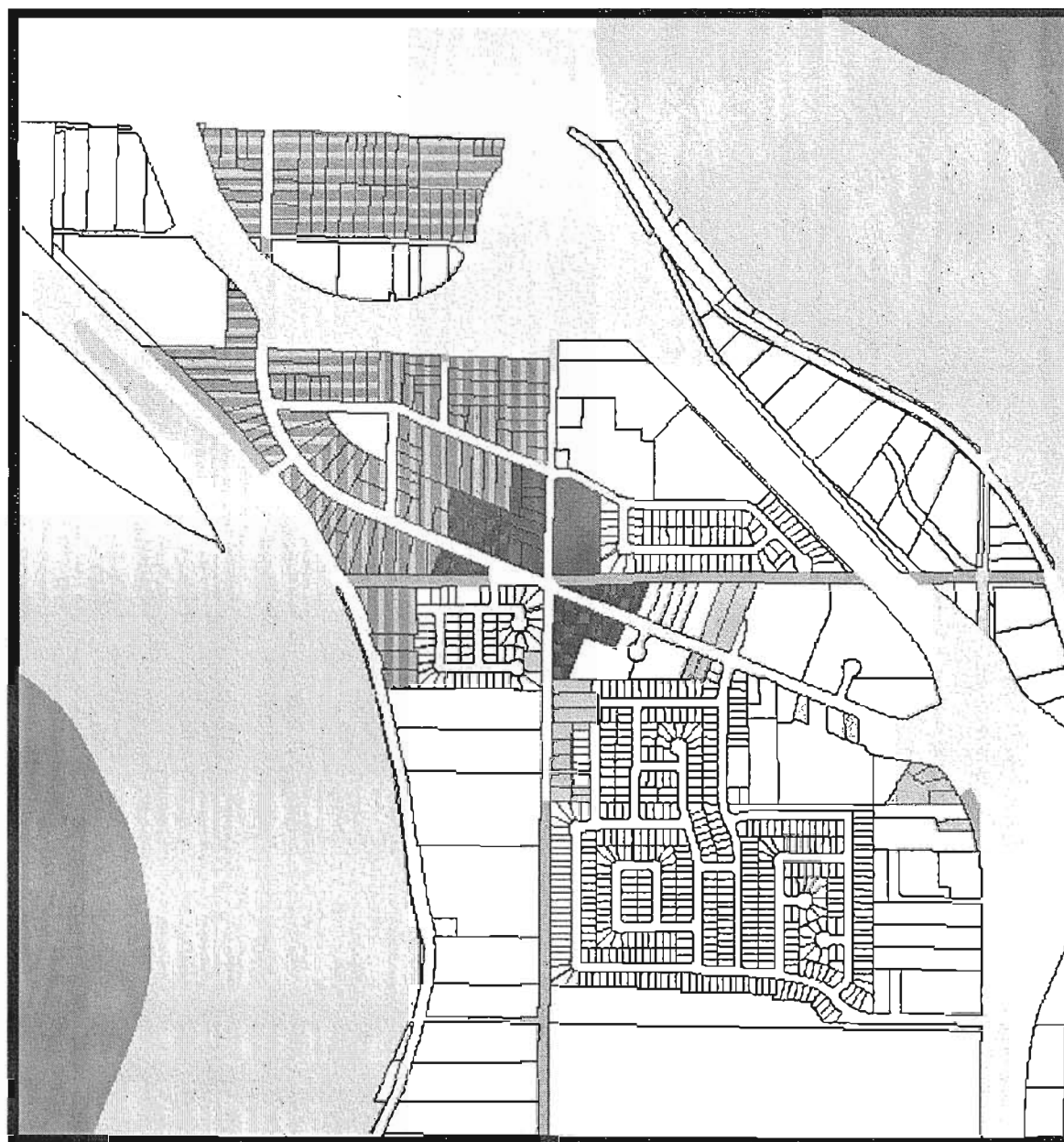
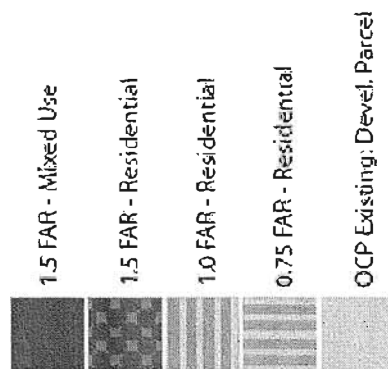
Estimated Units and Population

• Units:		
– Ground oriented Townhomes	.75 FAR	1001
– Stacked Townhomes	1.0 FAR	907
– Apartments	1.5 FAR	952
– Total Gross New Units		2860
• Less: existing units replaced		(153)
– Net New Units		2707
• Population		
– Total Projected		7212
– Existing population		(530)
– Net Increase Projected		6682

Survey Results: 73 % of respondents indicated there are insufficient choices of
apartment style housing for singles through to seniors

Hamilton Area Plan Update - Option #1 **LAND USE & DENSITY** (May 8th, 2012 - Revised)

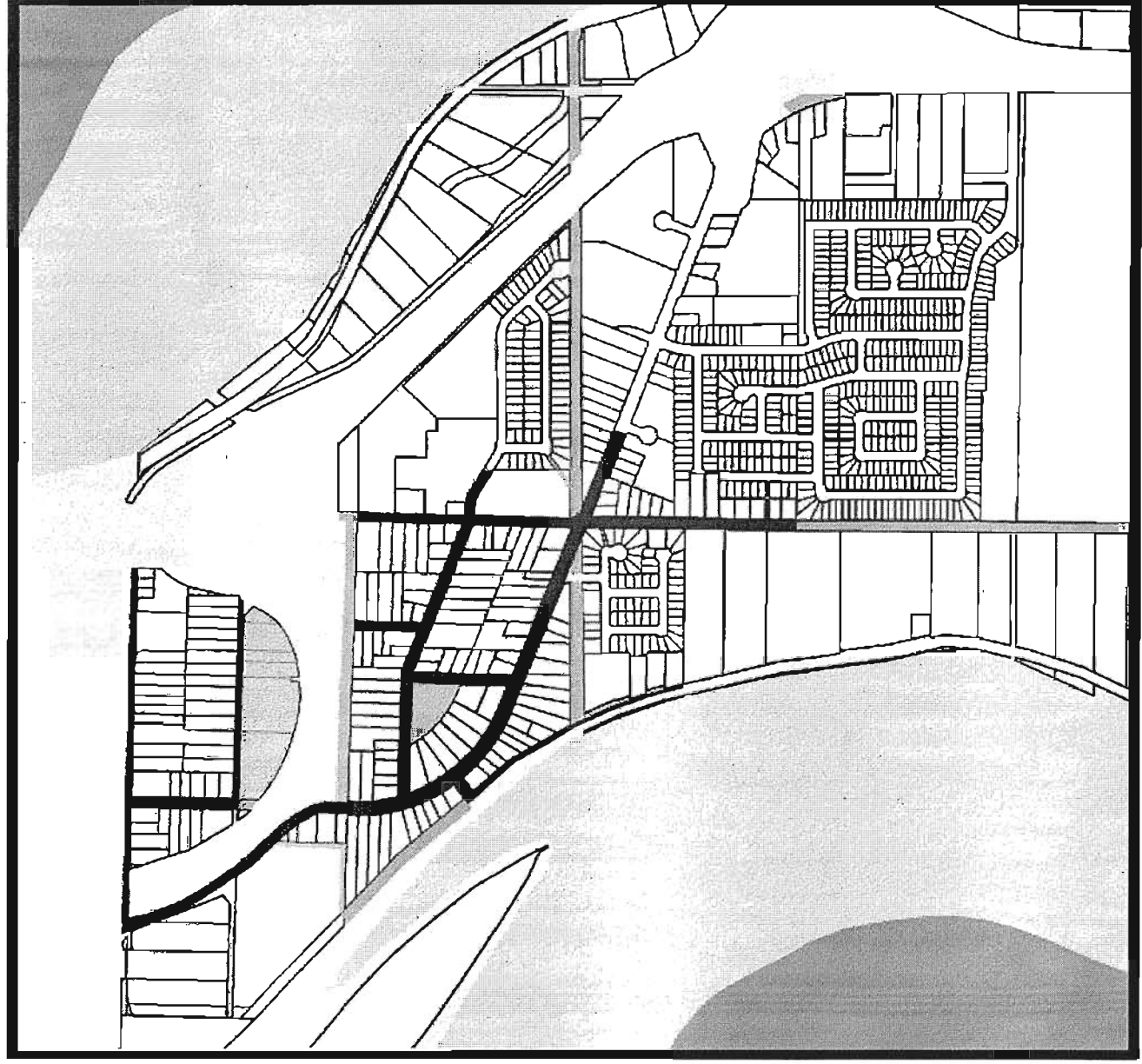
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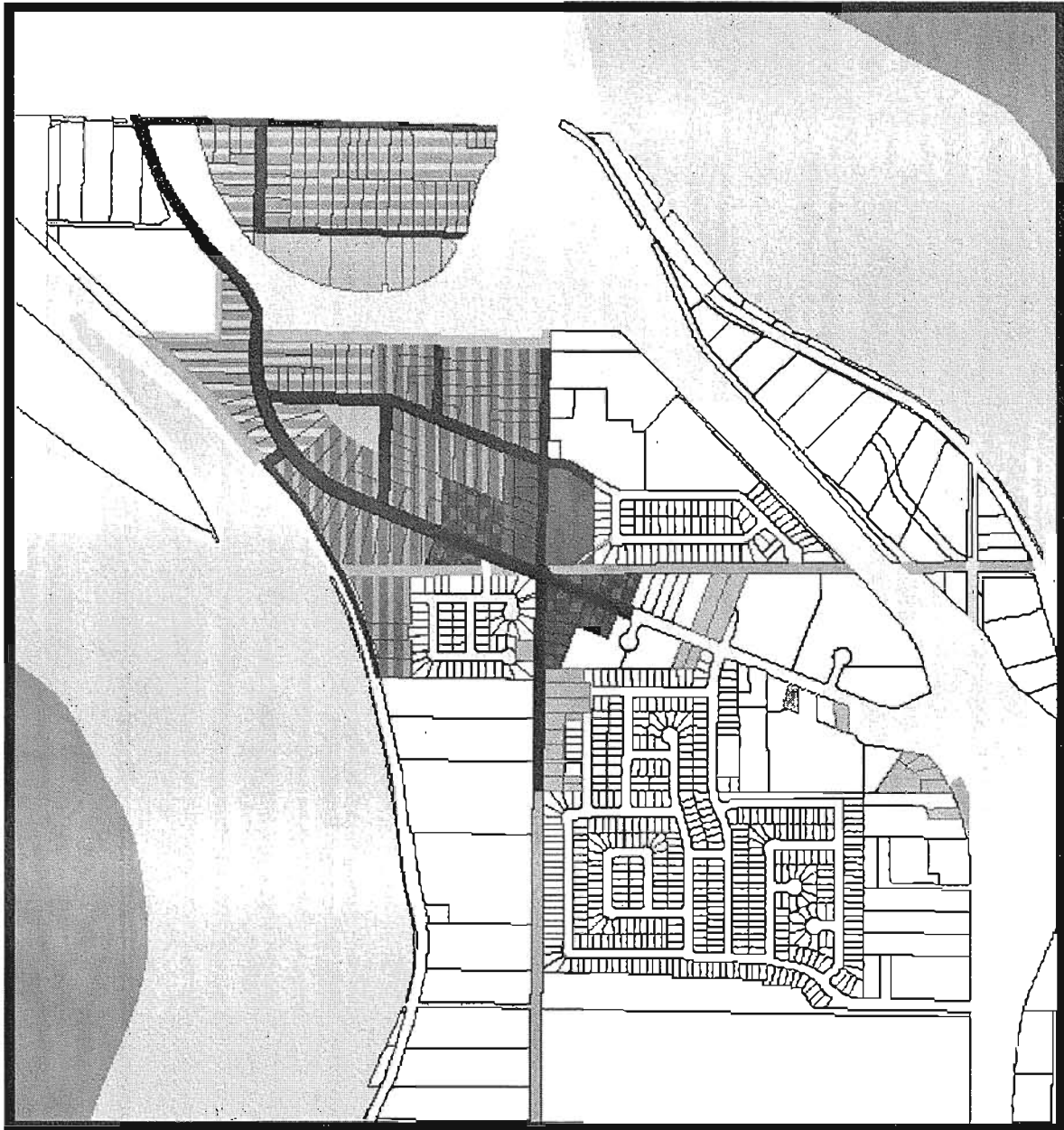


Hamilton Area Plan
Update - Option #1
AMENITIES
(May 8th, 2012)

LEGEND:








- Parks, Greenways and Trails
- Road Works





Hamilton Area Plan
Update - Option #1
CONSOLIDATED
(May 8th, 2012 - Revised)

LEGEND:

	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works

Amenities and Infrastructure Allocations with Option 1

❖ TRANSPORTATION: Existing OCP

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

Option 1 Transportation Additions:

Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density abuts roadways in Planning Areas 1 and 2

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Note: Westminster Hwy upgrades will happen in concert with Westminster Hwy developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

Amenities and Infrastructure

Allocations with Option 1

❖ PARKS AND TRAILS - Existing OCP

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Option 1 Parks and Trails Additions:

Trail improvements along existing trails that connect developments in Areas 2 and 3

Westminster Hwy trail improvement at the drainage canal from Gilley to River Road

Existing Hamilton VLA pocket park enhancements

Bike and Greenway East of Smith Road backing on the Hwy #91 from Gilley to Westminster Hwy to the North

❖ PERSONAL SERVICES: Existing OCP

Recreation services as currently provided in the existing shopping centre and the Hamilton Community Centre

Amenities and Infrastructure Allocations with Option 1

❖ COMMUNITY SERVICES

Option 1 Additions

Community Policing Office Space Reserved

Additional Indoor Community Centre Recreation Space, including fitness services

❖ DAILY / WEEKLY SHOPPING SERVICES

Option 1 Shopping Additions

New Retail / Residential "High Street"

Coffee shop

Produce / green grocer

Convenience store

Local neighborhood retailers

Option 2: Mixed Medium Density

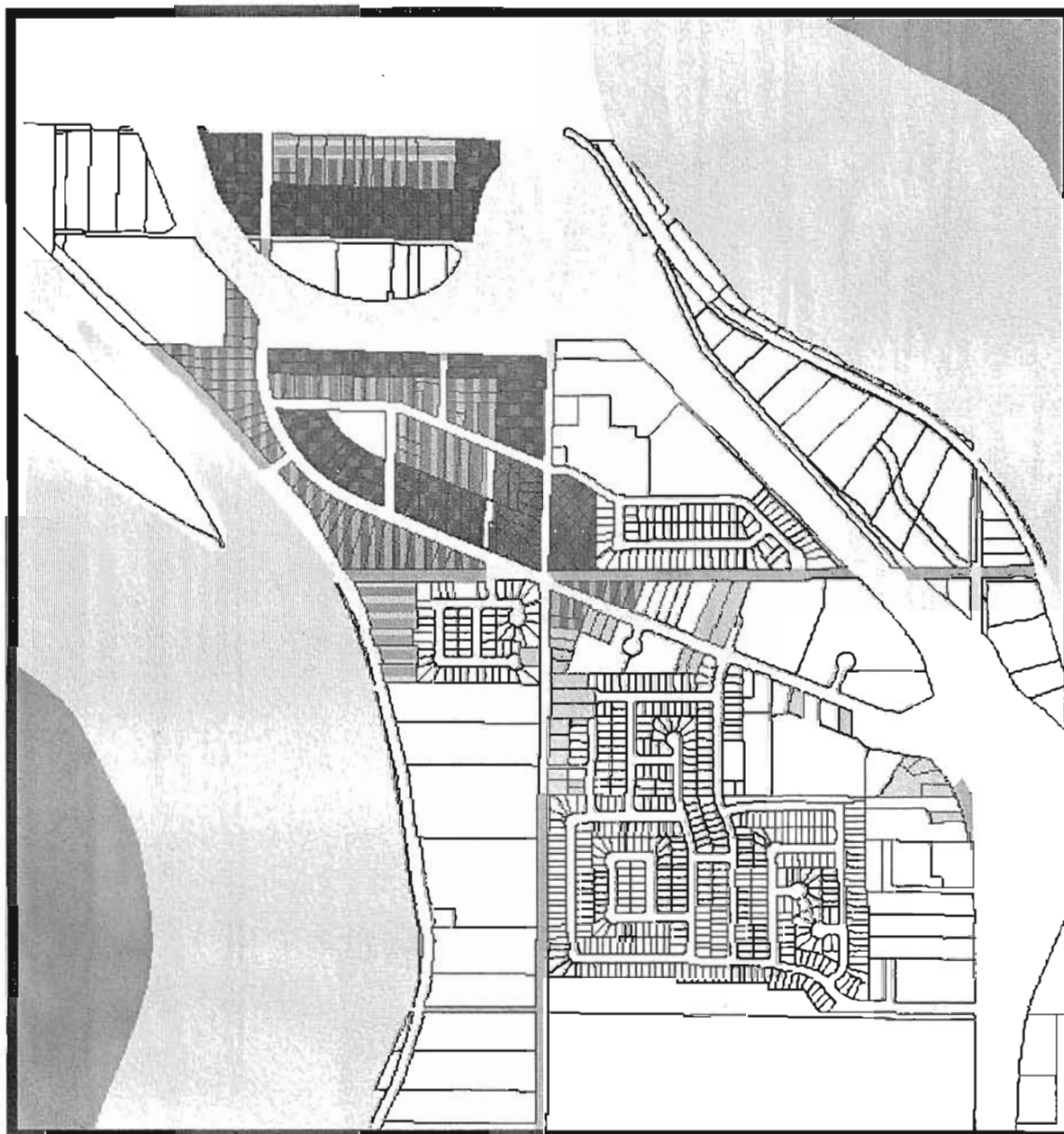
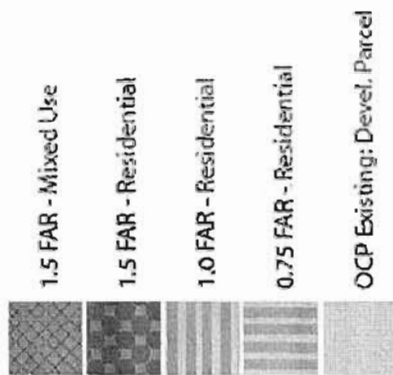
Estimated Units and Population

• Units:		
- Ground Oriented Townhomes	.75 FAR	230
- Stacked Townhomes	1.0 FAR	1100
- Apartments	1.5 FAR	2367
- Total Units		3697
- Less: 153 existing units replaced		(153)
- Total New Gross Units		3544
- Total Population Projected		8813
- Existing population		(536)
- Increase Projected		8277

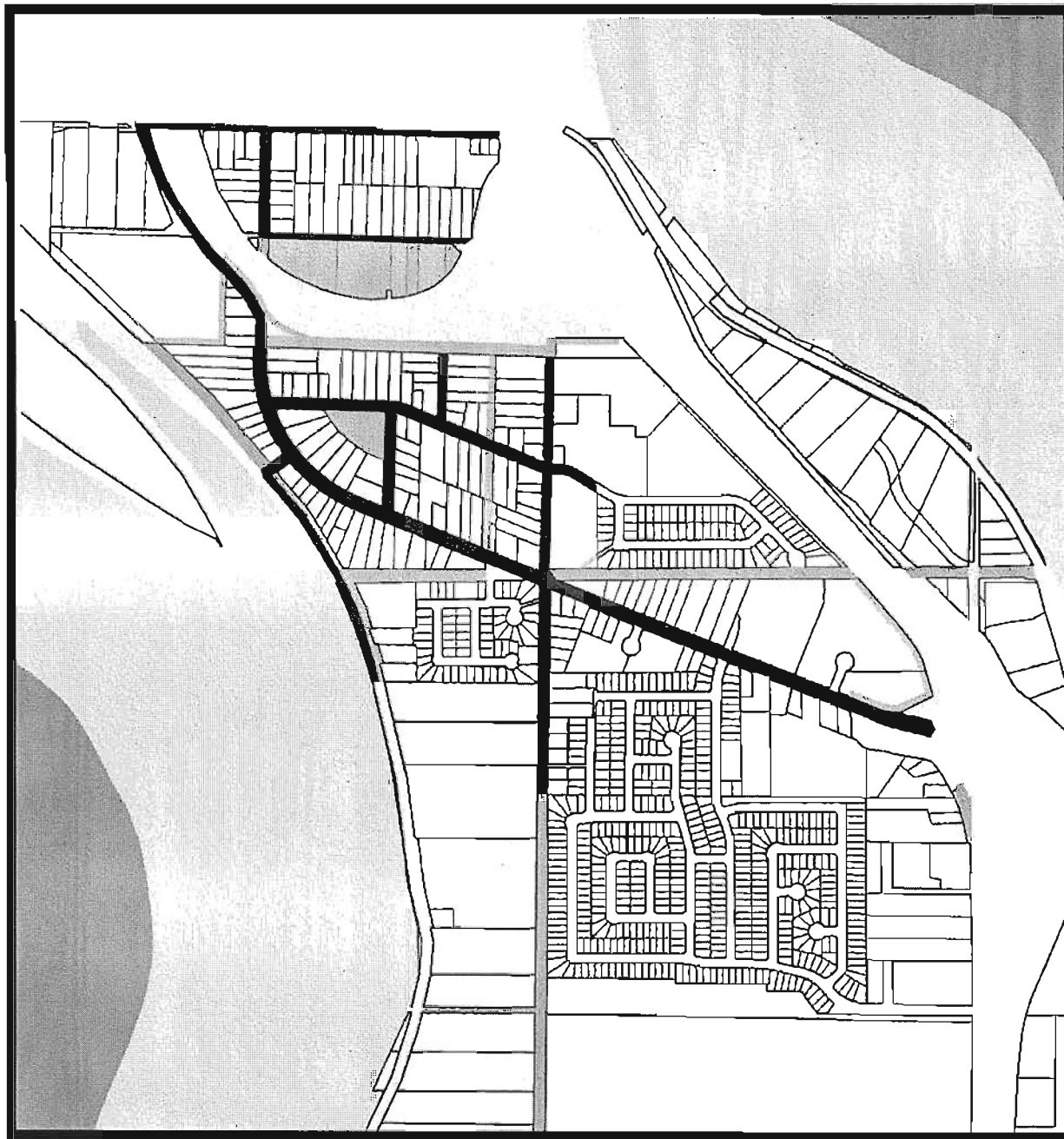
- Survey Results : 73 % of respondents indicated there are insufficient choices of apartment style housing from singles through to seniors

Hamilton Area Plan Update - Option #2 **LAND USE & DENSITY** (May 8th, 2012 - Revised)

LEGEND:



Hamilton Area Plan Update - Option #2 **AMENITIES** (May 8th, 2012)



LEGEND:










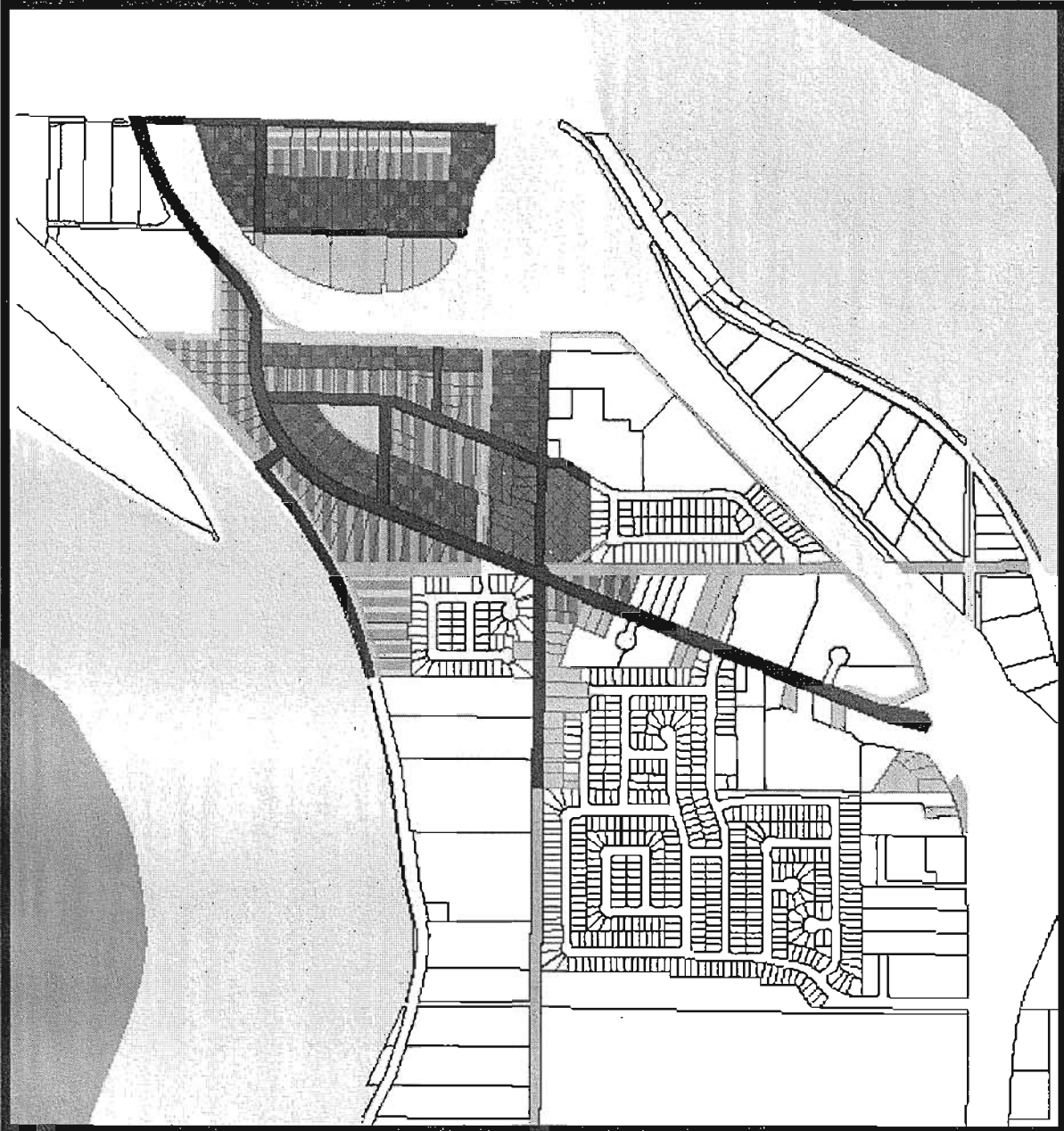
Parks, Greenways and Trails

Road Works

Hamilton Area Plan Update - Option #2 **CONSOLIDATED** (May 8th, 2012 - Revised)

LEGEND:

	1.5 FAR - Mixed Use
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR - Residential
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works



Amenities and Infrastructure Allocations With Option 2

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Westminster Hwy - Intersection Realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate

Westminster Hwy - Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Option 2 Additions to that from OCP and Option 1:

Expanded road improvements on Westminster Hwy from Boundary Road to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)

Area 2 internal road network as development occurs

On Westminster Hwy at Gilley south to Hwy #91 - improvements based on overall city budget timelines as there is no new development proposed south of Gilley

Amenities and Infrastructure

Allocations with Option 2

❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3 Westminster Hwy trail improvement at the drainage canal from Gilley to River Road Existing Hamilton VLA pocket park enhancements Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

Option 2 Additions to that from OCP and Option 1 :

Area 3 Neighborhood East/West Greenway

Greenway along north end of Westminster Hwy adjacent to Hwy #91 to link up to Translink Greenway

South perimeter dyke trail to Westminster Hwy

Drainage canal trail improvements Gilley south, to Hwy #91

Amenities and Infrastructure Allocations with Option 2

❖ COMMUNITY SERVICES:

Community Policing Office Space Reserved
Additional Indoor Community Centre Recreation Space, including fitness services

❖ PERSONAL SERVICES (Private):

Enhanced Fitness Services

❖ DAILY / WEEKLY SHOPPING SERVICES to that from OCP and Option 1 (Private):

New Retail / Residential "High Street"

Coffee shop

Local neighborhood retailers

Enhanced Convenience store/Produce/Green Grocer

Butcher

Baker

Medical

Pharmacy

Option 3: Higher Medium Density



Estimated Units and Population

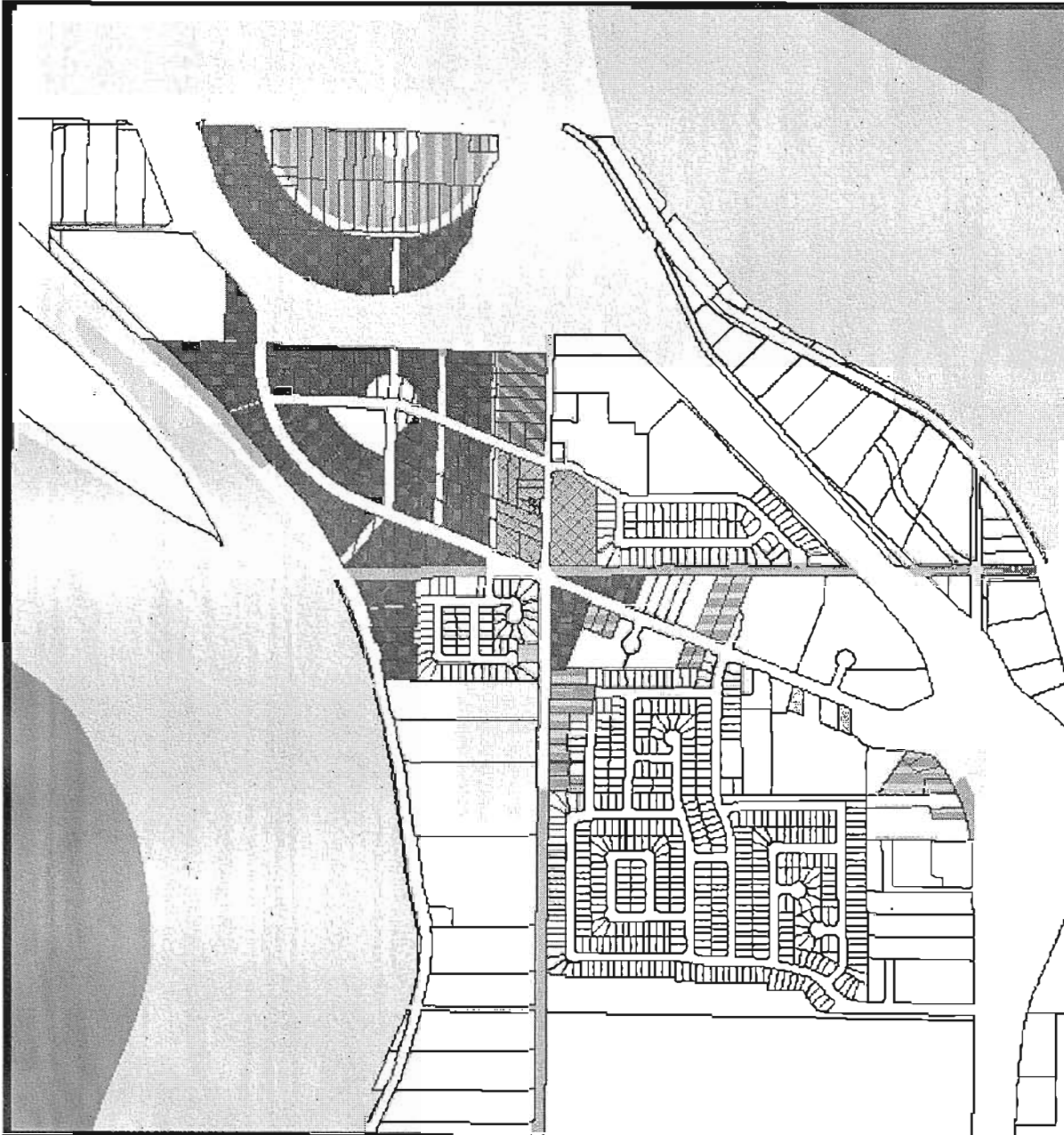
• Units:		
– Ground oriented Townhomes	.75 FAR	275
– Stacked Townhomes	1.0 FAR	780
– Apartments	1.5 – 1.8 FAR	4439
– Total New Gross Units		5494
– Less: 198 existing units replaced (incl. Lots shown in Area 1)		(198)
– Total Net Units		5296
• Total Population Projected		12696
– Existing population		(693)
– Net Increase Projected		12003

Survey Results : 73% of respondents indicated there is insufficient choice in apartment style housing for singles through to seniors

Hamilton Area Plan Update - Option #3 **LAND USE & DENSITY** (May 8th, 2012 - Revised)



LEGEND:

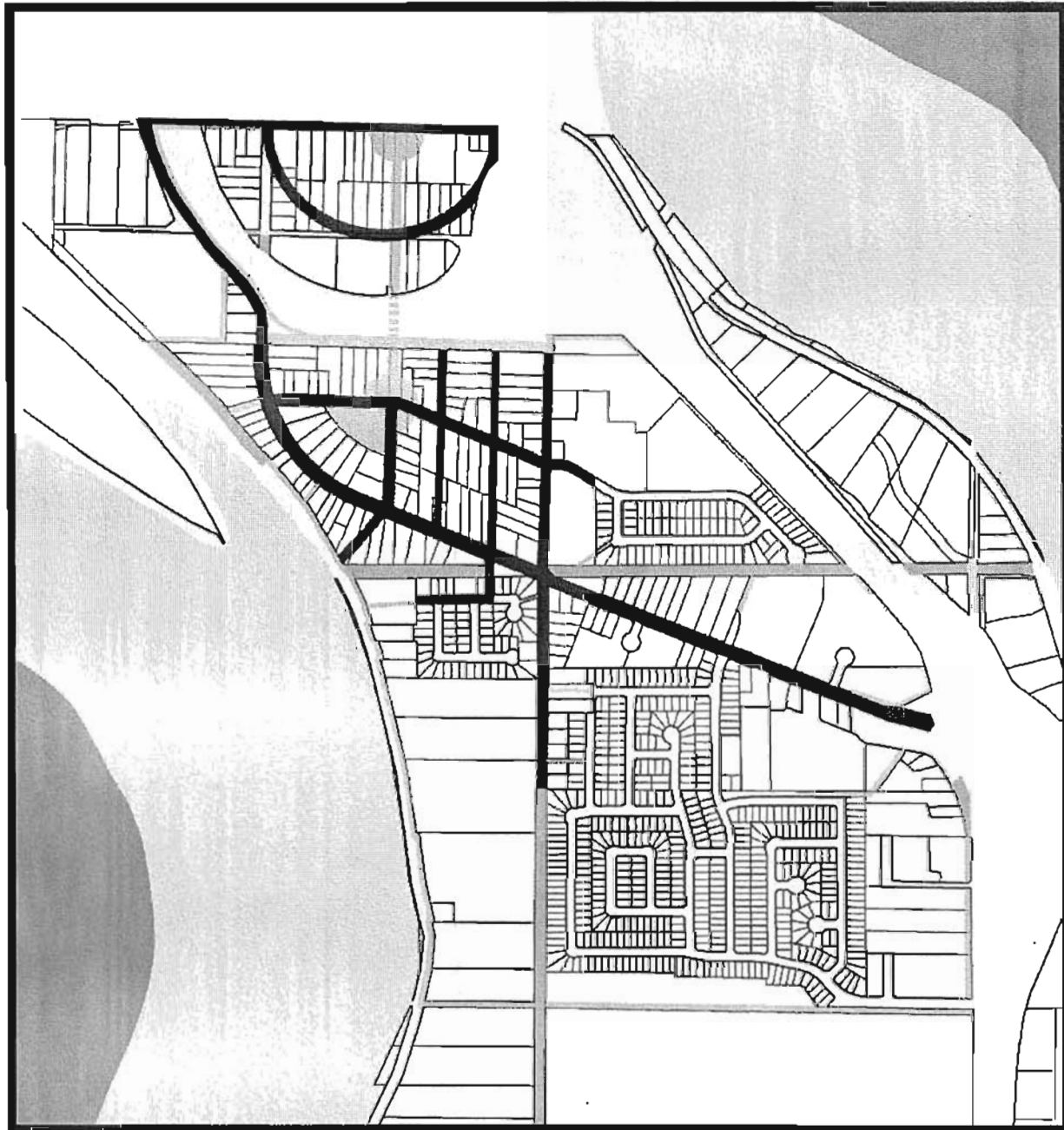
	11.8 FAR - Mixed Use
	11.8 FAR - Residential
	11.5 FAR - Residential
	11.0 FAR - Residential
	0.75 FAR Area I: Proposed Residential
	OCP Existing: Devel. Parcel



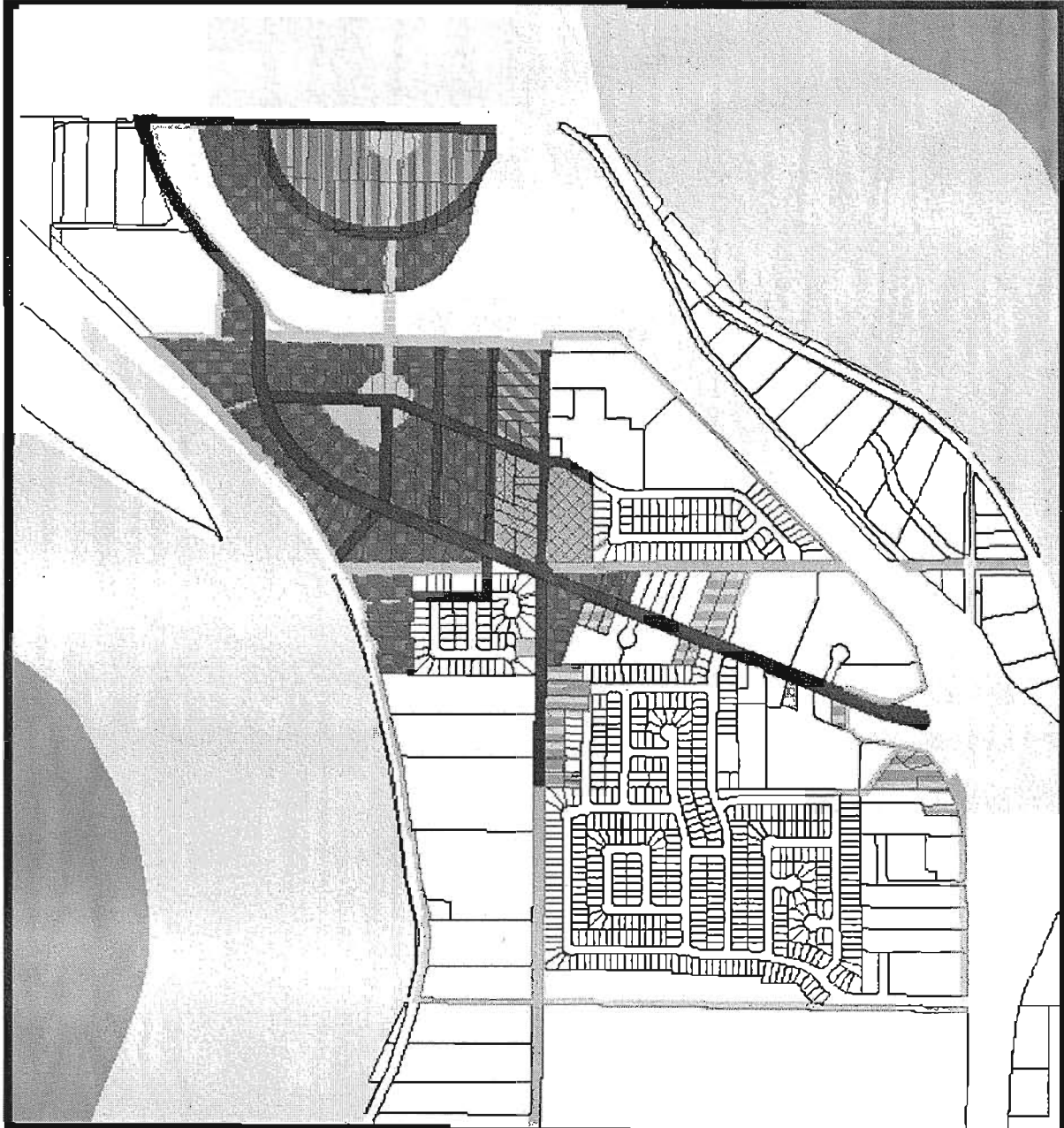
Hamilton Area Plan Update - Option #3 **AMENITIES** (May 8th, 2012)

LEGEND:

-  Parks, Greenways and Trails
-  Road Works



Hamilton Area Plan Update - Option #3 **CONSOLIDATED** (May 8th, 2012 - Revised)



LEGEND:

	1.8 FAR - Mixed Use
	1.8 FAR - Residential
	1.5 FAR - Residential
	1.0 FAR - Residential
	0.75 FAR Area 1: Proposed Res.
	OCP Existing: Devel. Parcel
	Parks, Greenways and Trails
	Road Works

Amenities and Infrastructure

Allocations with Option 3

❖ TRANSPORTATION:

Full Traffic Signal – Boundary Road and Westminster Hwy

Full Traffic Signal – Westminster Hwy at Gilley Road

Intersection realignment to centre of walkway on the West side – from Gilley Road to Fraserside Gate
Extruded Curb between Eastbound travel lane and shoulder to create delineated walkway/cycling path on the East side between Westminster Hwy and McLean Avenue to the South and Boundary Road to the North East.
Sidewalks (wheelchair/pedestrian); curb and gutter upgrades where new density touches roadways in Planning Areas 1 and 2

Partial upgrade at Westminster Hwy and Gilley, continuing south to Norton Court – based on City's standard cross section for roads

Note: Westminster Hwy upgrades will happen in concert with WMH developments north of Gilley as they occur; and as City wide and Area DCC's are collected.

All streets and sidewalks in Developing Areas 2 and 3 as development occurs

Expanded road improvements from Boundary Road at Westminster Hwy to Hwy #91 (part of citywide DCC budget; Translink in part determines timeline)

Area 2 internal road network as development occurs

Westminster Hwy at Gilley, south to Hwy #91 improvements based on overall city budget timelines as there is no new development proposed south of Gilley

Option 3 Additions

Road network links East West through Area 3 and North connections to River Road

Road network in Area 2 – finer grain as developments occur

Amenities and Infrastructure

Allocations with Option 3

❖ PARKS AND TRAILS

Connection from the north side of Westminster Hwy up to Translink Centre and River Road

Trail improvements along existing trails that connect developments in Areas 2 and 3 Westminster Hwy trail improvement at the drainage canal from Gilley to River Road Existing Hamilton VLA pocket park enhancements

Bike and Greenway East of Smith backing on the Hwy #91 from Gilley to Westminster Hwy to the North

Area 3 Neighborhood East/West Greenway

Greenway along north end of Westminster Hwy adjacent Hwy #91 to link up to Translink Greenway

South perimeter dyke trail to Westminster Hwy

Drainage canal trail improvements Gilley south, to Hwy #91

Option 3 Additions to that in OCP and Options 1 & 2

River Drive Dyke extension to ALR buffer; and expansion (Whillet to Translink)

Perimeter Dyke Road and trails from River Road to West ALR Buffer, and South to

Westminster Hwy, East to Hwy #91

Amenities and Infrastructure

Allocations with Option 3

❖ *PARKS AND TRAILS Option 3 Additions to that in OCP and Options 1 & 2*

Enhanced pedestrian/bike access crossing over Hwy #91 between Areas 2 to Area 3

Enhanced VLA pocket park and pedestrian / bike landing, improving linkage between Areas 2 pedestrian/bike overpass and Area 3

Creation of Boundary Road terminus pocket park – creates ease of landing for the pedestrian / bike route overpass between Areas 2 and 3

Greenway connection at Smith to River Road

Greenway connection North terminus of bike trail North of Westminster Hwy to River Road

Area 2 bike connection North to River Road

Replace Existing River Road vehicular access to pedestrian and bike trail only

New greenway from North end of Fraserside Drive to River Road

Amenities and Infrastructure

Allocations – Option 3

❖ PARKS AND TRAILS - Option 3 Additions to that in OCP and Options 1 & 2

New pathway in Area 1 behind the existing Fire Hall

New Pathway behind Bethany Baptist Church to Area 3 South

New greenway from Gilley West to ALR Buffer Park and two points of connections to Area 1

North East end of greenway Westminster Hwy, north to Daycare East

❖ COMMUNITY SERVICES

Community Policing Office Space Reserved

Additional Indoor Community Centre Recreation Space, including fitness services

❖ COMMUNITY SERVICES – Option 3 Additions to that in OCP and Options 1 & 2

Branch Library

Amenities and Infrastructure

Allocations with Option 3

❖ PERSONAL SERVICES (Private):

As provided in the Hamilton Community Centre
Enhanced Fitness Services

❖ DAILY / WEEKLY SHOPPING SERVICES (Private):

New Retail / Residential “High Street”

Coffee shop
Local neighborhood retailers
Butcher
Baker
Medical
Pharmacy

Additions to that in OCP and Options 1 & 2:

Grocery Store

Specialty food retailers

Specialty general retailers

Restaurants



City of Richmond

Report to Committee

To FIN - JUL 4 2012

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

Date: April 26, 2012

File:

Staff Recommendation

That the December 31, 2011 surplus of \$4.556 million be appropriated as outlined in the attached report.

Andrew Nazareth
General Manager Business and Financial Services Department
(4046)

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER 		
REVIEWED BY TAG	YES CVC <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO (Deputy)	YES <input checked="" type="checkbox"/> DE	NO <input type="checkbox"/>

Staff Report

Origin

For the year ended December 31, 2011, the City of Richmond had an operating surplus of \$4.556 million. This amount, which excludes the operations of the Library and the Oval, is due primarily to the following:

- Higher than budgeted building permit revenues and servicing agreement fees in Planning and Development.
- Increased revenues in Roads and Storm and Engineering.
- Lower than budgeted costs in both the RCMP and Fire Rescue due to unfilled positions and lower than expected contract and operational costs.
- Lower than budgeted costs in other Departments due to vacant positions and cost savings due to the CAO's cost containment initiative that took place since September 2011 in freezing all of the City's discretionary expenses.

Pursuant to the Community Charter (the Charter), the City prepares on an annual basis, a balanced operating budget (budget). In addition the Charter expressly prohibits the City from making an expenditure unless it is included for that year in its financial plan. Therefore conservatism is encouraged in preparing the budget and the City might realise a surplus due to favourable revenues and costs at the end of each fiscal year.

Analysis

For 2011 there are 18 one time expenditure requests totalling \$6.7M. The Corporate Directors Group prioritized the submissions and TAG provided the final review, recommendations and ranking for Council's consideration.

If any appropriations are approved by Council, the respective expenditure will be included in the upcoming amendment to the City's 5 Year Financial Plan. There is no tax impact to the approval of any of the proposed expenditures provided they are funded from the 2011 surplus.

The following provides a brief description of all one-time expenditure requests from departments with recommendations provided by TAG. Council may change any of the recommendations or may choose to address other one-time funding needs, which are not contained in this section.

2011 One Time Expenditure Requests				
Ref	Requested By	Description	Total Amt Req'd \$	TAG recommendation \$
1	Law Community Safety/RCMP	2012 Retroactive Pay Increase The anticipated 2012 retroactive pay increase was removed from the 2012 budget to assist in achieving the over-all tax increase. This may leave the City with a need to find between \$0.712M to \$1.29m, depending on the final results of the court case and the anticipated RCMP wage settlement.	1,289,053	1,289,053
2	Project Development & Facility Unit Admin	Hollybridge Lease - City Hall North Funding request for 9 month lease (Jan1-Sep30, 2012). Currently on month to month arrangement on an overhold basis. \$8,854.17 + \$1,062.50 HST = \$9,917.67 per month.	89,259	89,259
3	Fire Administration	The Fire-Rescue Equipment and Vehicle Reserve These funds will ensure funding for future vehicle and equipment replacement. The Fire-Rescue Equipment and Vehicle Reserve requires additional funding to ensure sustainable vehicle and equipment replacement. Based upon the current replacement plan the reserve would be depleted in 2016.	800,000	400,000
4	Library Technical Service	Chinese Language Library Donation In summer 2011 the library received a very substantial donation of books from Dr. and Mrs. Lee, long time supporters of the library. The donation consists of approximately 46,000 Chinese language books valued at just under \$1.2 million. Subject matters include Chinese art; a wide selection of Chinese classics, literature, economics, philosophy, psychology, law and religion; and classics of world literature which have been translated into Chinese. The evaluator described it as "one of the most important Canadian cultural and literary legacies that I am aware of, and with respect to Chinese culture it ranks among the finest." Funding is for inventorying and preparation of materials for integration into the library's regular collection. The inventory will also be the basis for engaging the community in a major fundraising effort to ensure ongoing support for the collection. This collection will help establish Richmond as a cultural destination.	203,320	100,000
5	Finance	New Mandatory Regulations -Contaminated Sites The Public Sector Accounting Board (PSAB) has recently required all local governments to report a liability associated with the remediation of contaminated sites starting from 2014. The funding request is to hire a consultant for the implementation of the report requirement by assessing the contaminated sites with the environmental specialists, performing risk analysis and documenting the remediation estimates.	250,000	250,000
6	Project Development & Facility Unit Admin	Funding for Infrastructure In the June 30, 2011 report to Public Works and Transportation Committee staff recommended an increase in funding to address replacement of failing infrastructure. The funding gap of 4.0M annually was to be closed over the next seven years and the \$750K was to be the first step in closing the gap. The status of the 2012 program this year is as follows. As of May 31 (41% into the year), 76% of the \$1.925M infrastructure replacement budget has been spent leaving \$460,933 for the rest of the year. The additional \$750k of funding for 2012 will provide additional funding required for the balance of the year.	750,000	275,000

2011 One Time Expenditure Requests				
Ref	Requested By	Description	Total Amt Req'd \$	TAG recommendation \$
7	Recreation Services	Processes & Controls- Community Associations Funding is requested to cover the one-time cost to engage a consultant to; i) update the Community Association's cash handling procedures and processes, ii) develop specific cash handling procedures related to CLASS, iii) develop ongoing monitoring and reconciliation processes to ensure that appropriate financial checks and balances are in place, and iv) create and deliver a training program to implement and roll-out these new procedures to front-line staff and supervisors.	100,000	100,000
8	Recreation and Community Services	Consultant - Youth Strategy The recently endorsed 2011-2014 Council Term Goals identified the "development of an updated youth strategy to address the needs and to build on the assets of youth in the community." Funding is being requested to engage a consultant to review and update the 2008 - 2012 "Where Youth Thrive" Youth Strategy. Preparation of the updated Strategy would be a joint initiative of the Parks and Recreation and Community Services Departments.	30,000	30,000
9	Arts, Culture & Heritage	Lansdowne Greenway Art Project Lansdowne Road has been designated in the CCAP as a major east/west street connecting the Olympic Oval to the Garden City Lands. It will be a wide, safe and well lit "street of art", a ceremonial/parade route incorporating a 10 metre wide linear park and a 10 acre linear park. To date, there is no overall plan and functional design for the street, building face to building face, including the street and sidewalk designs, park and street planting plans, street furniture and art installation opportunities. As development is occurring at an unanticipated rate interim designs per property are being developed however major opportunities are going to be lost and the risk of a very mediocre piecemeal product likely if there is not an ultimate design in place to guide these development projects. This project will fast track the creation of proper coordinated designs, details and implementation plans as well as a transition plan that contributes to the ultimate completed street. This will enable the City to get significantly more done, at lesser cost, more quickly, and provide a superior product.	150,000	150,000
10	Sustainability	Consultant Fees for Pre-Design Assessments In order to ensure that potential energy management projects are well developed and designed, which allows for a thorough assessment of the cost/benefit to the City and for the opportunity to take advantage of external funding, pre-design assessments are needed to be completed over a year in advance of project implementation. This request is to fund between five and eight pre-design assessments for energy management projects; to be completed by May 2013. Once pre-design work is completed, the projects with the strongest business case (i.e. best payback performance) or the projects with a high demonstration value for the community will be submitted for capital consideration in 2013. If submitted projects are successful in receiving capital funding, the pre-design work will be capitalized in the capital budget. Currently the Energy Management Program does not have a consistent source of funding to support this needed work.	85,000	85,000

		2011 One Time Expenditure Requests		
Ref	Requested By	Description	Total Amt Req'd \$	TAG recommendation \$
11	Social Planning	Child Care Non-Capital Grants On April 10, 2012, Council resolved to introduce and give first, second and third reading to a Child Care Operating Reserve Fund Establishment Bylaw. One of the purposes of the fund is to provide grants to non-profit societies to support child care professional and program development within the City, as recommended by the Child Care Development Advisory Committee. As the Bylaw has not yet been adopted, and it will take time for developer contributions to accumulate in the Fund, a one-time funding source is needed to offer non-capital child care grants in 2012.	20,000	20,000
12	TAG	2013 Capital Program In order to accommodate various capital requests that do not have specific funding available, staff propose that the current general program be increased for 2013. Council will review and approve the projects as part of the 2013 capital budget. This step provides additional funding towards the 2013 capital program.	2,000,000	1,767,688
13	Arts, Culture & Heritage	Major Events Provision Fund Request for \$250,000 to replenish the Major Events Provision Fund for monies expended for Hockey Day in Canada, Ships to Shore 2012 and Maritime Festival 2012. Council Term Goals envision a city that is "vibrant and cultural". While the City has become well known for a variety of City-produced festivals and events, without a dedicated funding source there is a lack of ability to engage in long-term planning for Council-approved festivals and events.	250,000	-
14	Budgets	City's Budget System Providing reliable, accurate and quality financial reporting is a key requirement for the City. The City requires a new module in order to reduce staff time and to ensure the continual support and operational ability of the budgeting system. The new system will increase the capacity, enhance the interface in PeopleSoft and improve the security of the system as the City's operating budget is growing. The system will streamline the budget process and require less data manipulation. The funding request is for the first phase of the system acquisition.	250,000	-
15	Fire Administration	Mobile Community Safety Education Unit The educational program provided by RFR to children and adults on how to remain safe during kitchen fires, structural fires, evacuations and dealing with life threatening situations like floods, earthquakes etc. The current Fire Safety House Public Education Unit has reached the end of its useful life and technological advances in a new unit would enhance the level of education previously provided. Potential sponsorship is currently being investigated. If achieved funds would be returned to surplus.	135,000	-
16	Sustainability	Consultant Fees for Policy Development The Council adopted energy and climate change targets include a 33% community-wide GHG emission reduction from 2007 levels by 2020 and a 10% community-wide energy use reduction from 2007 levels by 2020. Consultant services are required for staff to engage the public and evaluate, develop and implement energy management policies such as home energy retrofits financed through property taxes; Pay-As-You-Save (energy) programs; and new construction specific energy performance requirements to name a few.	50,000	-

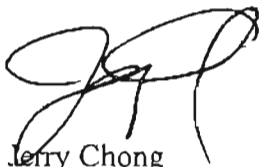
2011 One Time Expenditure Requests				
Ref	Requested By	Description	Total Amt Req'd \$	TAG recommendation \$
17	Parks Operations	Funding- Re-Design and Re-Development of Designated Landscapes Many of the landscape elements throughout the City have become labor intensive to maintain, as a result of the new "no pesticide" bylaw, that they are no longer sustainable. Without the use of pesticides, maintaining the landscape elements to the current standard is no longer economically feasible. In order to reflect the need for more sustainable landscapes which continue to show color and beautify the City, but are resistant to disease and require less intensive maintenance, we need to re-design and replace many of these displays. Funding is requested for the re-design and re-development of designated landscapes to more sustainable and easily maintained elements.	100,000	-
18	Arts, Culture & Heritage	Salmon Row 2013 This site-specific play was commissioned to tell the story of the development of the Steveston waterfront and the stories of the diverse labor force from the mid 1800's to the forced internment of the Japanese community beginning in 1941. The play ran to sold out audiences over a 9 night run at Britannia Heritage Shipyard site and employed many actors, musicians, dancers and production technicians, many of whom were Richmond residents. An estimated \$200,000 is required to mount a 10 day run in 2013 with two weeks of rehearsal. Any sponsorship funding would go to reducing the amount requested.	200,000	-
		TOTAL	6,751,632	4,556,000

Financial Impact

For the year ended December 31, 2011, the City of Richmond had an operating surplus of \$4.556 million and staff recommend that this surplus be appropriated to meet some of the one time expenditure requests. Any resulting ongoing budget impacts will be identified as part of the 2013 budget process.

Conclusion

Staff recommend that the 2011 surplus of \$4.556 million be appropriated towards one-time expenditure requests for items (1) to (12).



Jerry Chong
Director of Finance
(4064)



City of Richmond

Report to Committee

TO PRCS - May 29, 2012

To: Parks, Recreation and Cultural Services
Committee

Date: May 7, 2012

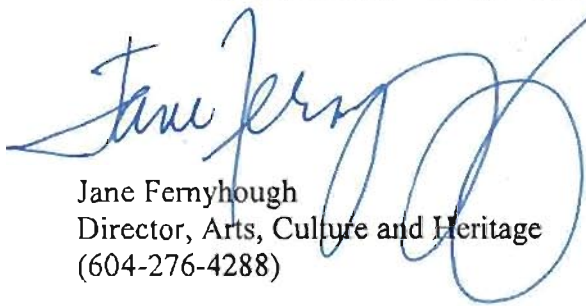
From: Jane Fernyhough
Director, Arts, Culture and Heritage

File: 11-7000-09-20-134/Vol
01

Re: Steveston Interurban Tram Building Public Art Project

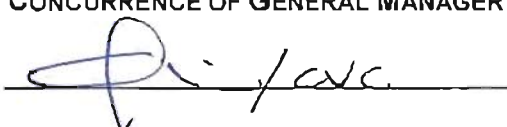
Staff Recommendation

That the concept proposal and installation of the Steveston Interurban Tram Building Public Art Project "*Interurban Map*" by artist Mia Weinberg, as presented in the report from the Director, Arts, Culture & Heritage Services dated May 7, 2012, be endorsed.



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

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Recreation	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
Project Development	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>	
REVIEWED BY TAG SUBCOMMITTEE	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

On July 25, 2011 Council endorsed the Steveston Interurban Tram Building Project, which included an allocation of 1% of the construction budget for the development of a public art project as part of the construction of the Steveston Interurban Tram Building.

This report presents the recommended Steveston Interurban Tram Building Public Art Project concept proposal for Council's consideration and endorsement. The inclusion of public art at the Steveston Interurban Tram Building ensures Richmond's continued development as a vibrant cultural city.

Analysis

Benefits of Public Art for the Steveston Interurban Tram Building

The focus of the Steveston Interurban Tram Building is the physical display of Interurban Tram Car No. 1220. Public art integrated with the design and construction of the Steveston Interurban Tram Building provides an opportunity to add interpretive elements, in a cost effective way, to enrich the visitor's experience of the exhibit. The public art will reflect the history and heritage of the tram and the tram's ridership.

Terms of Reference – Steveston Interurban Tram Building Public Art

The public art terms of reference for the Steveston Interurban Tram Building Public Art Project (**Attachment 1**) describes the art opportunity, site description, scope of work, budget, selection process, design schedule, and submission requirements. The Terms of Reference were reviewed and endorsed by the Public Art Advisory Committee.

Public Art Selection Process

The chart outlining the public art decision-making process for a City initiated public art project is presented as **Attachment 2**.

Steveston Interurban Tram Building Project - Public Art Project Panel

Following the administrative procedures for artist selection for civic public art projects, the selection panel reviewed the artist qualifications of the fifteen artists who responded to the open Call to Artists. The members of the selection panel included:

- Clinton Cuddington, Architect
- Nancy Cuthbert, Art Historian
- Kelvin Higo, Steveston Community Society representative
- Ron Hyde, Richmond Museum Society Board representative
- Sandra Moore, Project Architect for Steveston Interurban Tram Building Project

Recommended Public Art Project

Following the reviews of the fifteen artist submissions, the Public Art Project Panel unanimously recommended artist Mia Weinberg for the Steveston Interurban Tram Building Public Art

Project. Next, the artist collaborated with the project team for the Steveston Interurban Tram Building, to develop the public art concept design for Council approval.

The artist describes the artwork as follows:

"The artwork for the Steveston Interurban Tram Building will be integrated directly into the floor of the outdoor covered platform. Visitors will walk onto an approximately 25' x 14' representation of the 1956 BC Electric interurban tram map extending from Steveston north to the Fraser River. The tram route and station markers will be inlaid brass; the river will be coloured glass pebbles. The roads, station names and street names—cut into the concrete—will enable visitors to situate the old stations relative to the Richmond of today. The station markers will be one to two feet apart so children will easily be able to step from one to the next starting at Steveston at the park end of the platform and ending at Tucks near the entrance doors to the building."

Attachment 3 provides further information about the proposed artwork, size, and location.

Funding for the construction of the Steveston Interurban Tram Building was approved in the capital budgets of 2010 and 2011. A public art budget of \$13,229 was allocated from this construction budget. A budget of \$10,000 is provided to the artist for the design, fabrication and installation of the artwork including all related artist expenses. The remaining \$3,229 in the approved budget is for contingency installation costs and administration of the selection process and the project.

Financial Impact

None

Conclusion

The new Steveston Interurban Tram Building Project represents an opportunity to provide public art to enhance the identity and vibrancy of the Steveston community and interpret the heritage of the historic Steveston Interurban Tram. Staff recommends that Council endorse the concept proposal and installation of the Steveston Interurban Tram Building Project public art project "*Interurban Map*" by artist Mia Weinberg, as presented in this report.



Eric Fiss
Public Art Planner
(604-247-4612)



City of
Richmond

Public Art Program



Steveston Tram Building Public Art Project

Call to Artists – Request for Proposals Terms of Reference

The City of Richmond Public Art Program seeks an artist or artist team to create a public artwork to accompany the construction of the new Steveston Interurban Tram Building to be located at 4005 Moncton St. This call is open to emerging and established artists/artist teams residing in British Columbia and Alberta.

Budget: \$10,000, all inclusive

Installation: September 2012

Deadline for Submissions: Tuesday, January 24, 2012 @ 2:00 pm

For more information, contact the Public Art Program:

Phone: Eric Fiss at 604-247-4612

Email: publicart@richmond.ca

CNCL - 254

Project Overview

The Steveston Interurban Tram Building is to provide a permanent home for Interurban Tram Car No. 1220 and enhance interpretive opportunities and public accessibility, while allowing for restoration and maintenance. The significant siting of the building at the corner of No. 1 Road and Moncton Avenue is intended to provide high visibility for the Interurban Tram Car No. 1220, along its historic route.

History of Interurban Tram Car No.1220

Built in Missouri by the St. Louis Car Company, Interurban Tram Car No. 1220 was sold to the BC Electric Railway Company in 1913. It travelled the Marpole-Steveston Interurban Line until February 1958 when the line was closed.

Tram Car No. 1220 is the largest artefact in the Richmond Museum's collection. It tells the story of an era when public transportation was essential in connecting people and places around Richmond.

Theme

The theme should reflect the history and heritage of tram transportation (specifically the Marpole-Steveston Line) and/or the people who would have used the tram. The final project and theme will undergo development by the selected artist in discussion with the project design team.

Budget

The total budget established for this project is \$10,000. The budget includes (but is not limited to): artist fees, design, permitting as needed, engineering fees, fabrication, installation, photography and insurance. Travel to Richmond or accommodation is at the artist's expense.

For artist proposals that incorporate functional features such as ventilation grill #1 and seismic measures #5 (see Potential Artwork Sites section), the art budget is intended to "upgrade" the required element in order to make it an artistic feature.

Potential Artwork Sites

The Tram Building project team has suggested the following potential artwork opportunities. (Refer to attached plans and elevations for locations.)

1. Incorporated into the metal ventilation grill on the west elevation of the building (approximately 8 feet wide by 9 feet high)
2. Artwork embedded or transposed onto the outdoor platform concrete (approximately 14 feet x 32 feet)
3. Outdoor seating -- possibly a transportation or industrial artefact converted into seating or railings on the outdoor platform or in the park. (Please note: an artefact for this potential site would have to be acquired by the artist)
4. A landscape treatment along the rail line, extending north or south from the building (must not impede the movement of the tram)
5. The structural seismic truss like columns at the south end of the building. These are large steel plates that could be perforated with an artistic design (approx 3 feet wide by 23 feet high)
6. A mural painted on one of the interior walls of the office corridor
7. Artist proposals for other locations will be considered

Schedule (subject to change)

RFP closes:	January 24, 2012
Selection process closes:	February 2012
Design Development:	March 2012
Fabrication and Installation:	April – September 2012
Unveiling:	October 2012

Selection Panel & Process

A five-member panel will consist of heritage administrators, art and design professionals and a member of the Steveston Community Society. The panel will convene to review all artist submissions. At the conclusion of the process, the panel may recommend one artist/artist team for the project.

Selection Criteria

Submissions to the RFP will be reviewed and decisions made based on:

- Artist qualifications and proven capability to produce work of the highest quality;
- Artist's capacity to work in demanding environments with communities and other design professionals, where applicable;
- Appropriateness of the proposal to the project terms of reference and Public Art Program goals;
- Artistic merit of the proposal;
- Degree to which the proposal is site and community responsive, and technically feasible;
- Probability of successful completion;
- Environmental sustainability of the proposed artwork.

Submission Requirements

All submissions should contain the following items and in the following order.

- Information Form (1 page)
 - A completed Information Form found on last page of this document.
- Letter of Interest (2 pages maximum)
 - A typed letter of interest, including the artist's intent, rationale and a preliminary description of approach for this particular public art project. The letter should address the Selection Criteria (above) and include a statement about your artistic discipline and practice.
- Concept Sketch (1 page)
 - Provide a concept sketch, maximum paper size 8.5 x 11 inches each. The final selected artist/artist team will be contracted to produce a final detailed design drawing or maquette under the terms of the artist agreement, prior to fabrication and installation of the artwork.
- Resume/Curriculum Vitae (2 pages maximum)
 - Outline your experience as an artist, including any public art commissions. If you are submitting as a team, each member must provide a personal resume (each a maximum of 2 pages).
- Three References
 - Individuals who can speak to your art practice and interest and/or experience in public art projects. Please include: name, occupation, title, organization, address, primary phone number, email and a brief statement describing the nature of your working relationship to the reference listed.
 - Artist teams provide 3 references total.
- Other Support Documentation (Optional) (2 pages maximum)
 - This documentation may include (please properly cite all sources):

- Recent reviews and news clippings
- Excerpts from programs, catalogues and other publications that include examples of your work
- Annotated List of Images of Past Work (1 page maximum)
 - Provide the following information for all images: title of work, medium, approx. dimensions, location and date and the image file name. Artists are also encouraged to include a brief description.
- Images of Past Work (10 maximum)
 - One image per page (full size).
 - Do not place any text on or around the image

Submission Guidelines

This RFP accepts paper submissions via mail or delivered in person. Electronic submissions are accepted and encouraged. Submissions must be complete and strictly adhere to these guidelines and Submission Requirements (above) or risk not being considered. Faxed submissions will not be accepted.

- All submissions (electronic and print) must be formatted to 8.5 x 11 inch pages. Do not send any models or maquettes.
- The Artist's (or Team's) name should appear in the right header of every page.
- Do not submit any original materials or files. Submissions will not be returned.
- Do not bind, staple or use plastic cover sheets.

In addition, electronic submissions:

- Must be submitted in MS Word or PDF format. Do not submit materials that require plug-ins, extensions or other executables that need to be downloaded or installed. Do not compress (zip) files
- Must be self-contained. Do not imbed links to other websites or on-line documentation or media.
- Must be contained in one single document. Do not submit multiple electronic documents.
- Must be 10MB or smaller (if emailed). Submission over 10MB must be sent via PC-compatible CD.

Submitting as a Team

The team should designate one representative to complete the entry form. Team submissions must adhere to the specific submission guidelines with the following exceptions:

- Each team member must submit an individual Resume/CV (See Submission Requirements)
- All Team Members must list their full names on the space provided on the Information Form

Deadline for Submissions

Submissions must be received by Tuesday, January 24, 2012 @ 2:00 pm. This is not a postmark date. Extensions to this deadline will not be granted under any circumstances. Submissions received after the deadline and those that are found to be incomplete will not be reviewed.

It is the applicant's responsibility to ensure the submission package reaches the City of Richmond by the deadline.

Email, mail or deliver submissions to:

Richmond Public Art Program
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1
604-204-8671
publicart@richmond.ca

For questions and additional information, contact

Eric Fiss, MAIBC, MCIP, LEED AP
Public Art Planner
City of Richmond
604-247-4612
efiss@richmond.ca

For more information on the Public Art Program please visit www.richmond.ca/publicart.

Additional Information

Please be advised that the City and the selection panel are not obliged to accept any of the submissions, and may reject all submissions. The City reserves the right to reissue the RFP as required.

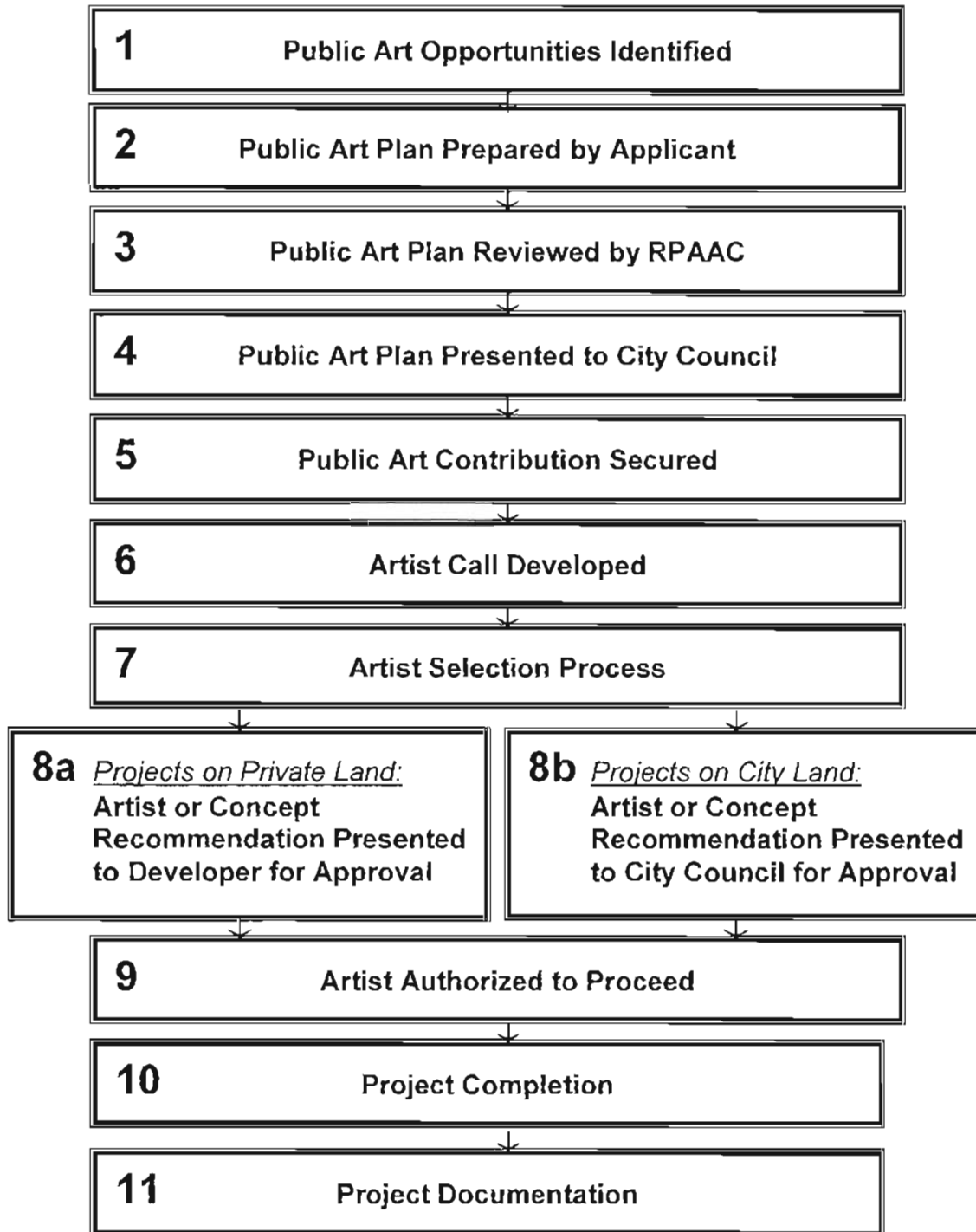
All information provided under the submission shall be considered confidential and shall only be disseminated to City staff and partners for the purposes of the selection process. All submissions to this RFP become the property of the City and will be held in confidence as required by law. The artist shall retain copyright in the concept proposal.

While every precaution will be taken to prevent the loss or damage of submissions, the City and its agents shall not be liable for any loss or damage, however caused.

Priority is given to artists who have not received commissions from the City of Richmond in the past three years.

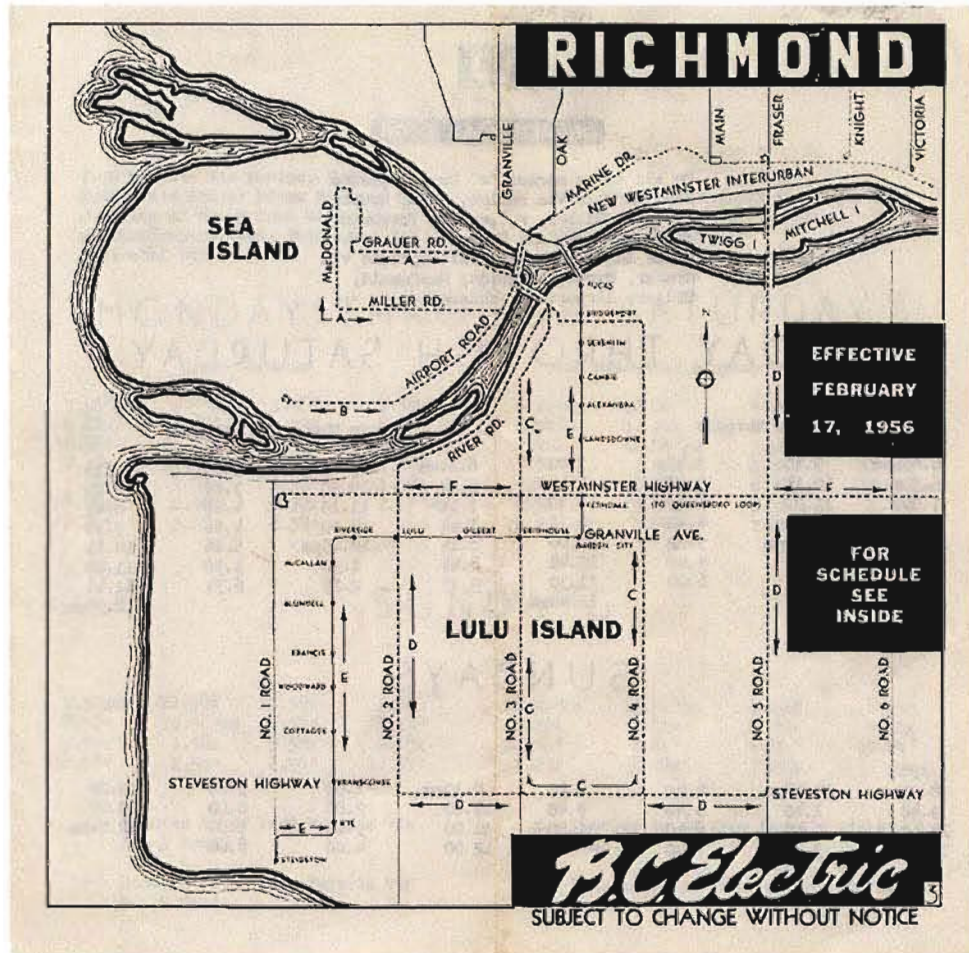
Richmond Public Art Process

Civic • Private • Community



Concept Proposal for *Interurban Map* Mia Weinberg, Artist

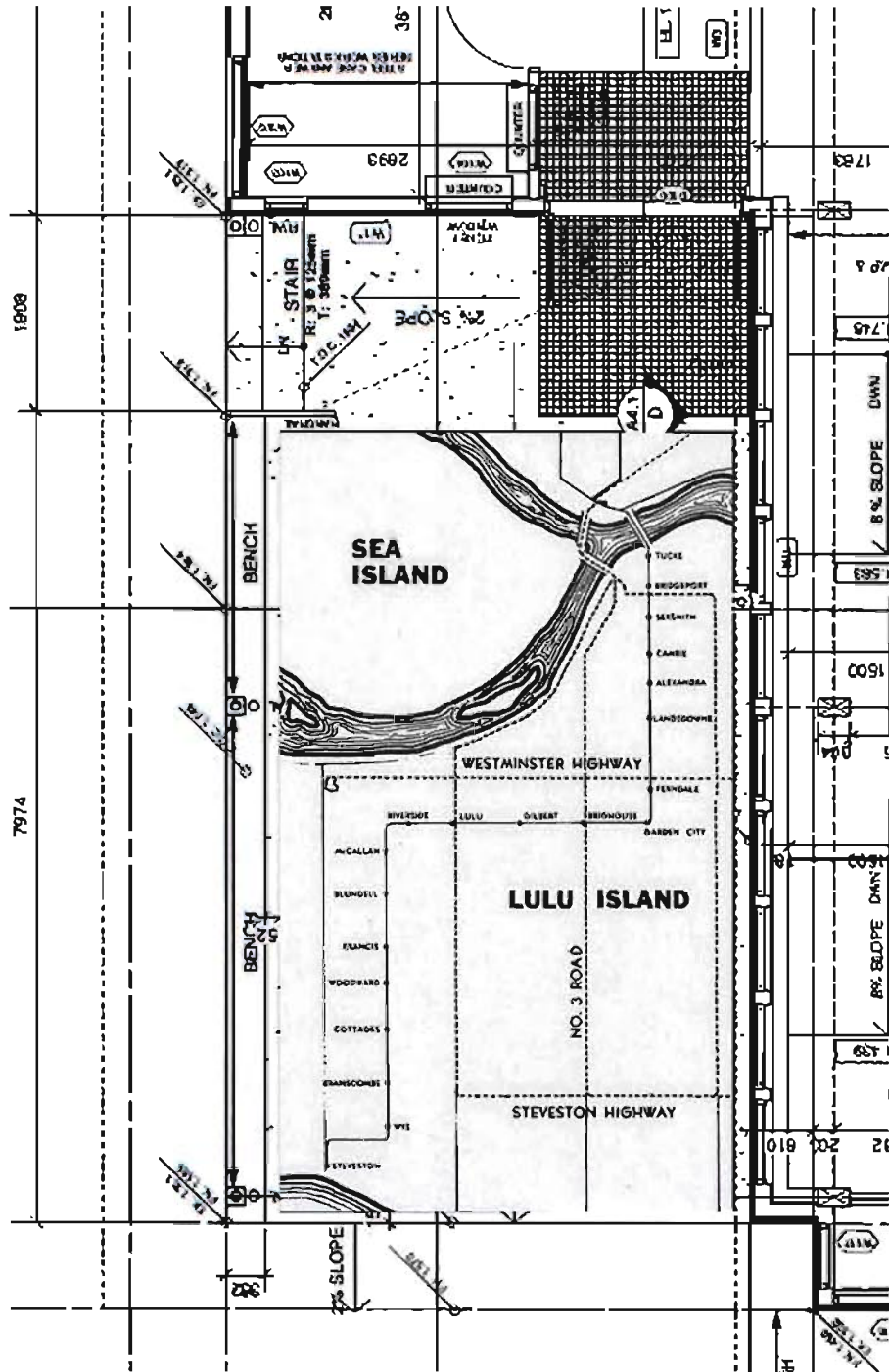
The artwork for the Steveston Interurban Tram Building will be integrated directly into the floor of the outdoor covered platform. Visitors will walk onto an approximately 25' x 14' representation of the 1956 BC Electric interurban tram map extending from Steveston north to the Fraser River.



Historic photograph of the Steveston Line Map

Materials

The tram route and station markers will be inlaid brass; the river will be coloured glass pebbles. The roads, station names and street names—cut into the concrete—will enable visitors to situate the old stations relative to the Richmond of today. The station markers will be one to two feet apart so children will easily be able to step from one to the next starting at Steveston at the park end of the platform and ending at Tucks near the entrance doors to the building.



Interurban Map layout on covered entry plaza floor



Full scale mock-up of part of map in artist's studio



**Development Application Fees Bylaw No. 7984,
Amendment Bylaw No. 8905**

The Council of the City of Richmond enacts amendments to "Development Application Fees Bylaw No. 7984", as follows:

1. By renumbering subsection 1.15 as subsection 1.16.
2. By inserting the following new subsection after subsection 1.14:

"1.15 Telecommunication Antenna Consultation and Siting Protocol Fees

1.5.1 Every applicant under the Telecommunication Antenna Consultation and Siting Protocol must pay an application fee of \$2,040."

3. By inserting the following new definition within section 2.1 immediately following the definition of **Public Hearing**:

"Telecommunication Antenna Consultation and Siting Protocol" means the current policy adopted by **City Council** that identifies the **City** process for managing consultation and providing siting guidelines for telecommunications antenna proposals under a protocol pursuant to the Federal *Radiocommunications Act*.

This Bylaw is cited as "**Development Application Fees Bylaw No. 7984, Amendment Bylaw No. 8905**".

FIRST READING

MAY 28 2012

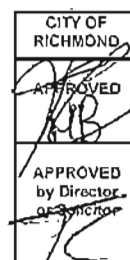
SECOND READING

MAY 28 2012

THIRD READING

MAY 28 2012

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8765 (RZ 10-529089)
7980 BROADMOOR BOULEVARD**

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

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

P.I.D. 003-443-311

LOT 5 EXCEPT: FIRSTLY PART SUBDIVIDED BY PLAN 16641 AND
SECONDLY PARCEL F (STATUTORY RIGHT OF WAY PLAN 68053)
BLOCK A SECTION 29 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 15653

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8765".

FIRST READING

JUN 27 2011

A PUBLIC HEARING WAS HELD ON

JUL 18 2011

SECOND READING

JUL 18 2011

THIRD READING

JUL 18 2011

OTHER REQUIREMENTS SATISFIED

JUN 06 2012

ADOPTED

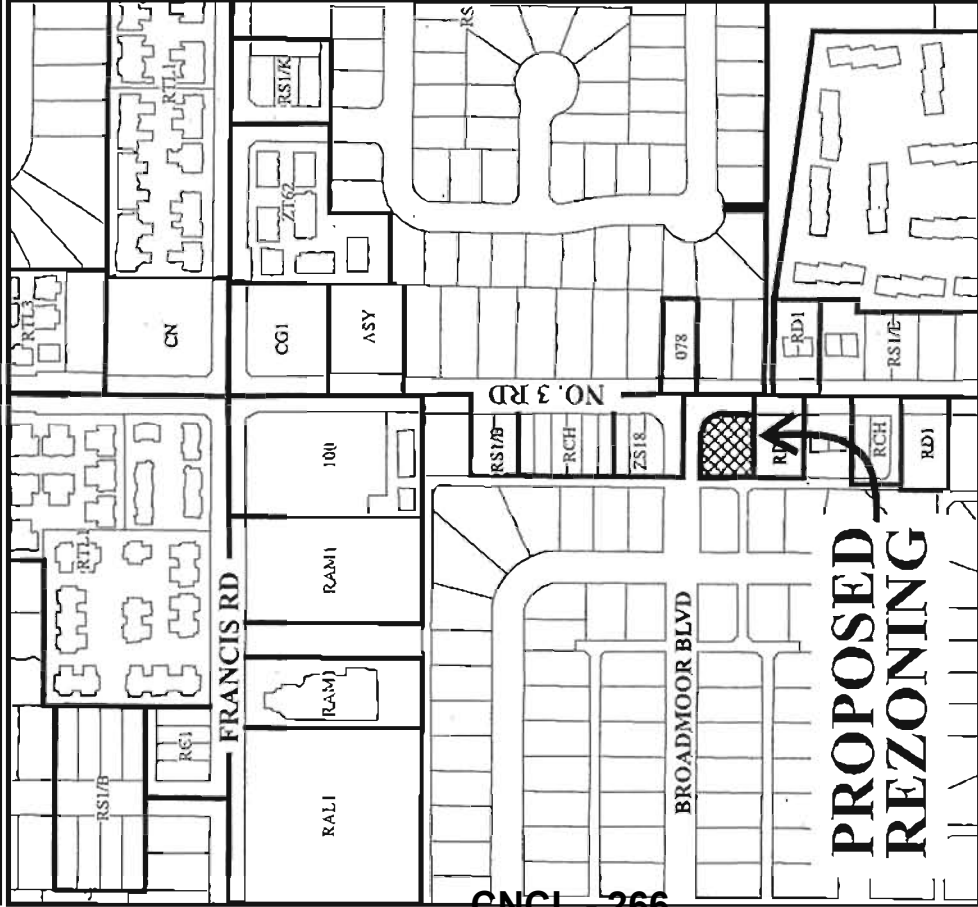


MAYOR

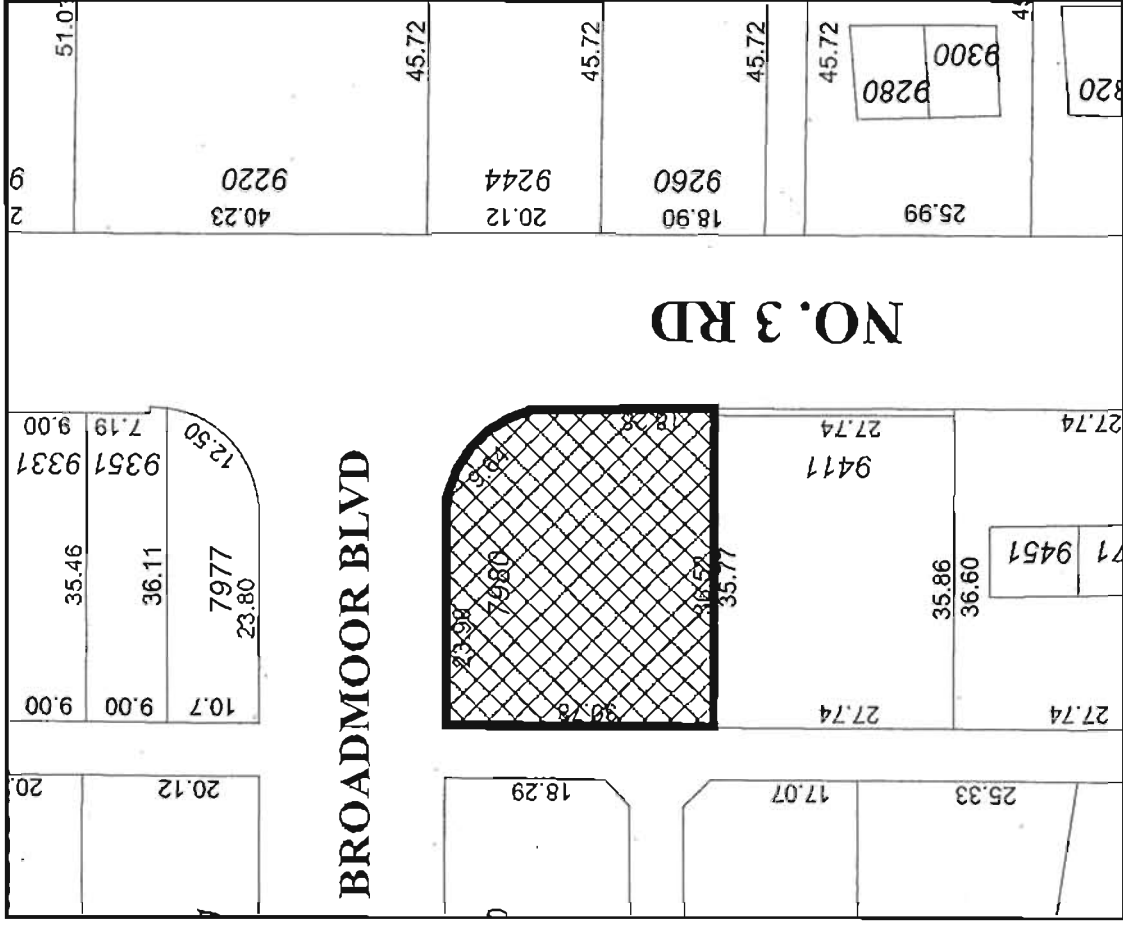
CORPORATE OFFICER



City of Richmond



992-1NCL



RZ 10-529089

Original Date: 05/10/10

Revision Date:

Note: Dimensions are in METRES



Development Permit Panel

Wednesday, May 30, 2012

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

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 25, 2012, be adopted.

CARRIED

2. Development Permit 11-592266

(File Ref. No.: DP 11-592266) (REDMS No. 3488241)

APPLICANT: Kraftsmen Holdings Ltd.

PROPERTY LOCATION: 4151, 4171 and 4191 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
 - b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., provided the following information regarding the 25 proposed townhouse units on No. 4 Road near Odlin Road:

- to the north of the subject site is the location of a new multiple-family development and to the south is another potential redevelopment site fronting No. 4 Road and Odlin Road;
- the proposed architectural form is taken from the architectural elements of the adjacent development, to the north, to create a strong streetscape along No. 4 Road;
- three of the proposed buildings will front No. 4 Road, and will feature steps up to the yard and steps up to the front entries, thus creating some animation and some vertical articulation of the units;
- the buildings located at the rear of the site are oriented east/west, with lots of light provided for the unit interiors;
- the applicant has communicated with Tomsett Elementary School, that is located to the west of the subject site, to allow a footpath connection from the subject site, through a locked gate, and to the school property, to allow residents to access the school and use the school field and play equipment;
- the outdoor amenity space is centrally located on the subject site, and because the proposed development was in mind when the site directly to the north was designed for development, cross-access is provided for a shared driveway between the two sites;
- the outdoor amenity space features play equipment including a “mushroom” type table with stools, and a climbing structure;
- permeable pavers will cover a large portion of the site to create textural interest and to distinctly indicate the site’s entry;
- the garbage and recycling enclosure is located at the entrance of the subject site;
- one detached convertible unit is included in the design, with all units having aging-in-place features;
- energy efficient appliances, and low-flow fixtures, are provided in all units;
- central air conditioning is incorporated, due to aircraft noise, and residents will have cooling and heating without having to open windows;
- individual units will have a strong front-to-back gable form accentuated by hip roofs, so that each unit has a “pop up” feature, that will help create smaller scale; and
- the proposed colour palette includes greys, with “punch out” colour applied to entry doors.

Panel Discussion

As a result of discussion that ensued among the Panel, staff, Mr. Yamamoto and Marlene Messer, Landscape Architect, PMG Landscape Architects Inc., the following advice was provided:

- one of the retained trees is located on the adjacent property, 4211 No. 4 Road, to the south, and the other protected tree is located on the adjacent property, 9671 Odlin Road, to the west of the subject site;
- the applicant will ask the school district for permission to install stone pavers to connect to the existing walkway to the school;
- the single shared access is sufficient, and was part of the overall plan, when the site to the north of the subject site was under discussion;
- the development to the north has 26 townhouse units, and the proposed development under discussion has 25 townhouse units, and staff encouraged the two applicants to work together with regard to the single access;
- access to the subject site is completely on the site to the north; the existing access includes a “bulge” in order to accommodate the recycling enclosure for the neighbouring site;
- the survey conducted by the arborist indicated the sidewalk elevation, and the proposed change in grade precluded the likely survival of the on-site trees;
- the architectural characteristics are similar to those of the townhouse units on the site north of the subject site, but reverse gables, stripped of decorative brackets, is one way to distinguish the two sites; and
- the school playground is approximately 60 metres, or half a block, to the northwest of the subject site.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variances.

With regard to the 52 bylaw-sized trees on-site, Mr. Jackson noted that according to the project arborist only three were in good condition, and with the change in grade, they were unlikely to survive. As part of their tree-planting plan, the applicant proposes to plant 46 replacement trees on-site, and this number includes four large new trees in recognition of the larger trees that were among those removed. Mr. Jackson added that staff and the applicant have worked together to address the perception that trees are only being removed, not replaced.

In response to a query from the Chair, Mr. Jackson advised that with regard to concerns raised at the September, 2011, Public Hearing regarding disruption in the neighbourhood from construction trucks not adhering to appropriate construction hours, a Construction Parking and Traffic Management Plan was submitted by the applicant, and approved by the Transportation Department.

Gallery Comments

Shing Tak Mak, Unit 25-4099 No. 4 Road, accompanied by Alvin Cheung, Unit 11-4099 No. 4 Road, and Mr. Kwong, Unit 21-4099 No. 4 Road, addressed the Panel and expressed the following concerns:

- (i) the inadequate nature of the driveway that is to be shared by the proposed townhouse units at 4151, 4171 and 4191 No. 4 Road and the townhouse units at 4099 No. 4 Road;
- (ii) if the request to vary the minimum lot size at the subject site was granted, from 0.5 hectares to 0.38 hectares, it would increase the density on the subject site, a density over and above that at 4099 No. 4 Road; and
- (iii) if the request to reduce the minimum north side yard setback to allow a garbage and recycling enclosure attached to the proposed Building 7 was granted, it would bring the proposed garbage collection space too close to residents living at 4099 No. 4 Road, who would be adversely impacted by garbage smells.

Mr. Cheung explained that townhouse residents at 4099 No. 4 Road do not accumulate garbage at one location on their site, but have arranged for individual garbage collection, thereby avoiding the issue of garbage smells at 4099 No. 4 Road.

Mr. Jackson addressed the delegates' concerns and explained that Council can, through the rezoning process, address density, but the Development Permit Panel does not have the ability to change density.

He noted that: (i) the difference in density between the two sites is very small; (ii) the difference in density was due to the different lot sizes, and the proposed site may appear more dense due to the provision of the driveway on the site to the north; and (iii) both the subject site and the site immediately to the north of the subject site are zoned the same, with similar variances.

The Chair explained that, in terms of density, the difference in density was so small as to be unnoticeable. He added that the developer of the site where the delegates live sought, and received, almost the same lot size variance the applicant is seeking. He added that 0.5 hectares is the minimum lot size, that the applicant is requesting a variance to permit 0.38 hectares for the subject site, that 0.42 hectares was the variance granted at 4099 No. 4 Road, and that the floor area ratio is the same.

In response to a request from Mr. Kwong, the Chair advised that the Panel is not mandated to address the issue of density.

Mr. Jackson then commented on the garbage and recycling enclosure, and noted that it has a roof and doors. Its design is the same as the recycling enclosure that forms part of the development directly north of the subject site. He added that residents of the proposed development would bring their garbage to the enclosure.

The Chair thanked the delegates and remarked that the Panel would take their comments into consideration, would deliberate, and would make a decision regarding the application.

Correspondence

Residents of 4099 No. 4 Road, in Townhouse Units: 1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 20, 21, 22, 23, 25 and 26 (Schedule 1)

Panel Discussion

Mr. Jackson stated that the applicant's request to reduce the minimum north side yard setback, from 3 metres to 1.6 metres, would allow the garbage and recycling enclosure to encroach into the side yard setback, and that the width between the two buildings is approximately 10 metres.

In response to queries regarding garbage collection, Mr. Yamamoto advised that: (i) the applicant is willing to consider a door-to-door pick up, instead of residents taking their garbage to one location for pick up; (ii) the proposed location of the garbage and recycling enclosure was chosen because trucks would not be driving near the play area, or deep into the proposed development, on their way to pick up garbage and recycling material; and (iii) there is an opportunity for the shape of the proposed enclosure to be massaged so that it projects less into the north side yard setback.

The Chair remarked that the proposed development is laid out well, and that the concerns of density, are beyond the scope of the Panel. He noted that the proposed garage and recycling enclosure arrangement is a common one throughout the City, and that this common arrangement is not problematic at other locations.

The Panel expressed support for the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 25 three-storey townhouse units at 4151, 4171 and 4191 No. 4 Road on a site zoned Town Housing (ZT67); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and*
 - b) *Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.*

CARRIED

3. Development Permit DP 12-602996 / HA 12-602998

(File Ref. No.: DP 12-602996 / HA 12-602998) (REDMS No. 3512815)

APPLICANT: City of Richmond

PROPERTY LOCATION: 3811 Moncton Street

INTENT OF PERMIT:

1. Permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and
2. Issue a Heritage Alteration Permit for 3811 Moncton Street in accordance with Development Permit (DP 12-602996).

Applicant's Comments

James Burton, Architect, Birmingham and Wood Architects, provided the following information with regard to the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, which is designated as a Heritage Building, in order to re-use the building as a wing of the Steveston Museum, located at 3811 Moncton Street at 1st Avenue in the Village of Steveston:

- the Japanese Fishermen's Benevolent Society Building will undergo minimal changes;
- the planned interventions will rehabilitate the building's exterior according to best practices for heritage conservation;
- where material has to be replaced, it will be done so carefully;
- one of the three main rehabilitation works for the building's exterior is restoration of the original form of the front porch, using archival photos to inform details of the wood porch;
- the second of the three main rehabilitation works for the building's exterior is the additional of a partially enclosed glazed connection between the Japanese Fishermen's Benevolent Society Building and the Steveston Museum, the two buildings that share one site; and
- the third of the main rehabilitation works for the building's exterior is: (i) a new door into the building in an existing door opening that will be used for an exterior door onto a patio; and (ii) a second new door that is within the glass enclosure that forms a new doorway for the connection of the two buildings.

Discussion ensued and the following additional information was provided by Mr. Burton:

- restoration of the roof involves cedar shingles, and this material matches that of the roof of the Steveston Museum; cedar shingles were applied to the original roofs of the two Heritage Buildings;

- the intention of the glazed connection is to not confuse the public as to what is new and what is old; and
- there are two buildings on the site and circumstances have placed them close to each other so they must function together, and the glass connection both recognizes the distinction and yet connects the museum function.

In response to a query Mr. Burton advised that the proposed restoration was presented to the Richmond Heritage Commission and to the Steveston Historical Society and the plan met with support from both entities.

Staff Comments

Mr. Jackson advised that staff supports the application and noted that the Architect has planned the restoration so that: (i) it respects the heritage aspect of the building; and (ii) a minimalist approach has been applied to this project.

Panel Discussion

In response to queries, Mr. Burton stated that:

- the new glazed connection is constructed using a painted steel frame with tempered glass; this creates a skin so that the rain is kept out, and yet the glass does not touch either of the existing Heritage Buildings;
- in trying to affect the existing Heritage Buildings as little as possible, the roofline cuts across a window frame, a necessary design to avoid snow loading on a lower roof of the Steveston Museum; and
- a roof that is higher than the windows on the Japanese Fishermen's Benevolent Society Building would adversely affect the rear roof of the Steveston Museum.

Gallery Comments

Peter Mitchell, 6271 Nanika Crescent, spoke in his capacity as Vice-President of the Army, Navy and Air Force (ANAF) housing project on No. 1 Road in the Village of Steveston, and stated that the Japanese Fishermen's Benevolent Society Building was originally sited on the ANAF property before it was moved to the Steveston Museum site. He advised that the ANAF is happy to see that the restoration work was commencing on the relocated Heritage Building.

Speaking as a resident of the City, Mr. Mitchell posed questions to the Architect regarding trees and green space, access to the site, and internal doors. In response, Mr. Burton provided the following advice:

- regarding trees and green space, there is no change to the landscaping, except the addition of a gravel pathway into the green space between the building and the property to the north, creating a more inviting access to the park from 1st Avenue; and no trees are being removed from the site; and

- interior works will be specified at a later date, but the intention is to leave inside doorways intact.

Correspondence

None.

Panel Discussion

The Panel supported the application, while one Panel member expressed reservations regarding the glass and steel structure. There was general agreement that it was good to see effort put into the enhancement of the City's Heritage Buildings.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated Heritage Building, in order to re-use the building as a wing of the Steveston Museum at 3811 Moncton Street on a site zoned Steveston Commercial (CS2); and*
2. *That a Heritage Alteration Permit be issued for 3811 Moncton Street in accordance with Development Permit (DP 12-602996).*

CARRIED

4. Development Variance Permit 12-603451

(File Ref. No.: DV 12-603451) (REDMS No. 3513761)

APPLICANT: British Columbia Marine Employers Association

PROPERTY LOCATION: 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place)

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for accessory structures from 20.0 meters to 50.0 meters, at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place) on a site zoned "Industrial (I)".

Applicant's Comments

Brian Dagneault, Daniel Dagneault Planning Consultants, Richmond, advised that, regarding the development of a container handling training facility proposed at 11000 Twigg Place Phase 4 of the Mitchell West Industrial Park. He noted that properties to the east, north and south are developed, and the property to the west of the subject site is a vacant lot.

Mr. Dragneault stated that the request to vary the maximum height for accessory structures, if granted, would allow two steel cranes to be located at the western side of the subject site.

John Beckett, Vice-President of Training, Safety and Recruitment, for B.C. Maritime Employers Association (BCMEA) provided the following background information: (i) BCMEA trains workers to safely move goods and containers off and on freighters and ships; (ii) BCMEA is consolidating its training on one site, the Mitchell Island site, to achieve efficiencies; (iii) BCMEA's key role is to ensure a well trained workforce and the Twigg Place location will help them make that happen; (iv) training requires a safe and controlled environment; (v) BCMEA will purchase a Pedestal Crane for installation on the Twigg Place site, with a working height is 43 metres; (vi) the Mitchell Island site is an appropriate location for a training facility due to its central geographic location and its flat and undeveloped nature; and (vii) the requested height variance is for the 43 metre Pedestal Crane and a second crane that has a reach of 50 metres.

Panel Discussion

Discussion ensued between the Panel and the delegates, and especially on the proposed landscaping scheme. In response to a query regarding landscaping treatment on the south side of the subject site, the side that faces a proposed residential development across the Fraser River, the delegates advised that some practical aspects, such as riparian rights and log and barge storage, would create impediments to the idea. Mr. Beckett noted that no training activity would take place on the river. He added that there would be a hard surface on the ground, right up to the river's edge.

Discussion continued and in particular on whether, as part of the original English Bay subdivision, there was any right-of-way for a Mitchell Island dike. Staff advised that no dike right of way exists on Mitchell Island.

Staff Comments

Mr. Jackson advised that staff supports the requested development variance and that the proposed use of the subject site, training of shoreline operators for the major ports in B.C., would have a minimal impact on the existing landscape elements. He noted that staff did not feel it was appropriate to contribute to the dike, that the applicant's use is an interim one, and that the applicant was not asked to contribute to the dike.

Discussion ensued between the Panel and Mr. Jackson, and in response to a concern that the subject site might, in the future, be diked, Mr. Jackson advised that the way the two proposed cranes are configured would not prevent the City from locating a dike there, and that despite the proposed training activities on the subject site, there would still be access to the site from the foreshore.

At the request of the Panel, Mr. Jackson stated that before the application went before Council, staff and the applicant would discuss the idea of a landscaping scheme along the south side of the subject site.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel agreed that the proposed use of the site was a good one for Mitchell Island. The Chair reiterated that staff and the applicant would look at what, if anything, by way of landscaping, could be done along the south side of the subject site.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for accessory structures from 20.0 meters to 50.0 meters, at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place) on a site zoned "Industrial (I)".

CARRIED

5. Development Permit 12-603496

(File Ref. No.: DP 12-603496) (REDMS No. 3522936)

APPLICANT: Fusion Project Management Ltd.

PROPERTY LOCATION: 8900 No. 1 Road

INTENT OF PERMIT:

To permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned "Neighbourhood Commercial (CN)".

Applicant's Comments

Larry McPherson, Fusion Project Management Ltd., Vancouver, provided the following information regarding the proposed modification of the facade of the existing commercial building at 8900 No. 1 Road, near Francis Road, to enable the applicant to undertake a leasehold improvement at the subject site, in order to operate a financial service outlet:

- the existing commercial building contains two store spaces;
- some existing windows will be replaced;
- the canopy will be removed;
- a projected parapet will be added and the parapet colour scheme is grey, with orange and blue corporate colours of the tenant included; and

- the existing landscaping will be expanded with the addition of flowers and shrubs.

Staff Comments

Mr. Jackson advised that staff supports the application and the various cosmetic improvements. The proposed landscape scheme will be updated but will not impede sightlines for area drivers and pedestrians.

In response to a query, Mr. Jackson advised that over \$50,000 would be spent on renovations to the exterior of the commercial building.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit store front improvements to the existing commercial building at 8900 No. 1 Road on a site zoned "Neighbourhood Commercial (CN)".

CARRIED

6. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, June 13, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, June 27, 2012.

CARRIED

7. Date Of Next Meeting: Wednesday, June 27, 2012

8. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:45 p.m.

CARRIED

Development Permit Panel
Wednesday, May 30, 2012

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 30, 2012.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
- b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: May 30, 2012
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the Director, City Clerk's Office, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

I (We) do not agree the above provisions of Richmond Zoning Bylaw 8500 to reduce minimum requirements of lot size and north side setback.

Howard

Owner of unit 1 4099 No. 4 Road Richmond B.C. V6X 2M2

(Howard Chen)



City of
Richmond

**Notice of Application
For a Development Permit
DP 11-592266**

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

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Owner of unit 2 4099 No. 4 Road Richmond B.C. V6X 2M2

(SUZANNE LALAN)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4007 Fax: 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

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Owner of unit #3 4099 No. 4 Road Richmond B.C. V6X 2M2

(CALVIN CHENG)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

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To vary the provisions of Richmond Zoning Bylaw 8500 to:

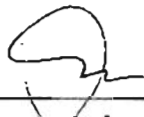
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Owner of unit 6 4099 No. 4 Road Richmond B.C, V6X 2M2

(C WING LAM)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:


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Owner of unit 7 4099 No. 4 Road Richmond B.C. V6X 2M2

AT
REG. DEPT



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 8 4099 No. 4 Road Richmond B.C. V6X 2M2

(LAI YING NG)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 9 4099 No. 4 Road Richmond B.C. V6X 2M2

(Susanna Noh)



City of
Richmond

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DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4007 Fax 604-276-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

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To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 10 4099 No. 4 Road Richmond B.C. V6X 2M2

(SZUCH, LEE)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

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Owner of unit 11 4099 No. 4 Road Richmond B.C. V6X 2M2

(ALVIN CHEUNG)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-278-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

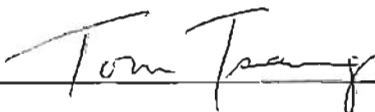
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Owner of unit 12 4099 No. 4 Road Richmond B.C. V6X 2M2

(Thomas Tsang)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.
Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 13 4099 No. 4 Road Richmond B.C. V6X 2M2

(Peter Sin Heng)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

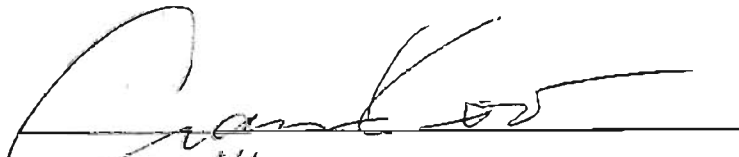
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Owner of unit 14 4099 No. 4 Road Richmond B.C. V6X 2M2

(AARON YA-LUN KO)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 17 4099 No. 4 Road Richmond B.C. V6X 2M2

(Lincoln Chi Chong)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.
Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

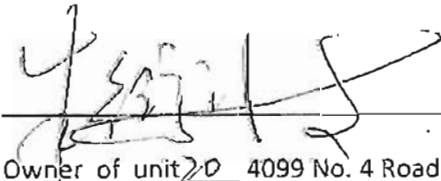
- a) Reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.38 ha. (0.94 ac.); and
- b) Reduce the minimum north side yard setback from 3.0 m to 1.6 m to allow a garbage and recycling enclosure attached to the proposed Building 7 to encroach into the side yard setback.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: May 30, 2012
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

I (We) do not agree the above provisions of Richmond Zoning Bylaw 8500 to reduce minimum requirements of lot size and north side setback.



Owner of unit 20 4099 No. 4 Road Richmond B.C. V6X 2M2

(Li Kun Xue)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

To vary the provisions of Richmond Zoning Bylaw 8500 to:

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Owner of unit 21 4099 No. 4 Road Richmond B.C. V6X 2M2

(CHI KWONG & TAK KIT LEE)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

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Owner of unit 22 4099 No. 4 Road Richmond B.C. V6X 2M2

(ELLEN LAP KUEN)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-278-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.

Property Location: 4151, 4171, and 4191 No. 4 Road

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Owner of Unit 23 4099 No. 4 Road Richmond B.C. V6X 2M2

(Chung Yu)



City of
Richmond

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For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

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Owner of unit 25 4099 No. 4 Road Richmond B.C. V6X 2M2

(SHING TAK MAK)



City of
Richmond

Notice of Application
For a Development Permit
DP 11-592266

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant: Kraftsmen Holdings Ltd.
Property Location: 4151, 4171, and 4191 No. 4 Road

Intent of Permit:

To permit the construction of 25 three-storey townhouse units on a site zoned Town Housing (ZT67); and

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Owner of unit 42 4099 No. 4 Road Richmond B.C. V6X 2M2

(C. PAMELA TSANG) CNCL - 297



City of Richmond

Report to Council

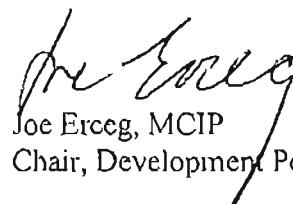
To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: June 6, 2012
File: 0100-20-DPER1

Re: Development Permit Panel Meetings Held on May 30, 2012 and
April 25, 2012

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 12-602996) for the property at 3811 Moncton Street;
 - ii) a Development Permit (DP 12-603496) for the property at 8900 No. 1 Road; and
 - iii) a Development Permit (DP 11-594282) for the property at 7600 Garden City Road;be endorsed, and the Permits so issued.
2. That the recommendation of the Panel to authorize the issuance of a Heritage Alteration Permit (HA 12-602998) in accordance with the Development Permit (DP 12-602996) for the property at 3811 Moncton Street be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on May 30, 2012 and April 25, 2012.

DP 12-602996 AND HA 12-602998 – CITY OF RICHMOND – 3811 MONCTON STREET
(May 30, 2012)

The Panel considered a Development Permit application and a Heritage Alteration Permit to permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated heritage building, in order to re-use the building as a wing of the Steveston Museum at on a site zoned Steveston Commercial (CS2). No variances are included in the proposal.

The architect, Mr. James Burton, of Birmingham & Wood, provided a brief presentation, including:

- The rehabilitation will be according to best practices for heritage conservation.
- The front porch will be restored to its original form, using archival photos to inform details.
- A partially enclosed glazed connection will be added between the Japanese Fishermen's Benevolent Society Building and the Steveston Museum.
- New doors will be added: into an existing door opening that will be used for an exterior door onto a patio; and within the glass enclosure for the connection of the two buildings.

Staff supported the Development Permit application and the Heritage Alteration Permit application. Staff advised that the architect has planned the restoration so that: (i) it respects the heritage aspect of the building; and (ii) a minimalist approach has been applied to this project.

Mr. Peter Mitchell, Vice-President of the Army, Navy and Air Force (ANAF) housing project on No. 1 Road, stated that the ANAF was happy to see that the restoration work was commencing on the heritage building, which was originally sited on the ANAF property before it was moved to the Steveston Museum site. Speaking as a resident of the City, Mr. Mitchell posed questions to the architect regarding trees and green space, access to the site, and internal doors.

The following additional information was provided by Mr. Burton in response to discussion:

- Cedar shingles will be used to restore the roof; they were also used on the Steveston Museum roof as cedar shingles were applied to the original roofs of the two (2) Heritage Buildings.
- The intention of the glass is to not confuse the public as to what is new and what is old. The glass connection allows the two (2) buildings to function together and recognizes the distinction.
- The proposed restoration was presented to the Richmond Heritage Commission and to the Steveston Historical Society and the plan met with support from both entities.
- The new connection is a painted steel frame with tempered glass skin to keep the rain out, and the glass does not touch either building to affect the existing heritage as little as possible. The roofline cuts across a window frame, a necessary design to avoid snow loading on the lower roof of the Steveston Museum.

- There is no change to the landscaping, except the addition of a gravel pathway into the green space between the building and the property to the north, creating a more inviting access the park from 1st Avenue; and no trees are being removed from the site.
- Interior works will be specified at a later date, but the intention is to leave doorways intact.

The Panel supported the application, while one Panel member expressed reservations regarding the glass and steel structure. There was general agreement that it was good to see effort put into the enhancement of the City's heritage buildings.

No public correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends that the Permits be issued.

DP 12-603496 – FUSION PROJECT MANAGEMENT LTD. – 8900 NO. 1 ROAD
(May 30, 2012)

The Panel considered a Development Permit application to permit the construction of store front improvements to the existing commercial building on a site zoned "Neighbourhood Commercial (CN)". No variances are included in the proposal.

Mr. Larry McPherson, of Fusion Project Management Ltd., Vancouver, provided a brief presentation, including:

- Some existing windows will be replaced.
- The canopy will be removed and a projected parapet will be added.
- The colour scheme is grey, with orange and blue corporate colours.
- The existing landscaping will be expanded with the addition of flowers and shrubs.

Staff supported the Development Permit application and the various cosmetic improvements. The proposed landscape scheme will be updated and will not impede sightlines for drivers or pedestrians. Staff advised that the Development Permit was required because over \$50,000 would be spent on renovations to the exterior of the commercial building.

No public correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends that the Permit be issued.

DP 11-594282 – AM-PRI CONSTRUCTION LTD. – 7600 GARDEN CITY ROAD
(April 25, 2012)

The Panel considered a Development Permit application to permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre). Variances are included in the proposal to the South side yard for a ground level enclosed garbage and recycling room; balcony projections; and one third floor room projection.

Architect, Mr. Taizo Yamamoto, of Yamamoto Architect Inc., and Landscape Architect, Masa Ito, of Ito and Associates Landscape Architects, provided a brief presentation, including:

- The site is an 'orphaned lot' and the proposed design is in keeping with the neighbouring townhouse developments with architectural design features, such as porches and gables.
- The colour palette includes a mix of neutral tones, and accents are created by the use of brick.
- Vehicle access to the subject site is from Turnill Street.
- The central outdoor amenity area includes mailboxes, children's play area, open lawn, seating, shrubs and trees.
- Sustainable measures include, low e-glass windows, energy efficient appliances, and enhanced site permeability by the use of permeable pavers.
- The reduced south side yard is meant to address the recycling area only, not the garbage area.
- There is one (1) convertible unit, and all other units include aging-in-place features.
- Lush landscaped streetscapes, with a variety of flowering trees and plants.

Staff supported the Development Permit application and the requested variance. Staff advised:

- The primary reason for the requested variances to the south yard is the retention of five (5) trees along the north property line, and the desire to provide enough room for them to thrive.
- The project will: (i) complete a portion of Turnill Street with road dedication and will help with traffic flow in the area; and (ii) complete a portion of the Garden City Road greenway.

In response to queries, staff advised that the on-site accessible parking space and drive aisle width meet the zoning bylaw requirement.

Mr. Yamamoto added that the accessible visitor parking is not adjacent to the convertible unit.

Public correspondence was submitted to the Panel meeting from Heather Street resident, Ms. Leslie-Anne Blake. Ms. Blake requests: installing a stop sign at Jones Road and Turnill Street; limiting parking to one side of Turnill Street; and installing speed humps along Heather Street. Staff advised that Transportation Division staff would look into the stop sign and speed hump requests, and that the development includes the widening of Turnill Street, which would improve parking.

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

The Panel recommends that the Permit be issued.