

# **City Council**

# Council Chambers, City Hall 6911 No. 3 Road Monday, June 22, 2015 7:00 p.m.

## Pg. # ITEM

### **MINUTES**

- 1. Motion to:
  - (1) adopt the minutes of the Regular Council meeting held on Monday, June 8, 2015 (distributed previously);
- CNCL-13
- (2) adopt the minutes of the Regular Council meeting for Public Hearings held on Monday, June 15, 2015; and
- CNCL-42
- (3) receive for information the Metro Vancouver 'Board in Brief' dated Friday, May 15, 2015.

## **AGENDA ADDITIONS & DELETIONS**

CNCL-52

See memorandum from Councillor McPhail, Chair of Planning Committee, proposing that Item No. 17 – "Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments" be deleted from the agenda and referred back to staff.

#### **PRESENTATIONS**

- (1) Jerry Chong, Director, Finance and Ted Townsend, Senior Manager, Corporate Communications, to present the Canadian Award for Financial Report for 2013, and the Award for Outstanding Achievement in Popular Annual Financial Reporting for 2013 by the Government Finance Officers Association.
- (2) Brendan McEwen, Manager, Sustainability, to present Sustainability Certificates to the winning class for the 2014-2015 Climate Change Showdown.

### COMMITTEE OF THE WHOLE

2.	Motion	to	resolve	into	Committee	of	the	Whole	to	hear	delegations	on
	agenda	iter	ns.									

- 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. 22.)
- 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
- 2014 Annual Report and 2014 Annual Report Highlights

- National Energy Board Public Consultation: Emergency Management Information
- Cambie Fire Hall No. 3 Public Art Concept Proposal
- Townhouse Energy Efficiency and Renewable Energy policy
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, July 20, 2015):
  - 3868, 3880 and 3900 Steveston Highway Rezone from CN, CG2, and RS1/A to ZC36 (G & B Estates Ltd. – applicant)
  - 9291 Alderbridge Way (on the property at 9251 Alderbridge Way)
     (Zoning Text Amendment to ZC32 (First Richmond North Shopping Centres Ltd. applicant)
- Road Naming for the New Road Connecting Ackroyd Road to Elmbridge Way
- Proposed Implementation Strategy for River Parkway: Gilbert Road to Cambie Road
- BC Climate Leadership Plan
- Water and Energy Conservation Programs for Businesses and Residential Properties
- 5. Motion to adopt Items No. 6 through No. 16 by general consent.

Consent Agenda Item

#### 6. COMMITTEE MINUTES

That the minutes of:

- CNCL-53 (1) the Community Safety Committee meeting held on Tuesday, June 9, 2015;
- CNCL-59 (2) the General Purposes Committee meeting held on Monday, June 15, 2015;
- CNCL-62 (3) the Planning Committee meeting held on Tuesday, June 16, 2015;
- CNCL-150 (4) the Public Works and Transportation Committee meeting held on Wednesday, June 17, 2015;

be received for information.

Consent Agenda Item 7. 2014 ANNUAL REPORT AND 2014 ANNUAL REPORT - HIGHLIGHTS

(File Ref. No.) (REDMS No. 4578102)

#### **CNCL-155**

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

#### FINANCE COMMITTEE RECOMMENDATION

That the City of Richmond 2014 Annual Report and the 2014 Annual Report – Highlights be approved.

Consent Agenda Item 8. NATIONAL ENERGY BOARD (NEB) PUBLIC CONSULTATION: EMERGENCY MANAGEMENT INFORMATION

(File Ref. No. 09-5125-01) (REDMS No. 4582650)

#### **CNCL-240**

## See Page CNCL-240 for full report

#### COMMUNITY SAFETY COMMITTEE RECOMMENDATION

- (1) That the staff report titled "National Energy Board Public Consultation: Emergency Management Information" be forwarded to the National Energy Board, in response to their request for written feedback by June 25, 2015; and
- (2) That the National Energy Board be advised that the City of Richmond would be pleased to participate in further consultation and stakeholder meetings.

Consent Agenda Item 9. CAMBIE FIRE HALL NO. 3 PUBLIC ART CONCEPT PROPOSAL (File Ref. No. 11-7000-09-20-079) (REDMS No. 4585042 v. 4)

#### **CNCL-246**

#### See Page CNCL-246 for full report

#### GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the concept proposal and installation for the Cambie Fire Hall No. 3 public artwork by artist Daniel Laskarin, as presented in the staff report titled "Cambie Fire Hall No. 3 Public Art Concept Proposal", dated May 27, 2015, be endorsed.

Consent Agenda Item 10. TOWNHOUSE ENERGY EFFICIENCY AND RENEWABLE ENERGY POLICY

(File Ref. No. 10-6125-07-02) (REDMS No. 4579777 v. 2)

#### **CNCL-260**

### See Page CNCL-260 for full report

#### GENERAL PURPOSES COMMITTEE RECOMMENDATION

#### That:

- (1) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;
- (2) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 having been considered in conjunction with:
  - (a) the City's Financial Plan and Capital Program; and
  - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and

(3) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

Consent Agenda Item 11. APPLICATION BY G & B ESTATES LTD. FOR REZONING AT 3868, 3880 AND 3900 STEVESTON HIGHWAY FROM THE "NEIGHBOURHOOD COMMERCIAL (CN)", "GAS & SERVICE STATIONS (CG2)" AND "SINGLE DETACHED (RS1/A)" ZONES TO A NEW "NEIGHBOURHOOD COMMERCIAL (ZC36) - STEVESTON" ZONE

(File Ref. No. 12-8060-20-009252/9253; RZ 07-394294) (REDMS No. 4574015 v. 4)

#### **CNCL-272**

## See Page CNCL-272 for full report

#### PLANNING COMMITTEE RECOMMENDATION

(1) That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,

- (a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
- (b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);

be introduced and given first reading;

- (2) That Bylaw 9252, having been considered in conjunction with:
  - (a) the City's Financial Plan and Capital Program; and
  - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

- (3) That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) Steveston" zone, be introduced and given first reading.

Consent Agenda Item

# 2. ROAD NAMING FOR THE NEW ROAD CONNECTING ACKROYD ROAD TO ELMBRIDGE WAY

(File Ref. No. 6360-05) (REDMS No. 4583496)

**CNCL-299** 

#### See Page CNCL-299 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.

Consent Agenda Item 13. APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD. FOR A ZONING TEXT AMENDMENT TO THE "NEIGHBOURHOOD COMMERCIAL (ZC32) - WEST CAMBIE AREA" ZONE FOR THE BUILDING AT 9291 ALDERBRIDGE WAY (ON THE PROPERTY AT 9251 ALDERBRIDGE WAY) (File Ref. No. 12-8060-20-009256/9258; ZT 14-677144) (REDMS No. 4582072 v. 2)

#### **CNCL-305**

## See Page CNCL-305 for full report

#### PLANNING COMMITTEE RECOMMENDATION

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.

Consent Agenda Item 14. PROPOSED IMPLEMENTATION STRATEGY FOR RIVER PARKWAY: GILBERT ROAD TO CAMBIE ROAD

(File Ref. No. 10-6360-01) (REDMS No. 4541620 v. 7)

#### **CNCL-417**

### See Page CNCL-417 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) That the proposed implementation strategy for River Parkway (Gilbert Road-Cambie Road), as described in the staff report dated April 24, 2015 from the Director, Transportation, be endorsed; and
- (2) That the project to extend River Parkway from 200 m northeast of Gilbert Road to Cambie Road be submitted for Council's consideration as part of the City's budget process.

Consent Agenda Item

#### 15. BC CLIMATE LEADERSHIP PLAN

(File Ref. No. 10-6125-07-02) (REDMS No. 4581892)

#### CNCL-424

#### See Page CNCL-424 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That a letter under the Mayor's signature be sent to the Premier's office, with copies to the Minister of Environment, the Chair of the BC Climate Leadership Team, the provincial Climate Action Secretariat, and Richmond MLAs, requesting that the comment period for the draft "Framework for the Climate Leadership Plan" be extended to September 30, 2015, to provide sufficient time for local government review.

Consent Agenda Item

# 16. WATER AND ENERGY CONSERVATION PROGRAMS FOR BUSINESSES AND RESIDENTIAL PROPERTIES

(File Ref. No. 10-6125-07-02) (REDMS No. 4588225)

#### **CNCL-428**

#### See Page CNCL-428 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That, as presented in the staff report titled "Water and Energy Conservation Programs for Businesses and Residential Properties" dated May 27, 2015, from the Director, Engineering:

- (1) the implementation of a program to install efficient, low-flow water fixtures in businesses and institutions be endorsed;
- (2) the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute a funding agreement with FortisBC and other potential partners to implement the program; and
- (3) the City's existing water conservation kit offered to properties with a water meter be expanded to include all residential customers.

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# CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

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### NON-CONSENT AGENDA ITEM

## PLANNING COMMITTEE

Councillor Linda McPhail, Chair

17. PROPOSED ZONING BYLAW AMENDMENTS TO REGULATE BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY DEVELOPMENTS

(File Ref. No. 12-8060-20-009249; 08-4430-01) (REDMS No. 4574786 v. 3)

#### **CNCL-433**

#### See Page CNCL-433 for full report

#### PLANNING COMMITTEE RECOMMENDATION

None.

#### **CNCL-627**

See memorandum from the Director, Development regarding Bylaw No. 9249 – Building Massing Regulations.

The following staff recommendation was presented to the Planning Committee but failed to receive a seconder.

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and
- (3) That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.

## PUBLIC ANNOUNCEMENTS AND EVENTS

## **NEW BUSINESS**

### BYLAWS FOR ADOPTION

CNCL-608 Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9064

(22691 and 22711 Westminster Highway, RZ 11-590130)

Opposed at 1<sup>st</sup> Reading – None. Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

CNCL-610 Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9082

(7491 Lindsay Road, RZ 13-645313) Opposed at 1<sup>st</sup> Reading – None. Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

CNCL-612 Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9136

(9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road, RZ 13-649999)

Opposed at 1<sup>st</sup> Reading – None. Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

## DEVELOPMENT PERMIT PANEL

#### 22. RECOMMENDATION

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

# CNCL-615 CNCL-619

- (1) That the minutes of the Development Permit Panel meeting held on Wednesday, June 10, 2015, and the Chair's reports for the Development Permit Panel meetings held on April 29, 2015, May 27, 2015, March 10, 2015, and June 10, 2015, be received for information; and
- (2) That the recommendations of the Panel to authorize the issuance of:
  - (a) a Development Permit (DP 14-670686) for the property at 8888 Patterson Road and 3340 Sexsmith Road;
  - (b) a Development Permit (DP 15-692659) for the property at 10440 and 10460 No. 2 Road;
  - (c) a Development Permit (DP 14-660646) for the property at 22691 and 22711 Westminster Highway; and
  - (d) a Development Permit (DP 14-671600) for the property at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road;

be endorsed, and the Permits so issued; and

(3) That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 07-363924) issued for the property at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road).

ADJOURNMENT		



Place:

Council Chambers

Richmond City Hall

Present:

Acting Mayor Alexa Loo

Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Absent:

Mayor Malcolm D. Brodie

Call to Order:

Acting Mayor Loo opened the proceedings at 7:00 p.m.

# 1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9121 (WEST CAMBIE AREA PLAN)

(Location: 9071, 9091, 9111, and 9151 Alexandra Road and 9100, 9120, 9140, and 9180 Cambie Road and 4060, 4080, 4100, 4120, 4126, 4140, 4160, 4180, 4220, 4240, 4260, 4280, 4320, 4360, 4380, 4400, 4420, 4440, 4460, 4480, 4500, 4520, 4540, 4542, 4560, and 4562 Garden City Road and 9060, 9080, 9086, 9091, 9100, 9131, 9151, 9180, and 9191 Odlin Road; Applicant: City of Richmond)

## Applicant's Comments:

Terry Crowe, Manager, Policy Planning, advised that the intent of the proposed amendment is to modify an approximate 16-acre area of the West Cambie Area Plan from an employment use designation to a mixed use designation of 30% employment use and 70% residential use. He further advised that the employment use will be better served closer to the Canada Line in the City Centre and that the City's requirement for 5% built affordable housing will increase to 15% to allow for approximately 120 built rental units within the area.



Written Submissions:

- (a) Richmond School District No. 38 (Schedule 1)
- (b) Vancouver Airport Authority (Schedule 2)
- (c) Alvina Lee, 9299 Tomicki Avenue (Schedule 3)
- (d) V. Sidhu, 9211 Odlin Road (Schedule 4)
- (e) Caroline Shi, 9299 Tomicki Ave (Schedule 5)
- (f) Jess Nyman, 2800 Odlin Road (Schedule 6)
- (g) Greg Megrian, 4591 Garden City Road (Schedule 7)

Submissions from the floor:

Mr. Sangha, property owner, 4560 and 4562 Garden City Road, supported the proposed amendment but raised concerns related to traffic in the area and the completion and costs associated with the proposed road for the SmartCentre development.

PH15/6-1

It was moved and seconded

That Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9121 be given second and third readings.

**CARRIED** 

PH15/6-2

It was moved and seconded

That Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9121 be adopted.

The question on Resolution PH15/6-2 was not called as in reply to a queries from Council, Mr. Crowe noted that the Aircraft Noise Sensitive Development Policy Area map, developed in collaboration with the Vancouver Airport Authority (VAA) in 2004, prohibits new residential housing in areas 1A and 1B; however, new residential housing may be considered in areas 2, 3 and 4 subject to the implementation of noise mitigation measures and covenants.

Mr. Crowe commented that the VAA is bound by Transport Canada guidelines and as such, a standard response letter was provided to the City (attached to and forming part of these minutes as Schedule 2); however, the VAA recognizes the City's authority regarding land use matters and its responsibility to apply noise mitigation measures and covenants for any development within the area.

The question on Resolution PH15/6-2 was then called and it was CARRIED.



# 2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9206 (RZ 14-664658)

(Location: 7331 Williams Road; Applicant: Amrik S. Sanghera)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Ella Chrobak, 3031 Williams Road, spoke to concerns related to parking, emergency vehicle access, and the size of the residential units for the proposed development.

Wayne Craig, Director of Development, advised that both properties will have vehicle access from the rear lane while emergency vehicles will stage from Williams Road. Also, he noted that the size of the residential units would be determined by the subject zoning, which allows a floor area ratio of 0.6 (60% lot area coverage) or a maximum size of approximately 355 m<sup>2</sup> (2,200 ft<sup>2</sup>) per dwelling with parking garages off the rear lane.

In response to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to seven properties on Bates Road and that no correspondence was received from the residents.

PH15/6-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9206 be given second and third readings.

**CARRIED** 

# 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9207 (RZ 14-676660)

(Location: 3600/3620 Blundell Road; Applicant: Trico Developments (B.C.) Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



Submissions from the floor:

None.

PH15/6-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207 be given second and third readings.

The question on Resolution PH15/6-4 was not called as in reply to a query from Council, the Acting Corporate Officer confirmed that the Notice of Public Hearing was provided to seven properties on Bairdmore Crescent.

The question on Resolution PH15/6-4 was then called and it was CARRIED.

4. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9210 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9211 (RZ 13-630280)

(Location: 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway; Applicant: Steveston No. 6 LP)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) William Evans, 10440 Sidaway Road (Schedule 8)
- (b) Memorandum from the Director of Development dated June 11, 2015 and related correspondence from Ledcor Properties Inc. dated May 26, 2015 (Schedule 9)
- (c) Darshan Rangi, 14200 Riverport Way (Schedule 10)
- (d) Gabrielle Grun (Schedule 11)

Submissions from the floor:

Robert Light, 10751 Palmberg Road, spoke in opposition to the proposed development expressing concerns regarding (i) traffic impacts, (ii) site ingress and egress, (iii) the lack of City facilities, parks and open spaces in the area, and (iv) the need for traffic lights at the intersection at No. 6 Road and Steveston Highway.



Mr. Wei commented that the road improvements associated with the proposed development include (i) the widening of Steveston Highway to four lanes from the site frontage to Palmberg Road, (ii) the centre median on Steveston Highway being revised to allow left-hand turns into the site, and (iii) the widening of No. 6 Road to permit both right and left-hand turns into the development. He further commented that, in conjunction with the Massey Bridge Replacement project and Steveston Interchange improvements, the City will be widening Steveston Highway to four lanes from Palmberg Road to the Steveston interchange.

In response to a query from Council, Mr. Light was of the view that (i) the development of a cloverleaf interchange would improve traffic in the area, and (ii) a previous proposal to connect Rice Mill Road to Steveston Highway was not supported by the Agricultural Land Commission.

In reply to a query from Council, Mr. Wei advised that staff have requested the Ministry of Transportation to consider turning restrictions to ease the traffic congestion in the area; however, the Ministry expressed the opinion that to do so may result in congestion elsewhere.

Council requested that staff correspond with the Province to request turning restrictions at the Steveston Highway interchange.

In response to queries from Council, Mr. Wei stated that the road improvements required for the proposed development are independent from the proposed George Massey Tunnel and Steveston Highway Interchange improvements; however, the provincial improvements will compliment the required site improvements.

Deborah Hamel, 10771 Gilmore Crescent, queried whether the proposed rezoning is removing the subject property from an agricultural zone designation.

Mr. Craig noted that the subject property is currently zoned "Athletics and Entertainment."



Peter Joyce, Bunt & Associates, the applicant's traffic consultant, advised that a comprehensive traffic impact assessment was conducted in conjunction with the proposed development, which examined peak traffic conditions and the bypass effect of a substantial volume of traffic using Steveston Highway and No. 6 Road/Sidaway Road as a means to access Highway 99. He was of the opinion that the proposed Steveston Highway interchange improvements will address the traffic queues on Steveston Highway and that the proposed light industrial zoning will generate less vehicular traffic than the existing zoning.

In reply to a query from Council, Mr. Craig commented that the approximately 15-metres of agricultural land buffer associated with the proposed development is a condition of the City's Official Community Plan and that the details for the treatment of the buffer area will be provided during the Development Permit process.

PH15/6-5

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9210 be given second and third readings.

The question on Resolution PH15/6-5 was not called as discussion ensued on the merits of the proposed development particularly regarding the proposed road improvements to alleviate traffic congestion in the area.

Council advised staff to examine the need for the installation of a traffic light for the left-hand turn from Steveston Highway with the applicant.

The question on Resolution PH15/6-5 was then called and it was **CARRIED**.

PH15/6-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 be given second and third readings.

**CARRIED** 

# 5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9237 (ZT 15-691748)

(Location: 10311 River Drive; Applicant: Parc Riviera Project Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



Submissions from the floor:

Deborah Hamel, 10771 Gilmore Crescent and 10660 River Drive, requested clarification on the proposed development in relation to a previous rezoning and raised concern for the poor condition of River Road.

Mr. Craig advised that the proposed rezoning will allow for the subdivision of the lot in order for a portion of the site to be developed; however, the overall intent remains the same as the previous rezoning. Also, he advised that, prior to any construction of the site, a Development Permit would be required. It was noted that the City's 2015 Capital Budget included a Parking Program allocation and that the concern raised may be considered by the City's Engineering Department.

In reply to a query from Council, Mr. Craig commented that the interior noise level decibels (page PH-223) are the Canada Mortgage and Housing Corporation standards and that the levels apply to all development under the flight path. He further commented that Development Permit requirements include (i) acoustical studies from professional engineers demonstrating how the interior noise levels will be achieved, and (ii) the hiring of a mechanical engineer to demonstrate that the units will be comfortable during the summer months with the windows closed.

PH15/6-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9237 be given second and third readings.

The question on Resolution PH15/6-7 was not called as in reply to a query from Council, Mr. Craig stated that the City's Engineering staff would provide Council with an update on the paving in the River Road area. Council directed that staff also provide an update to Ms. Hamel.

Discussion ensued regarding the park dedication and the affordable housing contribution to which Mr. Craig advised that approximately six acres was dedicated for two separate parks during the original rezoning application, and that the proposed affordable housing contribution is earmarked for the Storey's project on Granville Avenue.

The question on Resolution PH15/6-7 was then called and it was **CARRIED**.





6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9245 (ZT 15-694669)

(Location: 5600 Parkwood Crescent; Applicant: Ryan Cowell, on behalf of 0737974 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH15/6-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245 be given second and third readings.

**CARRIED** 

## **ADJOURNMENT**

PH15/6-9

It was moved and seconded

That the meeting adjourn (7:57 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 Monday, June 15, 2015.

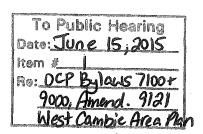
Acting Mayor (Alexa Loo)

Acting Corporate Officer (Michelle Jansson)



June 9, 2015

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.



Mr. David Weber, Director, City Clerk's Office City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Re: West Cambie Alexandra Neighbourhood Business Office Area Review (Amendment Bylaw 9121)

Dear Mr. Weber:

Thank you for your letter referring the above noted item to the Richmond School District for comment. We are unable to provide comment for the Public Hearing, given the short time between the receipt of the letter and the date of the Public Hearing. District staff will review the materials that accompanied your letter, and will report back to the Board at our next meeting, which is scheduled for early September. We will then be able to submit our input, following due consideration by the Board.

Sincerely,

Dr. Eric Yung, Chairperson

On Behalf of the Board of Education (Richmond)

cc: Trustees

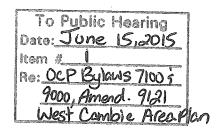
M. Pamer, Superintendent of Schools
Mark De Mello, Secretary Treasurer
VTerry Crowe, Manager Policy Planning, City of Richmond
All School Principals

#### Board of Education:

Eric Yung - Chairperson Debbie Tablotney - Vice Chairperson Ken Hamaguchi Jonathan Ho Sandra Nixon Donna Sargent Alice Wong



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.





10 June 2015

Mr. David Weber Director, City Clerk's Office CITY OF RICHMOND 6911 No. 3 Road Richmond, BC V6Y 2C1 Via Email: cityclerk@richmond.ca

Dear Mr. Weber:

#### RE: West Cambie Alexandra Neighbourhood Business Office Area Review

This letter is in response to the proposed amendment to change the existing Business Office designation to Mixed Use Employment-Residential designation in the West Cambie Alexandra area, outlined in your letter to Anne Murray, Vice President Marketing and Communications — Airport Authority, dated 26 May 2015. We understand the proposal will change existing land use to approximately 30% employment and 70% residential.

The Airport Authority does not support this amendment for the following reasons:

- 1. The City's Aircraft Noise Sensitivity Development (ANSD) policy prohibits residential use in this area.
- 2. The area is located under the extended centerline and 2.6km from the threshold of the airport's 24-hour south runway (08R/26L). This area is exposed to high levels of aircraft noise and aircraft operating at low altitudes while on approach or departure from Vancouver International Airport.
- 3. This area is within the 30-35 Noise Exposure Forecast contour, where Transport Canada does not recommended residential development per their land use planning guidelines.

Thank you for the opportunity to review and provide comments. Please contact me at (604) 276-6366 should you require additional information.

Sincerely yours,

Mark C. Cheng

Mark Christopher Cheng. M.Eng. (mech)
Supervisor – Noise Abatement & Air Quality
Vancouver Airport Authority

cc: Terry Crowe, City of Richmond Manager Policy Planning

via email (tcrowe@richmond.ca)

P.O. BOX 23750
AIRPORT POSTAL OUTLET
RICHMOND, BC CANADA V78 1Y7
WWW.YVR.CA

TELEPHONE 604.276.6500 FACSIMILE 604.276.6505



Schedule 3 to the Minutes of the Public Hearing meeting Richmond City Council held on Monday, June 15, 2015.

From:

Webgraphics

Sent:

Thursday, 11 June 2015 12:23 AM

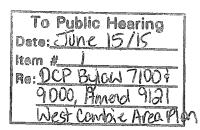
To:

MayorandCouncillors

Send a Submission Online (response #834) Subject:

Categories:

12-8060-20-9121



# Send a Submission Online (response #834)

# **Survey Information**

 Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/11/2015 12:23:46 AM

Alvina Lee

## Survey Response

Your Name

Your Address	202-9299 Tomicki Ave., Richmond
Subject Property Address OR Bylaw Number	Amendment Bylaw 9121, Public Hearing June 15, 2015 - 7 pm
Comments	For attention of Terry Crowe, Planning and Development Division. My name is Alvina Lee and I am submitting comments on the Amendment 9121 re Community Plan Bylaws 7100 and 9000. While I have no objection to the above-stated Amendment, I request that the portion of the subject properties that consists of mature and magnificent trees be retained. Those trees are the home of bird and wildlife habitats giving valuable green space to the local community. The development in the area has brought a large number of residents living in Mayfair, Meridian Gate, Omega, Cambridge Park, Alexander Court, etc. totaling nearly 2,000 residents. While no parks or recreation area have been planned or built, I sincerely hope that the green space of the subject properties will be preserved and the environment of our neighborhood will not be ruined. Thank you for your attention.



Schedule 4 to the Minutes of the Public Hearing meeting Richmond City Council held on Monday, June 15, 2015.

F	rom:	
_		

Webgraphics

Sent:

Monday, 15 June 2015 8:46 AM

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #836)

# To Public Hearing Date: June 15/15 Item #\_\_l Re: DCP BLIANS 7100 \$

# Send a Submission Online (response #836)

# **Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 8:46:40 AM

Your Name	vj sidhu
Your Address	9211 Odlin Rd
Subject Property Address OR Bylaw Number	West Cambie Area Plan June 15 Agenda
Comments	My principle residence at 9211 Odlin Rd. essentially borders the entire eastern boundary of the subject # 2 development block. The City needs to address the negative impacts of development on neighbouring properties. Compression of soils by new building footprints will cause ground water to weep up on my land and flood the property. The introduction of new Dubbert Rd. has made my driveway a four way intersection and it is extremely dangerous to enter or exit. My property is encumbered by the city for community use and with neighbouring development is rendering it unsafe and no longer habitable.

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.

From:

Webgraphics

Sent:

Saturday, 13 June 2015 8:02 PM

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #835)

Categories:

12-8060-20-9121

To Public Hearing
Date: June 15 /15
Item #\_ L
Re: OCP Bylows 71005
9000; Award 9121
West Cambie Arec Plan

# Send a Submission Online (response #835)

# **Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/13/2015 8:02:58 PM

Your Name	Caroline Shi
Your Address	302-9299 Tomicki Ave, Richmond, V6X 0C5
Subject Property Address OR Bylaw Number	Amendment Bylaw9121, Public hearings June 15,2015
Comments	To submit on the Amendment 9121 of Community Plan bulaws 7100 and 9000. I would like and suggust to reserve more greens in this neigbourhood as so many residential buildings have been already built in the area. It will be nice if there are more green spaces, like a park or a recreational centre in the area. thank you

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.

From:

Webgraphics

Sent:

Monday, 15 June 2015 10:30 AM

То:

MayorandCouncillors

Subject:

Send a Submission Online (response #837)

Categories:

12-8060-20-9121

To Public Hearing
Date: <u>June 15/15</u>
Item #
Re: DCP Bylans 7100}
9000, Amend. 9121
West Cambie Area Plan

# Send a Submission Online (response #837)

# **Survey Information**

Site:	City Website		-	
Page Title:	Send a Submission Online			
ÜRL:	http://cms.richmond.ca/Page1	1793.aspx		
Submission Time/Date:	6/15/2015 10:30:07 AM			

Your Name	jess nyman
Your Address	2800 Odlin Rd
Subject Property Address OR Bylaw Number	Garden City Rd Agenda #1
Comments	This area needs road work, sidewalks and traffic calming measures. This block has thousands of people living here, with a large shopping center and connects blocks to the east. There is also a school on in this block and traffic is now moving on half built roads. We need streets and sidewalks build not affordable housing. Thank you Mayor and Councillors, J. Nyman

Webgraphics

From: Sent:

Monday, 15 June 2015 2:15 PM

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #838)

# To Public Hearing Data: June 15,2015 Re: OCPBULAN 7100+900

Schedule 7 to the Minutes of the

Richmond City Council held on

meeting

Public Hearing

Monday, June 15, 2015.

# Send a Submission Online (response #838)

**Survey Information** 

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 2:16:01 PM

Your Name	Greg Megrian
Your Address	4591 Garden City road Richmond B.C.
Subject Property Address OR Bylaw Number	Bylaw 9121
Comments	As a business and property owner located directly across Garden city road from the proposed OCP amendment I have concerns about traffic congestion and access to our property. Fabricana Imports built this location at 4591 Garden city road in 2004 although we have maintained our flagship store in Richmond since 1970. Our rezoning application at the time required us to donate the property and build the Leslie road extension that connects to Garden city road. This was done to comply with the OCP plan requiring secondary road access to the lands directly to the East of Garden city and we were told that the Leslie road extension would be required to link up with Alexandra road with a fully controlled traffic light intersection when future development took place. The Smart centres development has been approved with no such intersection being designed into the plan. With this bylaw amendment the lands in question will soon be developed because of the allowance for residential uses. This along with the Smart centre development will cause considerable

traffic congestion to an already very busy thruway making access to our property extremely limited. We are not opposed to the amendment however we do request that any rezoning application require the upgrading of the intersection at Garden city road and Leslie road to a fully controlled traffic light intersection similar to the intersection at Odlin road and Garden city road. We have waited 11 years for this intersection to be upgraded and will suffer harm to our business if it is not done while traffic demands increase due to this application. Thank you Greg Megrian President of DMH Equities and Fabricana.

Schedule 8 to the Minutes of the Public Hearing meeting Richmond City Council held on Monday, June 15, 2015.

To Public Hearing Date: JUNE 15 2015	
RO: MP BYLAW 9210 4	y So

From:

Webgraphics

Sent:

Thursday, 04 June 2015 12:05

To:

MayorandCouncillors

Subject:

Send a Submission Online (response #833)

# Send a Submission Online (response #833)

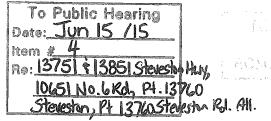
# **Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/4/2015 12:04:41 PM

Your Name	WILLIAM C. EVANS
Your Address	10440 SIDAWAY ROAD, RICHMOND, B.C.
Subject Property Address OR Bylaw Number	RZ 13-630280
Comments	STEVESTON HWY. IS ALREADY CLOGGED WITH TRAFFIC. UNTIL UP-GRADES TO STEVESTON HWY., INCLUDING A NEW OVERPASS OVER HWY 99, ARE COMPLETED, THERE SHOULD BE NO FURTHER DEVELOPMENT AROUND NO. 6 ROAD & STEVESTON HWY.

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.





Memorandum

Planning and Development Division Development Applications

To:

Mayor and Council

Date:

June 11, 2015

From:

Re:

Wayne Craig

File:

RZ 13-630280

Director of Development

Correspondence from Steveston No. 6 LP (Ledcor) - RZ 13-630280

The applicant (Steveston No. 6 LP – Ledcor) has submitted a letter (Attachment 1) co-signed by the developer and Port Metro Vancouver (PMV) representative (Tom Corsie – Vice President, Real Estate) in support of the rezoning application.

Ledcor has further advised City staff that they have had ongoing discussions with PMV staff about their proposed light industrial development and the Port's potential interest in acquiring or leasing portions of or all of the site for Port related uses. Neither Ledcor nor the Port has made any final decisions based on these discussions, as the proposal is subject to the outcome of the rezoning application, although both parties have committed to continue to work together through the redevelopment process to examine market opportunities for trade or Port related industrial users locating on the subject site.

PMV staff have also advised City staff that PMV will not be advising any municipalities if it is bidding, negotiating or offering to purchase real estate.

Please feel free to contact me directly if you have any questions.

Wayne Craig

604-247-4625

Director of Development

WC:ke

pc:

Kevin Eng, Planner 2





Ledcor Properties Inc 1200, 1067 West Cordova Street, Vancouver, British Columbia, Canada V6C 1C7

May 26, 2015

Mr. Kevin Eng Policy Planning City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Dear Mr. Eng:

Re: Update of Ledcor and Port Metro Vancouver discussions regarding Steveston & No. 6

Further to previous correspondence between ourselves and Port Metro Vancouver (PMV) with regards to the proposed re-zoning for our site at Steveston & No. 6, and as requested by members of the City of Richmond Pianning Committee we have had further discussions with PMV in regards to PMV's previous comments and potential interest in our site once it has been rezoned.

PMV is supportive of our proposed rezoning on the basis that it will amend the current Entertainment and Athletics (CEA) use on the site to Light Industrial use, creating approximately 14.4 acres of light industrial land. Also, the proposed rezoning will accommodate the large format trade-related industrial and logistics uses preferred by PMV.

Once the property has been rezoned, we will be in a position to enter the marketplace to attract light industrial parties to the site. We will do this through a competitive structured process using a commercial real estate broker, PMV has expressed interest in participating in this process either as an interested party or by working with us to identify potential port related users.

Yours Truly,

On behalf of Steveston No. 6 LP

Acknowledged by,

Paul Woodward

Senior Vice President, Development and Construction

Ledcor Properties Inc.

1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7

p 604-699-2851

www.ledcor.com

FORWARD, TOGETHER.

Tom Corsie

Vice President, Real Estate

Port Metro Vancouver

100 The Pointe, 999 Canada Place

Vancouver BC V6C 3T4

#### CityClerk

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.

Oity Oldin

DARSHAN RANGI [darsh@shaw.ca]

From: Sent: To:

June 15, 2015 13:38 CityClerk

Subject:

Fwd: Rz 13 - 630280

Categories:

12-8060-20-9210 / 9211

To Pyblic Hearing
Date: June 15, 2015
Item # 4
Re: OCP Bylow 9000, Amerol
9210 & Zonios, Bylow 8500,
Amerol 9211

David Weber
Director, City Clerk's Office
City of Richmond

Subject: RZ 13-630280, 13751 and 13851 Steveston Highway, 10651 No. 6 Road

Dear Sir,

I am the owner of a property located at 310-14200 Riverport Way. I have nothing against development in the area but no development should proceed until the developer or the City of Richmond builds the infrastructure to address the heavy traffic problem in the area.

In order to resolve the issue, the City should pave 2 lanes going in each direction on Steveston Highway from No. 6 Road to Highway 99. Most of the time it takes me 30 minutes to reach Ironwood Plaza from No. 6 Road. The road bottlenecks east of Sidaway on Steveston Highway. Sometimes in order to get on to Highway 99 I have to travel north on No. 6 Road then west on Westminster Highway and backtrack going south on Highway 99. Moreover, when I am travelling to Ironwood Plaza I have to travel north on No. 6 Road then west on Blundell until I reach No. 4 Road (as No. 5 Road is also heavily congested) then I backtrack to Steveston Highway.

The City needs to be aware of the traffic problem in the area resulting from the Riverport Sports and Entertainment Complex, multiple apartment buildings, and heavy commercial traffic (mainly trucks) going to Triangle Road. I have spoken with many residents in the area and they are fed up with the heavy traffic in the area.

I sincerely hope the Mayor, councilors, and staff will consider a remedy for the traffic issue before approving any further development in the area.

Thank you.

Regards,

Darshan Rangi Cell: 778-838-7900



# DARSHAN S. RANGI

REAL ESTATE CONSULTANT (SINCE 1978)

To Public Hearing
Date: June 15, 2015
Item # 4
Re: OCP BURGH 9000
Amenal 9210 to 2011 19
BURGH 8500, Amena 921

Cell: (778) 838-7900 Fax: (604) 278-7556 E-mail: darsh@shaw.ca

To: Suredon, city election office

Company: City of Richworld

Fax Number: 604-278-5139

Phone Number: <u>604 - 276 - 4607</u>

Date: JUNE 15, 2015

RE:

RZ 13-630280

Notes/Comments: Dear Mit- Weber, I emailed the attached
letter earlier but have not received confirmation yet.
I just went to woke sure it's presented to the Public
Hearing to-night. I will try my kent to attend the
weethirf. Thous.

The following Message is legally privileged information for the attention of the individual or entity to which it is addressed. Any disclosure, distribution, or reproduction is strictly prohibited under applicable law. If this transmission has been received in error, please notify us immediately and destroy the original transmission.

June 15, 2015

David Weber
Director, City Clerk's Office
City of Richmond

#### Subject: RZ 13-630280, 13751 and 13851 Steveston Highway, 10651 No. 6 Road

Dear Sir,

I am the owner of a property located at 310-14200 Riverport Way. I have nothing against development in the area but no development should proceed until the developer or the City of Richmond builds the infrastructure to address the heavy traffic problem in the area.

In order to resolve the issue, the City should pave 2 lanes going in each direction on Steveston Highway from No. 6 Road to Highway 99. Most of the time it takes me 30 minutes to reach Ironwood Plaza from No. 6 Road. The road bottlenecks east of Sidaway on Steveston Highway. Sometimes in order to get on to Highway 99 I have to travel north on No. 6 Road then west on Westminster Highway and backtrack going south on Highway 99. Moreover, when I am travelling to Ironwood Plaza I have to travel north on No. 6 Road then west on Blundell until I reach No. 4 Road (as No. 5 Road is also heavily congested) then I backtrack to Steveston Highway.

The City needs to be aware of the traffic problem in the area resulting from the Riverport Sports and Entertainment Complex, multiple apartment buildings, and heavy commercial traffic (mainly trucks) going to Triangle Road. I have spoken with many residents in the area and they are fed up with the heavy traffic in the area.

I sincerely hope the Mayor, councilors, and staff will consider a remedy for the traffic issue before approving any further development in the area.

Thank you.

Regards,

Cell: 778-838-7900

JUN 15 2015

CLERK'S OF THE

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.

From: Sent:

"Gabrielle A. Grün" [grun@cs.sfu.ca] Monday, 15 June 2015 6:31 PM Weber, David: MayorandCouncillors

To: Subject:

with mailing addressFwd: Rezoning application (Northwest corner - Steveston Highway and

No. 6 Road)

Importance:

High

To Public Hearing
Date: June 15 / 15
Item # 4
Re: 13751 5 13851 Stubby Hay
10651 No.6 Rd Pt

----- Forwarded Message -----

Subject: Rezoning application (Northwest corner - Steveston Highway and No. 6 Road)

Date:Mon, 15 Jun 2015 17:58:59 -0700 From:Gabrielle A. Grün ≤grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

To:DWeber@richmond.ca, mayorandcouncillors@richmond.ca

Dar Mayor, Councilors and Members of the Public,

Regarding the issue of traffic, development should act as an impetus and an initiative nurturer to spurn on road and highway improvements. Traffic conqestion should not deter development. The City seems to hold. this underlying principle. Yet, on the other hand, it has not prioritized road improvements or incentivise the funding (secured from multiple sources including the Province) of road and highway enhancements such as an expanded Steveston Highway Overpass and an overhaul of the Steveston Highway Interchange along with development approval. Residential, commercial and retail space has proliferated and burgeoned along the Steveston Highway corridor, both on the sides that are east and west of Highway 99, from the opening of the Ironwood Plaza in 1998, the construction of the theaters, the building of Coppersmith Plaza in 2000, the addition of the GM dealership, the bringing on the market of Waterstone Pier, the redevelopment of Fantasy Gardens etc. while, at the same time, the corresponding I, [improvements to the road network pale in comparison. Although the impact of any one project taken alone may not be large, the net effect on traffic flow of all the developments carried out over the past 20 years or so should be brought to bare. In the quest to achieve a crock delivery of the necessary road improvements, the cu5rent developer, Ledcor, should not be overburdened.

with respect to the traffic on No. 6 Road, there appears to be a greater volume of truck transport

(and even commuter through traffic) than in the early 2000s. No substantive  $% \left( 1\right) =\left( 1\right) +\left( 1\right)$ 

on the matter, and none is expected.

Thanks for your consideration,

Your sincerely,

Gabrielle A. Grün
M.Sc.
10551 No. 6 Road
Richmond

#### MayorandCouncillors

From:

"Gabrielle A. Grün" [grun@cs.sfu.ca] Monday, 15 June 2015 6:07 PM

Sent:

MayorandCouncillors; Weber, David

To: Subject:

Fwd: Fwd: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road

Gabrielle A. Grün

M.Sc.

10551 No. 6 Road

Richmond

To Public Hearing
Date: June 15/15
Item # 4
Re: 1375(\$1365) Stewards.
1065(No.16 Rd.
04. 13760 Steward.

----- Forwarded Message ------

Subject: Fwd: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road

Date:Fri, 22 May 2015 20:30:17 -0700 From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

**To:**Eng, Kevin <a href="mailto:KEng@richmond.ca">KEng@richmond.ca</a>, Lin, Fred <a href="mailto:FLin@richmond.ca">FLin@richmond.ca</a>, Discusso, Susan <a href="mailto:SDiscusso@richmond.ca">SDiscusso@richmond.ca</a>, LBie@richmond.ca

P.S. Please excuse two errors: "Lloyd Be" should be "Lloyd Bie" and "2000" should be "2991".

----- Forwarded Message ------

Subject: the ditch on the west side of No. 6 Road from Steveston Highway to Triangle Road

Date:Fri, 22 May 2015 16:50:21 -0700 From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

**To:**Eng, Kevin <a href="mailto:KEng@richmond.ca">KEng@richmond.ca</a>, Lin, Fred <a href="mailto:FLin@richmond.ca">FLin@richmond.ca</a>, <a href="mailto:lbe@richmond.ca">lbe@richmond.ca</a>, <a href="mailto:Discusso@richmond.ca">Discusso@richmond.ca</a>)</a>

Hi Kevin,

Many thanks for the information which you provided. However, certain aspects of the situation are still obscure and nebulous.

First of all, your email does not state that the ditch along the West side of No. 6 Road between Steveston Highway and Triangle Road cannot be filled in or covered, in other words, covered in any way. The east side of the ditch beside the same stretch of road was in\_filled in 2000. The City of Richmond adopted the Riparian Management Area (RMA) strategy on March 27, 2006, and the Province enacted the Riparian Area Regulation in (RAR)April 2006.

The RAR and the City's approach to it seem to be somewhat open to interpretation. After the policies surrounding the RMAs were already in effect, Mr. Syed Shah, a City Staff member at the

time, wrote in an email dated April 10, 2008. That it was thought that the in-filling of the referenced portion of the ditch would occur with the development of the Steveston Highway/ No. 6 Road site (the northwest corner) as envisioned by the development application put forward to the City in December 2007. It appears that the RMA designation did not exclude the possibility of filling in the ditch. Moreover, communications with Mr. Fred Lin in the second half of 2012 reveal that works which included road improvements as well as a boulevard walkway and which did not bar a ditch closure on this section of road were part of the Long Term Capital Plan. Only in late 2014, vis a vis the current rezoning application, did Mr. Lin refer to the portion of ditch as a riparian zone. When he wrote that he shared my suggested solution with other City staff, he did not say that it contravened or violated the RAR.

Additionally, it appears as though the environmental consultant retained by the developer is am independent party who has (or had) an advisory role, and was positioned to male recommendations, but not to decide whether an action may be taken or not. Furthermore, in a reply to my inquiry about ditch closure, Mr.Lloyd Be suggest in 2010 remarked that I could find a professional engineer, and pay for the closure of the ditch fronting my property (which is adjacent to the present development site and along the fore-mentioned stretch of road). If the RAR prohibits ditch closures, Mr. Be as a City staff member would not have made that "recommendation" (personally, I found out about the RMA around 2010).

Secondly, the whole scenario should be weighed. "Riparian" means associated or located on the banks of a river. As it is understood, the ditch is a largely stagnant, shallow body of water with a release overflow drainage "valve" through pumping (from its terminus) to the Fraser River when a threshold level is reached i.e. the unidirectional flow only happens in substantial rainfall events or n flood prevention. The RMA on the West side of No. 6 Road is 1.5 m wide, and the RMA on the East side is 5 m. it would seem that the ditch water is not tested or analyzed for fecal chloroform and other contaminants from septic fields that are not functioning adequately, soil runoff laced with fertilizer, fungicide etc.

en for lawns and gardens and "dumping". "nutrient-rich" water can lead to algae bloom. The presence of these elements in the water potentially affect wildlife.

Reviewing the current state of the ditch on the west side of No. 6 Road from Steveston Highway north to Blundell Road (in actually, Triangle Road only interacts the with the east side of No. 6 Road) reveals a patchwork of fill-ins, "extended platforms", bridges, overgrowth of foliage and open space. It is gathered that the portion of the ditch along the development site has not been dredged or cleaned in years, and shrubs, bushes, as well as small tress have naturally sprung up there for 5-6 years now (it is taken that the vegetation will be removed in conjunction with the rezoning/redevelopment of those lands. The ditch fronting 10271 No. 6 Road, some 5 properties away from the development site is completely closed. In addition, there is a long perpendicular trench (around there Williams Road would be if it were not discontinuous)at what looks like the northern flank of 10011 No. 6 Road. Just north of there, the ditch in front of two adjacent properties (9811 No. 6 Road and 9771 No. 6 Road?)is closed as well. Another example of ditch covering seemingly in the form of am extended platform abuts 9371 No. 6 Road. The southwest corner of the Blundell Road and No. 6 Road was filled in shortly after the tragic motor vehicle accident involving Jennifer Martinez in late 2005 (it is detailed in the Richmond Review news story attached below).

Finally, all possible approaches and means to achieve a ditch closure or at least a covering should be undertaken for safety and health reasons. The sad event mentioned above highlights the danger of ditches, especially in winter driving conditions and concerning vehicles having a wide turning radius. The ditch of road in question is rife with and characterized by commercial traffic with many dump trucks and other transport vehicles along with commuter traffic. The apparent risks were

punctuated clearly by the sight of a police cruiser and another car stopped on the side of this portion of road during one of a series of power outages resulting from the series of wind storms which took place at the end of 2006/early 2007.

As well, the ditch (and trenches) are ideal breeding ground for mosquitoes. An "uncountable" swarm of them appear in cloud formations in the vicinity of the ditch. It is believed that the mosquitoes hatched slightly earlier this year due to the warm weather. They limit the normal enjoyment of the land. As climate change takes hold, power outages and insect-bourne diseases may be growing problems.

Many thanks for your consideration. Take care.

Gabrielle On 4/22/2015 10:52 AM, Eng, Kevin wrote:

Hi Gabrielle,

My comments are in relation to the rezoning application at the corner of Steveston Highway and No. 6 Road and specifically, what is proposed for the existing watercourse that runs along No. 6 Road.

- The No. 6 Road frontage along the site being redeveloped has a Riparian Management Area designation, which is a Provincial designation intended to protect existing open watercourses as habitat for aquatic life.
- Through the proposed rezoning, an environmental consultant was engaged by the developer to propose modifications to the existing watercourse to address a new access, "day-lighting" and general planting enhancement along the watercourse.
- All works to modify, enhance and retain the existing watercourse along the development site's No. 6 Road frontage will be undertaken through works related to the rezoning and redevelopment of the site.

Regards,
Kevin Eng
Policy Planning
City of Richmond
Ph: 604-247-4626
keng@richmond.ca

**From:** "Gabrielle A. Grün" [mailto:grun@cs.sfu.ca]

**Sent:** Tuesday, 21 April 2015 22:36

**To:** Discusso, Susan **Cc:** Eng, Kevin

**Subject:** Re: LASP inquiry

Hi Saran.

Many thanks for your reply. What precisely is meant by "it was determined that a ditch infill was not supported on No 6 Road."? What is the rationale and the reasoning behind this? Please note that my inquiry not only covers ditch closures (infill), but ditch covers and extended bridges as well. Thanks, and have a good day

P.S. Kevin can answer the questions too, as a copy is sent to him.

Gabrielle

On 4/21/2015 11:15 AM, Discusso, Susan wrote:

Hello Gabrielle.

No, a ditch infill is not supported at this location either through a LASP or through the Watercourse Crossing infill procedure (Bylaw 8441). The adjacent property to the south of yours has put in a re-development application and during the rezoning reviews it was determined that a ditch infill was not supported on No 6 Road.

I had spoken to Kevin Eng regarding your previous email enquiry to Eric Sparolin on Feb 20, 2015 and Kevin informed me that he has been in communications with you and has provided you with all the information regarding this proposed re-development.

Regards, Susan

#### Susan Discusso CTech

City of Richmond ~ Engineering Planning

Phone: 604-276-4149 Fax: 604-276-4197 sdiscusso@richmond.ca

From: "Gabrielle A. Grün" [mailto:grun@cs.sfu.ca]

**Sent:** April-19-15 10:30 PM

**To:** Discusso, Susan **Subject:** LAS[ inquiry

Hi Susan,

How are you? Are 10441 No. 6 Toad and its neighboring properties eligible for a bitch covering or closure under the LAPS? Many thanks. Have a good day.

Gabrielle

·

S Dec 08 2005

Tragic crash claims beloved preschool teacher Jennifer Menendez, 26, died after her car flipped into a waterfilled ditch

By Martin van den Hemel Staff Reporter

She had a smile that would light up a room, and was nicknamed the "Nurturer" by her colleagues at Paddington Station Preschool where her students are still trying to understand last week's tragic crash that claimed her life.

Jennifer Menendez, 26, died Friday morning when her Mazda slid off the road and into a water-filled ditch on No. 6 Road, just north of Blundell. She was on her way to work from her home in North Delta, where she's resided for the past year after living in Richmond most of her life and graduating from Hugh McRoberts Secondary's French immersion program.

"She always had a child straddled on her hip," said Adena Ovens, who for the last few years worked alongside **Menendez** at Paddington Station. "She's going to be missed dearly by all of us."

Menendez worked at the preschool for more than five years and was devoted to children and children's issues, and among other things was a Girl Guides leader in Richmond.

Children loved spending time with her, and on occasion she would involve them in cooking, Ovens said.

And Menendez always had a smile on her face, she said.

Ovens knew something was amiss when **Menendez** didn't show up for work Friday morning.

"We just kept going to the window and watching for her," Ovens said. Then came the call from police with the tragic news, which sent her bursting into tears.

"We're still waiting for her to come in."

As devastating as the news was, trying to help the three- to five-year-olds understand the concept of death was also difficult.

Some were simply too young to understand, but others expressed that they missed **Menendez**.

"We all loved her."

According to police, around 8 a.m., **Menendez** was alone in her car and heading south at the 7000 block of No. 6 Road, where the road bends suddenly.

That's when she apparently lost control of her car and it flipped and wound up in the water-filled ditch on the east side of the road. She was pronounced dead at the scene.

Richmond RCMP Cpl. Dave Williams, a collision reconstructionist, said a passerby noticed tire tracks heading off into the ditch and called the police. Colin Thate, **Menendez**'s brother-in-law, said **Menendez** was quite familiar with the route she took to work.

"It's our understanding there was black ice on the road and she didn't stand a chance."

Although he doesn't blame anyone for the accident, Thate hopes the City of Richmond will consider installing a railing near the bend in the road to prevent another car from plunging into the water.

This isn't the first fatal accident along the same stretch of No. 6 Road. In 1998, one man died in a stolen car that was trying to evade police by driving without its headlights on.

There have been other crashes in the vicinity, including one accident in 2000 where Good Samaritans rescued a woman trapped inside her submerged vehicle.

Menendez is survived by her parents and two sisters, Denise and Lisa. A memorial service is scheduled for Sunday, Dec. 11 at 1 p.m. at the Richmond Funeral Home on Cambie Road, near Garden City, in Richmond. In lieu of flowers, Menendez's family has requested that donations be made to the Jeremy Memorial Foundation, a cause that was near and dear to Menendez's heart. Jeremy was Menendez's nephew and his foundation supports battered women and victims of violence.

A scholarship fund is also being established in Menendez's memory.

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#### For Metro Vancouver meetings on Friday, May 15, 2015

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg Valou, 604-451-6016, <a href="Greq.Valou@metrovancouver.org">Greq.Valou@metrovancouver.org</a> or Jean Kavanagh, 604-451-6697, <a href="Jean.Kavanagh@metrovancouver.org">Jean.Kavanagh@metrovancouver.org</a>.

#### **Greater Vancouver Regional District**

#### **Draft Audited 2014 Financial Statements**

APPROVED & RECEIVED

Legislation requires that annual Audited Financial Statements be prepared for the Greater Vancouver Regional District and the Metro Vancouver Housing Corporation and be presented at a public meeting of the Board of Directors.

The Board approved the Audited 2014 Consolidated Financial Statements for the Greater Vancouver Regional District, and received for information the Metro Vancouver Housing Corporation Audited 2014 Financial Statements.

#### 2014 Financial Results Year-End

**RECEIVED** 

The Board received for information an update on financial performance year ending December 31, 2014. Overall, the 2014 financial results for the Metro Vancouver entities and functions were favourable to budget with a surplus of \$30.9 million.

#### An Interim Sulphur Dioxide Objective for Metro Vancouver - Additional Analyses

**APPROVED** 

Metro Vancouver's current sulphur dioxide ( $SO_2$ ) objectives are based on outdated health science from the 1970s and may not adequately protect public health or the environment. Metro Vancouver staff have consulted with key stakeholders on an interim one-hour  $SO_2$  objective of 75 ppb. There was significant support for the proposed interim objective with the understanding that Metro Vancouver will revisit its objectives after the Canadian Council of Ministers of the Environment adopts a new  $SO_2$  objective in 2020.

### Multi-Unit Residential Building Energy and Greenhouse-Gas-Reduction Research Grant Request

**APPROVED** 

Multi-unit residential buildings are a growing segment of Metro Vancouver's building stock, and currently account for about two thirds of the total BC Hydro residential customers in our region.



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Compared to single-family detached houses, their energy utilization and greenhouse gas emissions are excessive and growing.

The Board authorized a contribution from the Air Quality Reserve, in the amount of \$50,000, to support research managed by BC Hydro Power Smart aimed at improving knowledge about technologies and building retrofitting practices that have the potential to reduce energy consumption in, and greenhouse gas emissions from, existing multi-unit residential buildings across Metro Vancouver.

#### Amended GVRD Sustainability Innovation Fund Policy

**APPROVED** 

The GVRD Sustainability Innovation Fund Policy as adopted by the Board on October 24, 2014 guides the use and management of this Fund. Minor amendments to the Policy are required to reflect the role of the Climate Action Committee in implementing the Policy as well as in the review of proposals and providing the Board with recommendations on the use of the Fund. In addition, the Policy must be amended to reflect the actual as opposed to projected Fund balance.

The Board approved the amended text to the GVRD Sustainability Innovation Fund as described in the report.

#### 2015 Caring for the Air Report

RECEIVED

Caring for the Air is an annual, plain-language report that provides information about key air quality and climate change initiatives.

The Board received the report for information.

#### Consideration of the City of Port Moody's Regional Context Statement

**APPROVED** 

Port Moody and Metro Vancouver staff have worked closely together to develop a Regional Context Statement that responds to the goals, strategies and actions of our regional growth strategy, Metro Vancouver 2040: Shaping Our Future, while meeting the needs and aspirations of the municipality.

The City of Port Moody has provided a Regional Context Statement that is generally consistent with Metro 2040. The Board accepted the City of Port Moody's Regional Context Statement as submitted to Metro Vancouver on March 30, 2015.

### The Metro Vancouver Housing and Transportation Cost Burden Study: A New Way of Looking at Affordability

RECEIVED

The Metro Vancouver Housing and Transportation Cost Burden study presents a new way of looking at housing affordability in the region. The study highlights the connection among housing affordability,



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transportation, and the regional economy, and investigates the combined housing and transportation cost burden for working households.

The Board received the report for information and will forward it to:

- Federal Minister Responsible for CMHC, Federal Minister of Transport, Federal Minister of State for Western Economic Diversification.
- Provincial Minister Responsible for Housing, Provincial Minister of Transportation and Infrastructure, Provincial Ministers of Jobs, Tourism and Skills Training.
- Mayors' Council on Regional Transportation, TransLink, local government authorities in the region.
- BC Non-Profit Housing Association and the Better Transit and Transportation Coalition.

#### Metro Facts in Focus Policy Backgrounder: Short Sea Shipping in Metro Vancouver

**RECEIVED** 

Metro Vancouver is exploring short sea shipping from the perspective of goods movements related to truck traffic and air quality impacts as well as to industrial land supply and demand impacts in the region.

The Board received the report for information.

#### **Farm Property Tax Investigation**

**APPROVED** 

The Farm Property Tax Investigation report presents an analysis of seven farm policy tax options that could help increase actively farmed land or reduce non-farm uses of the Agricultural Land Reserve. KM Consulting, hired by Metro Vancouver, recommended that three of the farm tax policy options receive further consideration from local governments: taxes collected for other agencies, how land in the ALR is valued, and consistent assessment of farm buildings. Further work on farm classification thresholds was also proposed by municipal planning staff. Other feedback received to date supports the three options proposed by the consultant, but caution was raised about potential implications to the assessment administration and response from landowners.

The Board endorsed the advancement of the Farm Property Tax Investigation.

#### Solutions to Illegal Fill on Agricultural Land

**APPROVED** 

In Metro Vancouver there is an increasing demand for disposal sites for soil excavated from construction sites, commonly referred to as 'fill'. Illegal fill disposal occurs on farmland because there is a lucrative financial benefit for haulers to dispose of, and landowners to accept, the fill.



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The investigation conducted by staff revealed that six municipalities with 95% of the agricultural land in the region are challenged to stop fill from being illegally placed on farmland despite stringent bylaw requirements and expanded enforcement activities.

Metro Vancouver staff recommended that a two-year trial project be initiated to develop a web-based permit registry and tracking system for specified construction projects excavating soil as part of their permitting process. The details regarding the types of permits to monitor and information requirements would be determined by a steering group comprised of staff with a range of expertise and from various jurisdictions.

The Board endorsed the recommended regional approach to initiate a pilot project to address illegal fill.

### Assessment of Impacts of Trans Mountain Expansion Project and Metro Vancouver's Submission of Written Evidence to the National Energy Board

APPROVED

Kinder Morgan Canada, through Trans Mountain Pipeline L.P., has applied to the National Energy Board (NEB) to expand its Trans Mountain pipeline that runs from Northern Alberta to the Lower Mainland in British Columbia.

Metro Vancouver, along with 14 member local governments, is participating as an intervenor in the NEB review process.

#### The Board:

- a) Expressed its opposition to the proposed Trans Mountain Expansion Project.
- b) Directed staff to submit written evidence to the National Energy Board that supports the GVRD Board's position, including the potential impacts on Metro Vancouver assets, infrastructure, and environment, and the inadequacy of the assessment of potential impacts put forward by the proponent in several key areas.
- c) Directed staff to include in its submission the commitments, assurances, compensation, monitoring, and other conditions that are necessary to mitigate the impacts of the Trans Mountain Expansion Project on Metro Vancouver assets, infrastructure, and environment, in the event that the Project is approved by the National Energy Board

Status of Reserves APPROVED

The applications of reserves presented in the report are consistent with legislated requirements and Board policy on the use of reserves and provide the funding necessary to complete operating priorities currently in progress as well as reduce future debt requirements.

The Board approved the application of reserves as set out in Schedules 1, 2 and 3 of the report.



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#### Capital Projects Protocol - Policy Update

**APPROVED** 

In response to long-standing issues that existed between the Regional District and its member municipalities regarding both the process and the fees paid to municipalities with respect to building permits, development permits, development cost charges, and other miscellaneous fees, on January 25, 2002 the GVRD Board approved the Protocol for Greater Vancouver Regional District Capital Projects.

While the Protocol has helped to clarify the process by which Metro Vancouver undertakes capital works within its member municipalities, over time it appears that the Protocol has been applied inconsistently to capital projects.

The Board referred the Protocol for Greater Vancouver Regional District Capital Projects to Metro Vancouver staff and to RAAC to consider and report back on the issues raised.

### **Coquitlam Search and Rescue Society Mobile Command Centre Replacement Project – Funding Request**

**APPROVED** 

Coquitlam Search and Rescue provides search and rescue services to the Metro Vancouver municipalities of Coquitlam, Port Coquitlam, Port Moody, Anmore, Belcarra, Burnaby, and New Westminster, and their area of responsibility includes in excess of half of Metro Vancouver's Electoral Area A.

The Board approved a capital grant of \$5,000 to the Coquitlam Search and Rescue Society to assist with the acquisition of a new Mobile Command Centre.

#### **Canada Transportation Act Review and Port Governance**

**APPROVED** 

The Board ratified the Metro Vancouver submission to the Chair of the Canada Transportation Act Review Panel to reiterate Metro Vancouver's long-standing objections concerning the inadequate number of local government representatives on the Port Metro Vancouver Board, and the rule that prohibits the appointment of local elected officials as local representatives.

#### GVRD Nominee to the 2015 - 2016 E-Comm Board of Directors

**APPROVED** 

The Board designated Vice-Chair, Director Raymond Louie as the Metro Vancouver nominee to the E-Comm Board of Directors for the 2015-2016 term.



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### Preservation of Burrard Thermal as a Standby/Emergency Power Generation Source

APPROVED

The Board will write a letter to the Province of BC and to BC Hydro requesting that the decision to close the BC Hydro Burrard Thermal Plant be reconsidered, and that it be maintained as a backup/emergency power generation source for Metro Vancouver, with the end goal that this facility be powered by a renewable energy source.

#### 2014 Schedules of Financial Information

**APPROVED** 

The Board approved the 2014 Schedules of Financial Information for Remuneration and Expenses, and for Payments to Suppliers for Goods and Services.

#### **Delegation Executive Summaries Presented at Committee April 2015**

**RECEIEVED** 

The Board received Executive Summaries of the following delegations

Intergovernment and Finance Committee:

David Black, President, Canadian Office and Professional Employees Union, Local 378.

#### Mayors' Committee

- David Beattie and Allan Hunt, New Way Community Society.
- Peter Watson, Chair and CEO of the National Energy Board (NEB) and Roger Girouard, Assistant Commissioner of the Canada Coast Guard (CCG), Western Region.

#### **Greater Vancouver Water District**

#### **Draft Audited 2014 Financial Statements**

**APPROVED** 

The Board approved the Audited 2014 Financial Statements for the Greater Vancouver Water District.

#### Amended Water Sustainability Innovation Fund Policy

APPROVED

The Water Sustainability Innovation Fund Policy as adopted by the Board on June 27, 2014 guides the use and management of this Fund. Minor amendments to the Policy are required to reflect the role of the Climate Action Committee in implementing the Policy as well as in the review of proposals and providing the Board with recommendations on the use of the Fund. In addition, the Policy must be amended to reflect the actual as opposed to projected Fund balance.



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The Board approved the amended text to the Water Sustainability Innovation Fund as described in the report.

Status of Reserves APPROVED

The Board approved the application of reserves as set out in Schedules 1, 2 and 3 of the report.

### Water Supply Forecast and Water Consumption/Conservation Update for Summer 2015

**RECEIVED** 

Due to municipal and Metro Vancouver water conservation actions, per-capita water use in the region has been declining. The Board revised the Water Shortage Response Plan in 2011 to spread lawn sprinkling over seven days of the week, and to restrict the times permitted for lawn sprinkling to morning hours only. These changes to the lawn sprinkling regulations are reducing peak demands on the GVWD and municipal water systems. Metro Vancouver staff are working with municipal staff to implement a water conservation campaign in support of the June 1 initiation of the summer lawn sprinkling regulations.

Although the existing snow pack levels are well below average, it is expected that Metro Vancouver will be able to ensure adequate water supply for the 2015 summer season. In the event of an extreme drought or unusually high demand for water, Metro Vancouver has the ability to implement additional demand management measures, if necessary.

The Board received the report for information.

#### Seymour River Rockslide - Status Update

**RECEIVED** 

The Seymour River rockslide was a natural event with potentially significant consequences. Steps have been taken to manage the most-critical issues associated with the river, and with public safety. Over the coming months, Metro Vancouver staff will work on managing the longer-term issues in close consultation with the District of North Vancouver and other affected agencies

The Board received the report for information.



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#### **Greater Vancouver Sewage and Drainage District**

### Status of Sewerage and Drainage District (Solid Waste) Capital Expenditures to December 31, 2014

**RECEIVED** 

The capital expenditure reporting process approved by the Board provides for interim reports to Committees in June/July and October, and a final year-end report to the Board in April of each year.

The Board received the report for information.

#### Metro Vancouver Love Food - Hate Waste Campaign Update

RECEIVED

On May 7, 2014, Metro Vancouver launched Love Food Hate Waste, a three-year campaign to reduce avoidable food waste at home.

Food that was purchased but never eaten is considered avoidable waste. More than half of all food waste in Metro Vancouver is avoidable.

Metro Vancouver's Love Food Hate Waste campaign is modelled on WRAP United Kingdom's successful initiative of the same name. Since its launch in 2007, avoidable household food waste was cut by 21 per cent over five years.

The Board received the report for information.

#### Metro Vancouver Multi-Family Recycling Toolkit Update

APPROVED

Metro Vancouver has developed the Multi-Family Recycling Toolkit, an online tool to help owners, stratas, managers, and residents improve recycling in their multi-family buildings.

Apartments, condos and townhomes typically have low recycling rates. In 2013, the regional multifamily recycling rate was only 28%, compared to 60% for single-family dwellings.

"Recycling systems vary between municipalities and individual buildings, so there's no one-size-fits-all solution," said Malcolm Brodie, Chair of Metro Vancouver's Zero Waste Committee. "This new Toolkit points people to the tailored resources, signage, and best practices for their particular situation."

That the GVS&DD Board forward the report dated April 8, 2015, titled 'Metro Vancouver Multi-Family Recycling Toolkit Update' to Member Municipalities and other stakeholders for their information and engagement.



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#### **Draft Audited 2014 Financial Statements**

**APPROVED** 

The Board approved the Audited 2014 Financial Statements for the Greater Vancouver Sewerage and Drainage District

#### **Amended Liquid Waste Sustainability Innovation Fund Policy**

**APPROVED** 

The Liquid Waste Sustainability Innovation Fund Policy as adopted by the Board on June 27, 2014 guides the use and management of this Fund. Minor amendments to the Policy are required to reflect the role of the Climate Action Committee in implementing the Policy as well as in the review of proposals and providing the Board with recommendations on the use of the Fund. In addition, the Policy must be amended to reflect the actual as opposed to projected Fund balance.

The Board approved the amended text to the Liquid Waste Sustainability Innovation Fund as described in the report.

Status of Reserves APPROVED

The Board approved the application of reserves as set out in Schedules 1, 2 and 3 of the report.

#### **GVS&DD DCC Amending Bylaw 286 Resolution**

**APPROVED** 

Amending Bylaw 286 was intended to bring the GVS&DD DCC Bylaw into line with municipal DCC bylaws and to ensure that all new development in the region contributes to the cost of GVS&DD's growth-related infrastructure.

#### The Board:

- Deemed that the effective date of GVS&DD Development Cost Charge Amending Bylaw No. 286, 2014 is October 1, 2015; and
- b) Directed staff to prepare a new amending bylaw to amend GVS&DD Development Cost Charge Bylaw No. 254, 2010 to clarify that the Bylaw does not apply to secondary suites.

### Lions Gate Secondary Wastewater Treatment Plant Project – PPP Canada Funding Application

**APPROVED** 

Since the New Building Canada Fund was announced in March 2014, staff have spent significant efforts working with the provincial and federal governments to secure grant funding for the new Lions Gate Secondary Wastewater Treatment Plant.



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#### The Board:

- Directed staff to apply to the PPP Canada program during the next intake for funding of the Lions Gate Secondary Wastewater Treatment Plant, based on a Design-Build-Finance model, with a request for an expeditious project review based on the Lions Gate Secondary Wastewater Treatment Plant Business Case, February 6, 2015.
- Requested the BC Minister of Transportation and Infrastructure to confirm whether the Lions Gate Secondary Wastewater Treatment Plant project will receive provincial priority status under the Building Canada Plan - Provincial Territorial Infrastructure Component, and if so, the level of funding the Province will commit to the project.

#### 2015 Liquid Waste Public Outreach Program Update

**RECEIVED** 

A public outreach program is planned for 2015 to reduce the disposal of grease and non-woven fabrics (disposable wipes) into sanitary sewers.

These materials significantly impact both Metro Vancouver and municipal infrastructure, causing damage to equipment, blocked sewers, and potential sewage spills into the environment.

Use of traditional mass marketing techniques have generally been unsuccessful in responding to these issues. Instead, Metro Vancouver staff will use a community-based social marketing approach designed to effect behaviour change. This approach will be tested in pilot projects in 2015, with a view to develop a regional approach in 2016. In addition, efforts will be taken to engage in national initiatives such as the development of ISO standards for specification for flushable products, and to promote a unified approach to this national problem.

The Board received for information the report.

### Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 290, 2015

**APPROVED** 

The 2014 budget contemplated the transfer of Development Cost Charge revenues collected to meet actual debt charge funding requirements related to the Liquid Waste growth capital program.

The Board passed a bylaw to complete that process



#### **Memorandum**

Councillors' Office

June 18, 2015

To: David Weber Date:

Director, City Clerk's Office

From: Councillor Linda McPhail File: 12-8060-20-009249

Re: Building Massing and Accessory Structures in Single-Family Developments –

Deletion of Item from the Council Agenda and Referral of Bylaws Back to Staff

Regarding the proposed zoning bylaw amendments in relation to Building Massing and Accessory Structures in Single-Family Developments (Council Agenda – Monday, June 22, 2015), please be advised that I intend to introduce a motion at the June 22<sup>nd</sup> Council meeting to delete this item from the agenda and to refer the matter back to staff for further consultations, and further, that the bylaws be brought back to Council by the end of July in order to have them considered at the Tuesday, September 8<sup>th</sup> Public Hearing.

Please make the appropriate arrangements to note this on the Council agenda for Monday's meeting.

Thanks.

Councillor Linda McPhail







#### **Community Safety Committee**

Date:

Tuesday, June 9, 2015

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Bill McNulty, Chair

Councillor Derek Dang Councillor Ken Johnston Councillor Alexa Loo

Mayor Malcolm Brodie (entered at 4:02 p.m.)

Absent:

Councillor Linda McPhail

Also Present:

Councillor Chak Au

Call to Order:

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

#### **AGENDA ADDITION**

It was moved and seconded

That E-Comm Update be added to the agenda as Item No. 5A.

**CARRIED** 

#### MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held

on Tuesday, May 12, 2015, be adopted as circulated.

**CARRIED** 

#### **NEXT COMMITTEE MEETING DATE**

Tuesday, July 14, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

#### LAW AND COMMUNITY SAFETY DIVISION

#### 1. RCMP'S MONTHLY REPORT - APRIL 2015 ACTIVITIES

(File Ref. No. 09-5000-01) (REDMS No. 4571109)

Superintendent Renny Nesset, Officer in Charge (OIC), Richmond RCMP, commented that it is anticipated that Auxiliary Constable volunteer hours will rise during the summer months as a result of Ottawa's relaxation on the restrictions placed on the use and deployment of these positions. He further commented that the Richmond RCMP now has the ability to perform threat assessments to determine the level of safety and/or risk to Auxiliary Constables prior to their deployment. Additionally, Supt. Nesset noted that the theft statistics will likely decline as a result of recent arrests.

Mayor Brodie entered the meeting (4:02 p.m.).

Committee thanked the Richmond RCMP for their participation in the Special Olympics Torch Run held on Friday, June 5, 2015.

In response to a query from Committee, Supt. Nesset advised that Auxiliary Constables report directly to regular RCMP members, who in turn report matters to the City's Community Bylaws department when necessary.

It was moved and seconded

That the report titled "RCMP's Monthly Report – April 2015 Activities," dated May 4, 2015, from the Officer in Charge, Richmond RCMP, be received for information.

CARRIED

### 2. COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – APRIL 2015

(File Ref. No.) (REDMS No. 4570042)

Ed Warzel, Manager, Community Bylaws, highlighted the increase in dog licensing and ticketing due to the City's Animal Patrol pilot project.

In reply to queries from Committee, Mr. Warzel advised that (i) depending on the source of odour, complaints may be directed to Community Bylaws for investigation, (ii) *Unsightly Premises Regulation Bylaw No. 7162* regulates the removal of any offending material, and Community Bylaws staff work with property owners in an effort to seek voluntary compliance, and (iii) it is anticipated that parking revenues will return to an upward trend once the new meters have been installed.

Committee thanked Community Bylaws for their efforts to regulate parking on event days such as the Steveston Farmer's Market.

It was moved and seconded

That the staff report titled "Community Bylaws Monthly Activity Report – April 2015," dated May 14, 2015, from the General Manager, Law and Community Safety, be received for information.

**CARRIED** 

### 3. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT - APRIL 2015

(File Ref. No. 09-5000-01) (REDMS No. 4579376)

Tim Wilkinson, Deputy Fire Chief, Richmond Fire-Rescue (RFR), commented on the increase in traumatic events for RFR crews, noting that RFR is working with WorkSafeBC in providing services and training to maintain a resilient workforce.

In response to queries from Committee, Deputy Fire Chief Wilkinson provided the following additional information:

- RFR's critical incident team works with crew members to debrief after a traumatic event and professional services can be accessed immediately through WorkSafeBC;
- the increase in medical and motor vehicle service calls in April 2015 may be the result of the increase in population; however, further study is required to determine the cause for the increases; and
- four proponents have responded to the 'Request for Proposals' for the Lafarge training facility and it is anticipated that the facility will be in place by fall 2015.

The Chair thanked RFR members at No. 2 Hall for their efforts at the Doors Open Richmond event in providing a great time for all in attendance. Deputy Fire Chief Wilkinson commented that, while remaining an active station, Fire Hall No. 2 – Steveston had over 1,700 people attend the event.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – April 2015," dated May 14, 2015 from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

## 4. NATIONAL ENERGY BOARD (NEB) PUBLIC CONSULTATION: EMERGENCY MANAGEMENT INFORMATION

(File Ref. No. 09-5125-01) (REDMS No. 4582650)

It was moved and seconded

- (1) That the staff report titled "National Energy Board Public Consultation: Emergency Management Information" be forwarded to the National Energy Board, in response to their request for written feedback by June 25, 2015; and
- (2) That the National Energy Board be advised that the City of Richmond would be pleased to participate in further consultation and stakeholder meetings.

CARRIED

#### 5. ENGLISH BAY BUNKER OIL SPILL

(File Ref. No. 09-5125-02-01) (REDMS No. 4568420 v. 5)

Discussion ensued on the adequacy of the City's emergency response in the event of a major oil or fuel spill on the Fraser River.

In reply to a query from Committee, Deborah Procter, Manager, Emergency Programs, advised that the ship or facility owner would be the responsible party, however, the Canadian Coast Guard would take the lead on the water while the Province, local authorities and other government agencies would become involved in the event the spill reaches shore.

It was moved and seconded

That the staff report titled "English Bay Bunker Oil Spill," dated May 20, 2015, from the General Manager, Law and Community Safety, be received for information.

**CARRIED** 

#### 5A. E-COMM

(File Ref. No.)

The Chair provided an update on E-Comm's Annual General meeting to be held on June 18, 2015, noting that agenda items include (i) the appointment of eight new Directors, (ii) the examination of governance models, and (iii) the management of Police Records Information Management Environment (PRIME) system for the province.

#### 6. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Ships to Shore

Deputy Chief Wilkinson, accompanied by Supt. Nesset, commented on the comprehensive operational safety plan for the upcoming Ships to Shore Steveston 2015 event scheduled for June 29 to July 1, 2015. It was noted that (i) RFR crews will be on site to provide safety and educational information, (ii) extra crews will be on duty around Bayview Street and an additional Battalion Chief will be posted at the Mobile Command Centre, and (iii) rescue swimmers will be present on the Richmond RCMP patrol boat.

#### (ii) Salmon Festival

Deputy Chief Wilkinson noted that RFR will be (i) participating in the Canada Day parade, (ii) operating a children's obstacle course, and (iii) hosting tours of the new Fire and Life Safety Trailer at the Steveston Salmon Festival on Wednesday, July 1, 2015.

#### (iii) AskRail Mobile Application

Deputy Chief Wilkinson advised that the Canadian National Railway Company has launched 'AskRail' - a mobile application that will allow emergency responders to obtain real-time information on the contents of a railcar by utilizing a railcar ID search. He further advised that the application is accessed by invitation only and that, to date, over 1,700 emergency responders in North America have enrolled to use it.

#### 7. RCMP/OIC BRIEFING

(Verbal Report)

None.

#### 8. MANAGER'S REPORT

Phyllis Carlyle, General Manager, Law and Community Safety, highlighted that Steffan Zamzow, Bylaw Liaison Officer, received the Officer of the Year award at the Licence Inspectors and Bylaw Officers Association of British Columbia. Also, she advised that Anne Stevens, Senior Manager, Community Safety Policy and Programs, will be retiring after 30 years of service with the City.

Committee congratulated Ms. Stevens on her retirement and wished her well.

#### 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 Community Safety Committee of the Council of the City of Richmond held on Tuesday, June 9, 2015.
Councillor Bill McNulty Chair	Heather Howey Committee Clerk





#### **General Purposes Committee**

Date:

Monday, June 15, 2015

Place:

Anderson Room

Richmond City Hall

Present:

Acting Mayor Alexa Loo, Chair

Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Absent:

Mayor Malcolm D. Brodie

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 General Purposes Committee held on Monday, June 1, 2015, be adopted as circulated.

**CARRIED** 

#### **COMMUNITY SERVICES DIVISION**

### 1. CAMBIE FIRE HALL NO. 3 PUBLIC ART CONCEPT PROPOSAL (File Ref. No. 11-7000-09-20-079) (REDMS No. 4585042 v. 4)

In reply to queries from Committee, Eric Fiss, Public Art Planner, advised that the call to artists typically provides historical information on the history of the site. Also, Mr. Fiss spoke of the proposed public art's risk management evaluation, noting that it will meet safety standards equivalent to those of playground equipment.

#### General Purposes Committee Monday, June 15, 2015

It was moved and seconded

That the concept proposal and installation for the Cambie Fire Hall No. 3 public artwork by artist Daniel Laskarin, as presented in the staff report titled "Cambie Fire Hall No. 3 Public Art Concept Proposal", dated May 27, 2015, be endorsed.

**CARRIED** 

#### **ENGINEERING AND PUBLIC WORKS DIVISION**

### 2. TOWNHOUSE ENERGY EFFICIENCY AND RENEWABLE ENERGY POLICY

(File Ref. No. 10-6125-07-02) (REDMS No. 4579777 v. 2)

In reply to queries from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, commented on consultations with stakeholders such as the Urban Development Institute and Richmond Small Builders' Group in relation to the proposed text amendment, noting that cost matters were addressed. Also, Joe Erceg, General Manager, Planning and Development, advised that the proposed text amendments could be applied to in-stream applications at the development permit stage.

Discussion took place on the cost of energy efficient and renewable energy equipment to builders, and it was noted that such costs are often passed onto the consumer; therefore, it thwarts the City's affordable housing mandate.

Mr. Erceg provided background information on consultations carried out with stakeholders when the initial EnerGuide text amendments were brought forward, noting that there was agreement amongst the development community to move forward. Also, he remarked that developers typically work the cost of energy efficient equipment into their projects as they are aware of these requirements.

In reply to an additional query from Committee, Mr. Russell advised that staff are actively working on an open referral on solar energy.

It was moved and seconded *That:* 

(1) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;

#### General Purposes Committee Monday, June 15, 2015

- (2) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 having been considered in conjunction with:
  - (a) the City's Financial Plan and Capital Program; and
  - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
  - is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and
- (3) Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

**CARRIED** 

#### **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (4:14 p.m.).* 

**CARRIED** 

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, June 15, 2015.

Acting Mayor Alexa Loo Chair Hanieh Berg Committee Clerk





#### **Planning Committee**

Date:

Tuesday, June 16, 2015

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Linda McPhail, Chair

Councillor Bill McNulty Councillor Chak Au Councillor Carol Day Councillor Harold Steves

Also Present:

Councillor Alexa Loo

Call to Order:

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

#### **MINUTES**

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, June 2, 2015, be adopted as circulated.

**CARRIED** 

#### **NEXT COMMITTEE MEETING DATE**

Tuesday, July 7, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Non-Farm Use of Farmland would be considered as Item No. 4A.

#### PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY G & B ESTATES LTD. FOR REZONING AT 3868, 3880 AND 3900 STEVESTON HIGHWAY FROM THE "NEIGHBOURHOOD COMMERCIAL (CN)", "GAS & SERVICE STATIONS (CG2)" AND "SINGLE DETACHED (RS1/A)" ZONES TO A NEW "NEIGHBOURHOOD COMMERCIAL (ZC36) - STEVESTON" ZONE

(File Ref. No. 12-8060-20-009252/9253; RZ 07-394294) (REDMS No. 4574015 v. 4)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that it will facilitate the redevelopment of an existing shopping centre located at the intersection of No. 1 Road and Steveston Highway, and will include an Official Community Plan amendment to redesignate portions of the site from "Neighbourhood Residential" to "Commercial."

In reply to queries from Committee, Sara Badyal, Planner 2, noted that the proposed development will be single-storey and will not include a second storey for residential apartments.

Discussion ensued with respect to other potential uses for the subject site that may include options for residential use.

In reply to queries from Committee, Ms. Badyal advised that (i) the subject site includes a small portion that is currently zoned for single-family residential, (ii) development application signs are erected on-site, and (iii) should the proposed application proceed, notification to residents in the area would be sent in advance of the Public Hearing.

David Sprague, representing G&B Estates Ltd., provided background information on the subject site and advised that the applicant wishes to retain the site's retail uses and not incorporate residential uses. Also, Mr. Sprague was of the opinion that the proposed retail development will be beneficial to the neighbourhood.

In reply to queries from Committee, Mr. Sprague noted that the applicant has considered the potential to include residential units above the base commercial units; however, residential units would require an additional parking structure, which is currently economically unfeasible.

It was moved and seconded

- (1) That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,
  - (a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
  - (b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);

be introduced and given first reading;

- (2) That Bylaw 9252, having been considered in conjunction with:
  - (a) the City's Financial Plan and Capital Program; and
  - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

- (3) That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) Steveston" zone, be introduced and given first reading.

**CARRIED** 

### 2. ROAD NAMING FOR THE NEW ROAD CONNECTING ACKROYD ROAD TO ELMBRIDGE WAY

(File Ref. No. 6360-05) (REDMS No. 4583496)

In reply to queries from Committee, Kathy Tong, Property Records Clerk, noted that the new extension of Ackroyd Road is accessible from No. 3 Road.

It was moved and seconded

That the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.

**CARRIED** 

3. APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD. FOR A ZONING TEXT AMENDMENT TO THE "NEIGHBOURHOOD COMMERCIAL (ZC32) - WEST CAMBIE AREA" ZONE FOR THE BUILDING AT 9291 ALDERBRIDGE WAY (ON THE PROPERTY AT 9251 ALDERBRIDGE WAY) (File Ref. No. 12-8060-20-009256/9258; ZT 14-677144) (REDMS No. 4582072 v. 2)

Mr. Craig briefed Committee on the proposed application, noting that it will facilitate the relocation of an existing private liquor store to the SmartCentres site, and a neighbourhood survey was conducted in accordance with Policy 9307.

In reply to queries from Committee, Mr. Craig spoke of the proposed relocation of an existing private liquor store to the subject site and provided the following information:

- the Richmond RCMP and the Liquor Control and Licensing Branch have not advised the City of any issues associated with the private liquor store at its current location;
- the Parks Department and the Richmond RCMP have expressed no concern with respect to the proposed relocation of the private liquor store;
- although Garden City Park is within 500 metres of the proposed relocation of the private liquor store, Alderbridge Way is a major arterial road and as such, will act as a buffer between the store and the Park;
- a vegetative buffer on the subject site will further separate the liquor store from the Park; and
- the proposed relocation of the private liquor store will be more than 300 metres from the West Cambie Park.

#### It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.

**CARRIED** 

# 4. PROPOSED ZONING BYLAW AMENDMENTS TO REGULATE BUILDING MASSING AND ACCESSORY STRUCTURES IN SINGLE-FAMILY DEVELOPMENTS

(File Ref. No. 12-8060-20-009249; 08-4430-01) (REDMS No. 4574786 v. 3)

Barry Konkin, Program Coordinator-Development, and James Cooper, Manager, Plan Review, provided an overview of the proposed zoning bylaw amendments to regulate building massing and accessory structures in singlefamily developments and provided the following information:

- the proposed amendments are not anticipated to reduce the overall Floor Area Ratio (FAR) of new dwellings;
- two-storey dwellings will be limited to nine metres to the roof peak, thus eliminating the use of the roof's mid-point for measurement purposes on two storey dwellings;
- maximum ceiling height will be tied to the structural component of the floor above, eliminating the use of dropped ceilings to achieve the height requirement;
- there is a trend towards higher ceilings in new dwellings;
- the proposed amendments will reduce overall building massing on the upper floors, which will increase adjacent properties' daylight and privacy; and
- the proposed amendments will reduce massing on second floors and will complement recent zoning bylaw amendments, which regulated the building massing for 2.5 storey single-family dwellings.

Mr. Konkin then briefed Committee on the proposed amendments related to accessory buildings and highlighted the following:

- detached accessory buildings up to 70.0 m<sup>2</sup> may be located within the rear yard;
- all detached accessory buildings located entirely or partially in the rear yard, may cover no more than 40% of the rear yard's area;
- the setback from the front lot line must be at least 20.0 metres;
- the setback from the exterior side lot line must be at least 7.5 metres;
- the maximum height for detached accessory buildings less than 10 m<sup>2</sup> is 3.0 metres for a detached accessory building with a pitched roof, and 2.5 metres for a detached accessory building with a flat roof; and
- the maximum height for a forward projecting attached garage constructed as part of a principal building is 6.0 metres to the roof ridge for a garage with a pitched roof, and 4.5 metres for a garage with a flat roof.

Mr. Cooper spoke to the enforcement of the proposed amendments, noting that the City will be able to suspend any suspected illegal construction activities until the builder is able to prove compliance.

Mr. Konkin commented on the possible alternative bylaw options for interior ceiling height. He noted that Bylaw No. 9265 would reduce the maximum permitted ceiling height to 3.7 metres and would maintain the 10 m² floor area exemption for over-height areas used for entries and stairs. Bylaw No. 9266 would permit a maximum ceiling height of 5.0 metres prior to over-height area being counted as part of the floor area, and would maintain the 10 m² exception for entries and stairs.

In reply to queries from Committee, Mr. Craig noted that, should the proposed amendments advance, they would be considered at a Special Public Hearing tentatively scheduled for July 6, 2015.

Discussion ensued with regard to the effectiveness of the proposed amendments and in response to queries from Committee, Mr. Craig advised that proposed amendments, including lower ceiling heights, will impact the form of development and will reduce the overall massing in single-family dwellings.

Discussion then took place on the role of architectural design in the increased massing in new developments.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that the proposed amendments, in combination with regulations for 2.5 storey dwellings, should effectively control the overall volume of new developments; however, the proposed amendments are not intended to address issues related to dwellings perceived to have poor architectural design. Moreover, he noted that Council may consider alternative bylaw options that would further restrict or lessen the proposed massing regulations.

In reply to queries from Committee, Mr. Craig advised that the proposed amendments have provisions for exemptions to the 3.7 metre ceiling height limit, including a 10 m<sup>2</sup> area for the entries and stairwells, and a 15 m<sup>2</sup> area that could be located elsewhere in the dwelling, provided that specific setback requirements are met.

In reply to queries from Committee, Mr. Erceg noted that the base single-family zoning will apply once overlying Land Use Contracts are terminated; therefore staff are advising that the proposed amendments be implemented prior to addressing issues related Land Use Contracts.

Discussion ensued with respect to enforcement options for the proposed amendments and Mr. Craig noted that no additional enforcement powers are required; however, the bylaws will clearly state the building regulations and staff will be requesting additional submissions during the Building Permit process to verify zoning compliance.

In response to queries from Committee, Mr. Craig noted that staff do not recommend the use of volumetric measurements to establish building parameters, and accessory buildings larger than 10 m<sup>2</sup> will be considered part of the overall floor area. Also, Mr. Cooper noted that a dwelling's stairwell does not necessarily contribute to reducing overall massing.

In reply to queries with regard to height measurements of 2.5 storey dwellings, Mr. Craig noted that the purpose of allowing the additional height is to conceal the upper half storey within the sloping roof.

Discussion ensued with regard to reducing the overall massing by reducing the second floor ceiling height, and Mr. Craig noted that, by tying the ceiling height to the structure, false dropped ceilings are eliminated and the floor area is accommodated in an effective manner.

In reply to queries from Committee, Mr. Cooper noted that the proposed amendments will not restrict a builder from building higher ceilings; however, should builders choose to construct higher ceilings, the building's footprint and overall size would then be reduced.

In response to queries from Committee with regard to historical changes to Richmond Zoning Bylaw No. 8500, Mr. Craig noted that the adoption of the flood protection bylaw and concerns associated with 2.5 storey dwellings led to the amendment to measure height to the roof's mid-point.

Discussion ensued regarding construction violations related to space above a garage and Mr. Craig noted that staff has seen a trend to accommodate high interior spaces within dwellings. He added that based on staff assessments, the most common unpermitted conversions would be converting space over the garage into habitable space.

In reply to queries from Committee, Mr. Erceg noted that the current trends in architectural designs involve higher ceilings in single-family dwellings. He added that the proposed amendments should reduce possible misinterpretation of the bylaw.

In reply to queries from Committee, Mr. Craig advised that staff are currently not aware of a three-storey dwelling in the city and that 2.5 storey homes with flat roofs may be perceived as three-storey homes. He added that bylaw amendments adopted earlier this year would address issues related to building height in 2.5 storey dwellings.

Discussion ensued regarding the alternative bylaw options and Mr. Craig noted that Bylaw No. 9265 would be more restrictive than the proposed amendments as it would reduce the maximum permitted ceiling height to 3.7 metres and maintain the area exempt from the floor area calculation at 10 m<sup>2</sup>. Bylaw No. 9266 would be more permissive compared to the proposed amendments as it would permit a maximum ceiling height of 5.0 metres before the over-height area is counted twice for floor area, and would leave the exemption area at 10 m<sup>2</sup>. He added that the exemption areas of 10 m<sup>2</sup> and 15 m<sup>2</sup> were based on a review of issued permits and the space designed by builders, and that this could be modified if required.

In reply to queries from Committee. Mr. Erceg noted that under the proposed amendments, builders would be able to build the permitted density and FAR; however, if more over-height space is preferred beyond the 10 m<sup>2</sup> and 15 m<sup>2</sup> exemptions, the size of the house would be reduced.

Mark Sakai, representing the Greater Vancouver Home Builders' Association, expressed concern related to the proposed amendments and read from his submission (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee with regard to zoning regulations in other municipalities, Mr. Sakai noted that zoning policies are not necessarily transferrable from one municipality to another due to varying environmental factors. Mr. Sakai then commented on the amendment process and was of the opinion that more community consultation and policy review was needed to fully address issues.

Neil Cumming, 5771 Gannet Court, spoke on the proposed amendments and expressed concern with regard to (i) the possible misinterpretation of the regulations, (ii) the timeline of the possible termination of Land Use Contracts, (iii) the footprint of dwellings under the proposed amendments. Mr. Cumming suggested that new developments should reflect the state of the current neighbourhood and that new zoning be created where larger homes may be built.

Dana Westermark, representing the Urban Design Institute, commented on the proposed amendments and expressed concern with respect to (i) possible misinterpretation of the regulations, (ii) the potential for the regulations to create poorly designed homes, and (iii) the possible homogeneous appearance of homes. Also, he was of the opinion that the design of adjacent homes be taken into account in the approval of new dwellings, noting that the interface of the new dwellings should gently transition to the existing adjacent homes. Further, he added that the majority of builders follow the City's regulations and that the building community would be eager to participate in a discussion with stakeholders.

Discussion ensued with regard to (i) reducing instances of possible misinterpretation of zoning bylaw regulations, (ii) blending new dwellings into existing neighbourhoods, and (iii) placing a moratorium on new construction during the bylaw amendment process.

In response to queries from Committee, Mr. Erceg noted that the City cannot impose a moratorium on new construction, and the City of Vancouver has additional powers to control the design of new construction that are not available to the City.

Sam Sandhu, 4691 Tilton Road, spoke on the effect of immigration on housing in the city and expressed concern with regard to the short timeline of the bylaw amendment process, and the potential division between builders and residents.

Cllr. Au left the meeting (5:40 p.m.) and returned (5:42 p.m.).

Vancouver Resident, 6526 Dawson Street, commented on the proposed amendments and was of the opinion that the proposed amendments will not decrease massing. He suggested that the exterior design of potential new developments in relation to adjacent homes be considered prior to approval, and additional community consultation be done on the matter.

Cllr. Day left the meeting (5:47 p.m.) and returned (5:48 p.m.).

In reply to queries, Mr. Craig noted that the City's regulatory abilities differ from those of the City of Vancouver. He added that the City cannot deny applications based on the exterior architectural design of the development. Also, he noted that amendments to Area Plans, extended public consultations and significant City resources would be required should the City wish to pursue designating all single-family areas as Development Permit Areas.

John ter Borg, 5860 Sandpiper Court, expressed concern related to building massing in the city and read from his submission (attached to and forming part of these minutes as Schedule 2). In reply to queries from Committee, Mr. ter Borg noted that the City does not provide builders with a design drawing checklist and that said checklist would work in parallel with the zoning bylaw.

In reply to queries from Committee, Gavin Woo, Senior Manager, Building Approvals, advised that there is an informal checklist available for staff use to check design drawings to ensure zoning bylaw and BC Building Code compliance.

In response to queries from Committee, Mr. Craig advised that the exterior designs of new townhouse developments are reviewed by staff, the Advisory Design Panel, and by Council. Also, he added that along arterial roads, lots adjacent to townhouse developments are typically designated in the Official Community Plan for townhouses.

Amit Sandhu, 9751 No. 6 Road, expressed concern with regard to the possible effects of the proposed amendments on smaller lot developments and read from his submission (attached to and forming part of these minutes as Schedule 3).

Bob Ethier, 10471 Truro Drive, expressed concern with regard to the proposed amendments and noted that there is market demand for larger homes. He was of the opinion that more time be allotted for community consultation between stakeholders.

Graham Taylor, 8571 Fairhurst Road, expressed support for the proposed amendment and expressed concern with regard to (i) demolition of homes in the city, (ii) the effect of larger dwellings on local real estate prices and (iii) the inspection and enforcement process.

Kathryn McCreary, 7560 Glacier Crescent, expressed concern related to building massing in the city and read from her submission (attached to and forming part of these minutes as Schedule 4).

In reply to queries from Committee, Ms. McCreary was of the opinion that builders circumvent the zoning bylaw and has reported suspect developments to the City.

John Roberts, 9120 Chapmond Crescent, commented on the historical aspects of Richmond Zoning Bylaw No. 8500 in relation to building massing. He expressed concern with regard to (i) the incremental changes to zoning bylaw, (ii) the need for further community consultation on the proposed amendments, and (iii) the negative effects of large dwellings on adjacent homes. Also, Mr. Roberts was of the opinion that builders do not respect local residents and that the proposed amendments should move forward to Public Hearing.

In reply to queries from Committee, Mr. Roberts described the negative effects of large dwellings on existing adjacent homes including (i) a loss of sunlight from shadowing, (ii) a loss of privacy, and (iii) the lack of integration of new developments into the existing neighbourhood.

Khalid Hasan, 12220 Westminster Highway, distributed images of new dwellings adjacent to existing homes (attached to and forming part of these minutes as Schedule 5). He noted that builders generally follow the City's regulations and was of the opinion that new developments are relatively the same size as the existing adjacent homes. Also, he was of the opinion that more time should be allotted for further community consultation on the proposed amendments.

Lynda ter Borg, 5860 Sandpiper Court, expressed concern related to building massing in the city and read from her submission (attached to and forming part of these minutes as Schedule 6).

Cllr. Loo left the meeting (6:47 p.m.) and did not return.

Raman Kooner, representing the Richmond Small Builders Group, expressed concern related to the proposed amendments and read from his submission (attached to and forming part of these minutes as Schedule 7).

Gursher Randhawa, 3311 No. 6 Road, expressed concern related to the proposed amendments, and was of the opinion that the proposed amendments needs further community consultation and refinement, and there is a market demand for homes with higher ceilings.

Charan Sethi, 10571 Granville Avenue, expressed concern related to the proposed amendments and was of the opinion that (i) the proposed amendments require further review, (ii) the proposed amendments should not be effective city-wide, and (iii) most of the issues related to building massing stem for poor architectural design.

In reply to queries from Committee, Mr. Craig confirmed that the zoning bylaw is effective city-wide with the exception of site-specific zoning.

Anne Piche, 11800 6<sup>th</sup> Avenue, expressed concern with regard to the proposed amendment in relation to (i) the need to protect existing neighbourhoods, (ii) the need for more bylaw enforcement, (iii) the trend of more infill homes within the neighbourhood, and (iv) the ability to rebuild damaged portions of existing homes under the proposed amendments.

John Montgomery, 5880 Sandpiper Court, expressed support for the proposed amendments and was of the opinion that the said amendments should proceed.

In reply to queries from Committee, Mr. Craig noted that staff can examine the potential implication of the proposed amendments on the vertical envelopes of narrow lots, and an open discussion of the proposed amendments in the form of a workshop with Council is not possible under the *Local Government Act*.

In reply to queries from Committee, Mr. Erceg advised that (i) should the proposed amendments proceed, there will be further opportunities for public consultation prior to the Public Hearing, (ii) there are provisions for the reconstruction of damaged dwellings that do not conform to the proposed amendments, (iii) the proposed amendments were thoroughly reviewed by staff, (iv) the proposed amendments can be refined in the future, (v) should the proposed amendments be deferred, the City will continue to issue building permits under the existing bylaw, (vi) approximately 25 to 35 building permits are issued every month, (vii) the proposed amendments will be complementary to the amendments brought forward addressing flat roofs on 2.5 storey dwellings, and (viii) the proposed amendments will address false ceilings and reduce building massing.

The staff recommendation was introduced, but failed to receive a seconder.

# Planning Committee Tuesday, June 16, 2015

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

It was moved and seconded

- (1) That the staff report titled Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments, dated June 10, 2015, from the Director, Development, be referred back to staff; and
- (2) That staff report back to the July 21, 2015 Planning Committee.

The question on the referral was not called as discussion took place on the following:

- the potential to further refine the proposed bylaw amendments;
- the introduction of a building permit checklist;
- the effect of large dwellings on adjacent existing homes;
- options to enforce the proposed bylaw amendments;
- the potential for further public consultation and a workshop with stakeholders, including information published in the local newspaper;
- the effect of the proposed amendments on sites under Land Use Contracts;
- the feasibility of a workshop with stakeholders in light of the proposed Public Hearing's timeline;
- adherence to the current massing regulations' intent; and
- the potential number of building permits issued under the current regulations should the proposed amendments be deferred.

In reply to queries from Committee, Mr. Erceg noted that a staff review of the amendments and a potential workshop cannot be completed within a two week timeframe.

The question on the referral was then called and it was **DEFEATED** with Cllrs. Au, Day, and Steves opposed.

The Chair advised that the staff report titled "Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments," dated June 10, 2015, from the Director, Development, would proceed to the Regular Council meeting on June 22, 2015, without a recommendation.

As a result of the discussion, staff were directed to provide Council with information related to the items discussed at Committee and in particular, options for the enforcement of the proposed amendments.

In reply to queries from Committee, Mr. Erceg advised that a building permit checklist is not something that is typically embedded in the zoning bylaw.

### Planning Committee Tuesday, June 16, 2015

#### 4A. NON-FARM USE OF FARMLAND

(File Ref. No.)

Discussion ensued regarding the reported sale of health products, derived from a closed health supplement store, at a farm near the intersection of Blundell Road and Sidaway Road.

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

It was moved and seconded

That staff investigate the reported sale of non-farm products at the farm located near the intersection of Blundell Road and Sidaway Road and report back.

**CARRIED** 

Discussion ensued with regard to the movement of dirt along the west side of Sidaway Road between Blundell Road and Steveston Highway. The Chair advised that the City has issued permits for that site.

#### 5. MANAGER'S REPORT

#### (i) YVR Master Plan

Terry Crowe, Manager, Policy Planning, updated Committee on the upcoming 2017 – 2037 YVR Master Plan. He noted that staff have established a City Team and have held discussions with YVR staff. He added that the YVR Master Plan will be prepared in four phases: (i) a Public Survey, in the Fall of 2015, (ii) Scenarios and Options, early in 2016, (iii) Draft Plan, late in 2016, and (iv) Finalization, early in 2017. Also, he noted that YVR will be conducting approximately ten consulting opportunities for Richmond residents until the Fall of 2016.

Discussion ensued with regard to the piles of dirt reported north of Larry Berg Park.

As a result of the discussion, staff were directed to investigate the said piles of dirt and report back.

The Chair advised that some members of Council had an opportunity to tour the McArthurGlen Outlet Mall. Also, she noted that there are plans for the outlet mall to connect to the City's dike trails.

#### (ii) Lingyen Mountain Temple Open House

Mr. Craig advised that the Lingyen Mountain Temple has an Open House scheduled for June 23, 2015 and staff will be in attendance.

## Planning Committee Tuesday, June 16, 2015

## **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (7:54 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 16, 2015.

Councillor Linda McPhail Chair Evangel Biason Auxiliary Committee Clerk



Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

#1003, 7495 - 132 Street Surrey, BC V3W 1J8 Telephone: 778-565-4288 Fax: 778-565-4289 Email: info@gvhba.org www.gvhba.org

The Voice of the Residential Construction Industry in the Greater Vancouver Area 16 June 2015

Planning Committee City of Richmond 6911 No 3 Road Richmond BC

Members of Planning Committee:

Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments

The Greater Vancouver Home Builders' Association (GVHBA) represents over 830 member companies involved in the development and construction of residential properties in the Lower Mainland. It has always been our opinion that the delivery of housing represents a collaborative effort between local government and industry.

In our opinion, the current proposal to amend the Richmond Zoning Bylaw, being presented today at Planning Committee, requires additional study and consultation before first and second reading and subsequent Public Hearing on 06 July.

While your staff have done an exemplary job in the short time provided to prepare the proposed bylaw, we believe there is still work to be done to examine potential unintended downstream impacts of the changes to the maximum height, building envelope and interior ceiling height elements. For example, has staff fully considered the comments from the Advisory Design Panel regarding the potential to "...stifle creativity..", "cause uniformity of design of single-family homes" and "the need for more time to study and provide comments regarding the proposed amendments"?

Has there been enough analysis to ensure that the proposed amendments will, indeed, address the concerns which have been brought to Council from Richmond residents? Has there been enough time to assess the impacts of Bylaw No. 9223 (the 2 ½ storey amendment) upon neighbourhoods before determining the need for a new bylaw? Has the analysis been completed to ensure that the 'offending homes' are not the result of Land Use Contracts, and not the existing Zoning Bylaw (in which case, the new Bylaw will have no impact until all LUCs have been terminated).











#1003, 7495 - 132 Street Surrey, BC V3W 1J8 Telephone: 778-565-4288 Fax: 778-565-4289

Email: info@gvhba.org www.gvhba.org

#### The Voice of the Residential Construction Industry in the Greater Vancouver Area

Council has the very significant responsibility to ensure that approved policies are in the best interests of Richmond as a whole, including residents, businesses, and employees of those businesses. Is the application of a city-wide zoning bylaw amendment the best vehicle to deal with concerns which have been raised by residents?

In our opinion, there are too many unanswered questions regarding this proposed zoning amendment. While it may very well be the case that some new restrictions will be required, we should ensure that those amendments are correct for the circumstances, meet Council's goals, and are in the best interests of Richmond as a whole. We therefore respectfully request that the Planning Committee refer this proposal back to staff, so that the implications of the amendments can be considered more fully, communicated and discussed in a thorough manner with residents and the housing industry, and all parties are confident that the results "on the ground" will meet expectations.

Yours truly,

Mark Sakai

**Director of Government Relations** 









Schedule 2 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015...

# City of Richmond PLANNING COMMITTEE MEETING SUBMISSION PACKAGE June 16, 2015

## **Gap Analysis - Massing and Height Control Recommendations**

Presented by

John ter Borg, B.Eng., MLWS, LEED AP

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- II. Proposed Amendments to Zoning Bylaw 8500
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  - b. Envelope Articulation (2nd storey floor area at 80% of 1st storey)
- IV. Advisory Design Panel

We cannot regulate good design but we can regulate building massing. The changes in this proposed bylaw amendment to control massing and height are a watered down version of what was presented at the stakeholder's forum three weeks ago and that study was already limited in clarity and targeting. Half of the controls bundled together in this proposed amendment bylaw relate to attached garages, detached garages, and secondary structures. There is not enough substance provided that will give City plan checking and inspection staff the tools needed to control massing within the house itself.

#### I. Enforcement Options

Refining massing controls and improving enforcement were both part of City Council's April 20th, 2015 referral motion (Appendix 1). But the issue of enforcement has not been addressed by these proposed Bylaw Amendments.

I will again emphasize my concerns about enforcement. The changes described in the City's massing study and the wording of the proposed Bylaw will not amount to much unless stricter enforcement is also part of the change. Adoption of an internal and external Building Permit checklist with specific drawing detail requirements and an appropriate number of cross-section drawings is essential to controlling the quality of Building Permit submissions. All neighbouring municipalities include one in their submission process and Richmond needs to as well.

Enforcement of City Zoning Bylaws would benefit from a 1-year post occupancy inspection for all new houses, an enforcement practice that is also utilized by neighbouring municipalities.

The City has within its powers the ability to conduct random and independent audits on all houses and especially those that may be suspected of aftermarket infill and modifications. This should become a formal practice in Richmond.

#### **Design Drawing Checklist and Documentation**

The attached survey of Richmond's neighbouring municipalities takes a look at the minimum level of Building Permit Application drawing detail documentation and that is required by each municipality (Appendix 5a). The study reveals that Richmond's inadequate level of drawing detail and limited cross-section drawings have directly contributed to the unnecessary massing experienced in new houses.

Checklist requirements when used in conjunction with municipal Bylaws are particularly helpful in reducing void spaces, cavities, and controlling unnecessary building massing. The City of Richmond can easily enforce the intent of the Zoning Bylaw by simply instituting an external and equal to the internal drawing requirement checklist as all neighboring municipalities have done. This change is needed today and speaks directly to enforcement options required by Council's April 20<sup>th</sup>, 2015 referral motion.

#### II. Proposed Bylaw Amendments

The images in Appendix 3a. show how a double height floor area located at the back and in the center of a house contributes directly to massing that is experienced in rear yards. These images show houses that back on to public parks or lanes, but this is also happening within subdivisions. The massing is not obvious when viewing from the street but the direct impact on neighbouring backyards is severe.

Proposed Amendment Bylaw option 9265 that sets the double counting floor area standard at a generous height of 12.1 feet is needed. Bylaw option 9266 maintains the status quo with 16.4 feet storey heights, and Bylaw option 9249 is too complex and the only option with the floating 'free' space and will be a challenge for plan checking staff to administer and difficult for inspectors to enforce on site. Uncounted, free or 'bonus' double height floor areas contribute directly to unnecessary massing in houses. The 160 ft² 'free' extra double height space proposed in this Amendment Bylaw is not acceptable. This was not what was presented to Richmond's Advisory Design Panel and it was not an acceptable change to what minimal citizen input was allowed by the City's limited process. This gift cannot be accepted within an exercise that purports to eliminate unnecessary massing.

The single height control that is described by Bylaw option 9265 (no 'bonus' was included) is needed to provide clarity in design, construction, and enforcement.

#### Voids and cavities contribute to unnecessary massing

The incentive to build massive second floors in new houses also applies to 2.5 storey houses. The third storey of a 2.5 storey house is limited to a maximum of 50% of the floor below. The incentive is for 2<sup>nd</sup> floor areas to be as large as possible. This creates a driver that contributes to voids and cavities in the lower floors that are unnecessary and which can be easily filled-in post occupancy (images in Appendix 3b.).

The construction of double height floor areas within the middle of houses also contributes to unnecessary voids and cavities. Because much of the building mass is moved up to the second floor of houses in order to tie-in to the double height areas, this pushes the two storey high external walls out to the property lines. When this is combined with the Bylaw's current 20 foot rear yard setback neighbours have little relief and their rear yard privacy and livability is compromised. Just imagine having one of these buildings looking over your back fence.

#### Residential Vertical Lot Envelope

The changes proposed to the residential vertical lot width envelope without adding the items for "future considerations" amount to tinkering and do not provide enough of the required massing control that is needed by approvals and inspection staff (Appendix 4.).

This is explained by looking at the Allowable Floor Area Ratio (FAR) for houses in residential Richmond which is set at 55% (on first 5,000 ft2) + 30% on the remaining lot area. As well as the Maximum Buildable Site Coverage that is set at 45% of the lot. If the allowable FAR (55%) is placed on first level of the house and the allowable lot coverage is 45% that leaves only the 10% remaining FAR to spread over the 2<sup>nd</sup> and 3<sup>rd</sup> floors. But this is not what is observed in Richmond

today, as new houses climb so high that they project into and even mimic the appearance of these maximum envelope outlines (Appendix 2a).

#### **III.** Implementation of Future Proposed Changes

The massing study presented by City staff describes proposed future amendments to control height and massing. The rear yard setback and the 80% 2nd storey controls that were removed from the massing study need to be part of any approved massing and height control bylaw amendments and implemented as they are described in the study. (Appendix 5a/b).

These controls are overdue and the changes are required now, and should not be delayed. We need a commitment from Council to include these changes within the approved amendments and a confirmed timeframe for doing so.

How are we to expect that construction will be monitored and evaluated? What are the metrics that we will use to evaluate any changes in the future? In addition to approving the proposed amendment bylaw, these two additional controls need to be included as amendments as soon as possible. These changes will have real positive implications for managing massing of new houses today and the livability of neighbours and communities tomorrow.

#### a) Maximum Building Depth (50% of lot depth)

Introduces a flexible and fair control that speaks to the needs of a respectful rear lot setback. One that also increases and decreases with the size of a lot.

# b) Secondary Vertical Building Envelope Articulation (second storey floor area is 80% of the first storey)

Introducing a limit to the 2<sup>nd</sup> floor area that is 80% of the first floor area is a helpful control that pushes the massing of a new house towards the ground floor where it is most appreciated. This will also reduce the opportunity for post-occupancy fill-ins and outdoor patio spaces becoming walled interiors and should be implemented immediately (Appendix 3b).

#### IV. City of Richmond Advisory Design Panel (ADP)

In a previous Planning Committee Meeting on May 20th, 2015 I made a recommendation that would increase transparency around the City of Richmond's use of the Advisory Design Panel. I appreciate that City has started to implement these changes by adding the terms of reference and mentioning the existence of the ADP on the City website's online listing of advisory boards and committees.

#### http://www.richmond.ca/cityhall/council/boards/advisory.htm

But for citizens to be kept well-informed on the workings of City Hall the listing of names of active members, meeting minutes, and the ADP meeting calendar should also be included. Other municipalities have been able to achieve this and it is important. Members of the Advisory Design Panel are appointed by Council to undertake objective reviews on behalf of Council, staff, and the public. Transparency and accountability are essential to this community role and for the important work that members are providing to protect the public interest in matters relating to Richmond's physical environment.

#### **Appendices**

- 1) City Council's April 20<sup>th</sup>, 2015 Referral Motion
- 2) Comparison of local Municipal minimum requirements

  Building Permit Application Details Design Drawing Checklists
- 3) Example Pictures
  - a. Double height rooms contribute to massing in the back of houses
  - b. Cavities and voids contribute to massing on upper levels
- 4) Vertical Lot Envelopes current and proposed
- 5) Implementation of proposed future changes required now
  - a. Maximum Lot Depth
  - b. Envelope Articulation

Appendix 1

In response to a query from Council, Mr. Craig advised that the proposed amendment would require that multi-pitched roofs with any flat portion be measured to the peak of the flat portion. He further advised that, under the proposed amendment, buildings would not be permitted to exceed the maximum height of 7.5 metres for any flat-roof portion of the structure.

As a result of the discussion, the following amendment was introduced:

PH15/4-9

It was moved and seconded

That Resolution PH15/4-8 be amended by adding the following as Part 4:

"That staff investigate the regulations related to the height and design of accessory buildings."

The question on Resolution PH15/4-9 was not called as staff was directed to examine the past 20 years of the City's zoning regulations related to accessory buildings. The question on Resolution PH15/4-9 was then called and it was **CARRIED**.

Resolution PH15/4-8 as amended by Resolution PH15/4-9 now reads as follows:

- "(1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:
  - (a) what other municipalities are doing;
  - (b) enforcement options; and

report back through Planning Committee;

- (2) That staff consult with stakeholders, residents, architects and home designers on the matter;
- (3) That staff refer the matter to the Richmond Advisory Design Panel for analysis and comment; and
- (4) That staff investigate the regulations related to the height and design of accessory buildings."

With the aid of a PowerPoint presentation, John ter Borg, 5860 Sandpiper Court, raised concerns regarding building massing and read from a written submission (attached to and forming part of these minutes as <a href="Schedule 15">Schedule 15</a>).

Kathryn McCreary, 7560 Glacier Crescent, spoke to concerns with respect to massing, great rooms, and excessive ceiling heights and read from a written submission (attached to and forming part of these minutes as <a href="Schedule 16">Schedule 16</a>).

Mayor Brodie acknowledged the conclusion of the first round of speakers. Speakers then addressed Council for a second time with new information.

Lynda ter Borg was of the opinion that the interests of future generations must be protected and referenced an article by Peter A. Allard (refer to Pages 30 to 34 of Schedule 14).

Kathryn McCreary spoke to the rationale in permitting the demolition of homes 10 years young in light of the City's efforts to reduce, reuse, and recycle.

Appendix 2

Comparison of Local Municipal Requirements
Building Permit Application - Drawing Detail Checklists

Date: June 16, 2015 Prepared by: John ter Borg B.Eng., MLWS, LEED AP

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#### Description:

A survey of Richmond's neighbouring municipalities identified the following guidelines and accompanying checklists that explain the minimum Building Permit application requirements to be used in conjunction with the municipal Bylaws. This comparison presents the minimum level of detail required by each municipality with the understanding that additional drawings and information may be required prior to processing.

Drawing detail requirements are often described by similar wording that is to have the effect of enabling the timely processing of the Building Permit application:

- 1. The checklist must be completed by Building Permit applicant.
- 2. Boxes are checked to verify that requirements are met.
- 3. The checklist is to be submitted with Building Permit application.

The shaded checklist requirements are particularly helpful in reducing void spaces,

4. The requirements set out in the checklist need to be met; otherwise the application may/will be rejected.

It is further noted that the checklist does not include all the requirements in the Zoning Bylaw. The Designer is required to refer to the Zoning Bylaw for all applicable requirements. If you cannot prepare acceptable drawings yourself, please retain the services of a qualified designer.

#### Note:

new houses. The City of Richmond can enforce the intent of the Zoning Bylaw by simply instituting a drawing requirement checklist as all neighboring municipalities do.  Building Permit Guidance (1)		Delta	Burnaby	Surrey	New Westminste	Richmond
1 scale requirements	<b>✓</b>	✓	✓	✓	<b>✓</b>	<b>V</b>
2 BP application questionnaire					✓	
3 BP application checklist	<b>V</b>	<b>✓</b>	<b>✓</b>	✓	1	
4 BP application guide			✓	✓	1	<b>✓</b>
5 zoning bylaw checklist			<b>V</b>			
6 site synopsis		✓	<b>✓</b>			
7 lot area and zone		✓			✓	
8 FSR calculation, statement	<b>✓</b>	<b>✓</b>	<b>✓</b>	1	1	
9 building site coverage	/	✓		✓	<b>✓</b>	
10 impermeable surfaces and landscaping coverage	<b>√</b>	✓				
11 minimum and proposed setbacks		<b>✓</b>				
12 maximum and proposed building height, calculations		<b>✓</b>			<b>✓</b>	
13 floor area of each floor and any area permitted to be excluded		✓				
14 documentation checklist			✓			
15 drawing checklist			<b>✓</b>			
16 sample drawing	✓		✓			<b>✓</b>
Drawing Plans - Specific Requirements (2)  Site Plan	1	1	1	1	1	1
17 legal description and civic address	✓	✓ _	<b>√</b>	<b>✓</b>	✓	
18 ultimate property lines	✓	<b>√</b>		✓		
19 type of residence (single family, duplex)			✓			
20 north arrow	✓	✓	<b>V</b>	✓	✓	
21 site dimensions per the survey	✓	✓	✓	✓	✓	
22 streets and lanes (named)	✓	✓	✓	✓	✓	
23 easements, right-of-ways, water courses, tops of bank, restricted covenants	<b>√</b>	✓	<b>✓</b>	✓	✓	
24 locations of services at property lines (offsets shown), invert elevations, available water pressure	✓	✓	~	1	~	
25 overall building dimensions of both principal and accessory buildings	✓	<b>✓</b>	<b>✓</b>	<b>V</b>		
26 Riparian setbacks		✓	<b>✓</b>			
distance of all building setbacks measured perpendicular to property lines (front, rear, and side yard 27 setbacks)	✓	✓	1	1	<b>√</b>	
28 distance between principal building and accessory buildings	✓		<b>✓</b>	_		

29		\	<	/	/	/	
	existing and finished grades at all corners (buildings, property, retaining walls (top and bottom))	•	•	•		ľ	
30	crawl space, cellar/basement and accessory building floor slab elevation (MBE), GSC elevation	✓	✓	✓			
31	overall building height (roof ridge elevation)		✓	<b>✓</b>	<b>✓</b>	✓	
32	window wells, patio wells, non-permeable surfaces	✓	✓	✓		✓	
	driveway(s) and crossing(s) including width and distance from side property lines, elevations and slopes						
33		✓	✓	✓	✓	✓	
		<b>✓</b>	_	_	<b>-</b>		-
	tree locations, size and protection measures					,	
$\overline{}$	zoning and zoning summary. Summary of all calculations (FAR), site area, building area	✓	✓	<b>✓</b>	✓	<b>/</b>	
-	Reference to climatic design criteria (snow loads) BCBC		<b>✓</b>	✓			
	Parking space requirements, access, width, spaces, for secondary suites	✓	<b>✓</b>	✓		✓	
38	storm sewer sump; rock pit; septic tank and field layout, ditch locations and inverts	<b>✓</b>	<b>\</b>	✓	✓	✓	
39	vision clearance at street and/or lane intersections			✓			
40	lot grading and drainage (existing and proposed)					<b>✓</b>	
	Building Cross-Section and Detail Drawings	<b>✓</b>	1	1	1	1	1
35	floor to ceiling height of all habitable rooms			1	1	1	
33	height of crawlspaces (showing a stepped footing) (area under raised slabs (>4ft) counted as FSR)			<u> </u>	<u> </u>	Ė	
36	freight of crawispaces (showing a stepped footing) (area under raised stabs (24tt) counted as FSK)	/		✓			
37	elevation at each finished floor, uppermost ceiling, eaves, and roof peak, roof midpoint			✓	✓	<b>√</b>	
38	cross section through stairs to floor above showing headroom clearance	<b>/</b>		/			
39	floor, ceiling, roof and wall assembly details	<b>✓</b>		✓	<b>✓</b>	✓	
40	roof slopes			1			
41	vaulted areas and adjacent concealed roof spaces	1		<b>✓</b>			
-	drain tile specifications				<b>/</b>		
43	height of all 1/2storey or dormers where floor area has a minimum ceiling height of 4 ft	/			-		
_		7					
_	indicate all fire/sound separations between principle dwelling and all secondary suites	L *	7	1	-	-	
45	footing and foundation wall detail		· ·	· ·	<u> </u>		
16	Cross sections through the entire house relating to the floor plans, roof design and site conditions. Show		/				
46	floor to ceiling heights and list all wall, floor and roof assemblies.	l	*				
	provide cross sections and details for unusual construction situations including vaulted and cathedral						
47			1				
	ceilings.						
	provide a separate cross section through the lot and house demonstrating conformance to the vertical						
48	building envelope height restrictions		1		1		
					1		
				_			
			-		,		
	Floor, Foundation, and Roof Plans	1	1	1	1	1	. 1
49	overall building dimensions of both principal and accessory buildings	1	1	1	1	1	1
49		1	1	1	1	1	1
	overall building dimensions of both principal and accessory buildings	242 ps 2 1 2	A CONTRACTOR OF THE PARTY OF TH		11/2000	<b>√</b>	1
50	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)	1	1	1	1	<i>\</i>	1
50 51	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks	1	✓ ✓	1	\ \ \	✓	<b>√</b>
50 51 52	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls	✓ ✓	✓ ✓	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		√ ·
50 51 52 53	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation	\frac{1}{\sqrt{1}}	✓ ✓ ✓	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓ ✓	· ·
50 51 52 53	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas	✓ ✓	✓ ✓	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓	
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50 51 52 53 54 55 56 57 58 59 60	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)	V V V V V V V V V V V V V V V V V V V	V V V V V V V V V V V V V V V V V V V	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
50 51 52 53 54 55 56 57 58 59 60 61 62	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms	\( \sqrt{1} \)	\( \sqrt{\sq}}}}}}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}}}\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sqrt{\sq}}}}}}\sqit{\sqrt{\sqrt{\sqrt{\sq}}}}}}}\signition}\sqnt{\sq}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}}	\frac{1}{\sqrt{1}}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
50 51 52 53 54 55 56 57 58 59 60 61 62 63	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application	\( \sqrt{1} \)	\frac{1}{\sqrt{1}}	\frac{1}{\sqrt{1}}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken)	\( \sqrt{1} \)	\( \frac{1}{2} \)	\frac{1}{\sqrt{1}}	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details	/ / / / / / / / / / / / / / / / / / /	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment	\( \sqrt{1} \)	\frac{1}{\sqrt{1}}	\frac{1}{\sqrt{1}}	\( \frac{1}{2} \)	\( \sqrt{1} \)	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping)	/ / / / / / / / / / / / / / / / / / /	\frac{1}{\sqrt{1}}	\( \sqrt{1} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs	\( \frac{1}{2} \)	\frac{1}{\sqrt{1}}	\( \sqrt{1} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs for flat roof /roof deck areas, show location of all plumbing vents	\frac{1}{\sqrt{1}}	\frac{1}{\sqrt{1}}	\( \sqrt{1} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.)  plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs	\( \frac{1}{2} \)	\frac{1}{\sqrt{1}}	\( \sqrt{1} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs for flat roof /roof deck areas, show location of all plumbing vents details for floor areas that have sloped ceilings - may have to be counted twice	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	\( \frac{1}{2} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 97 97	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs for flat roof /roof deck areas, show location of all plumbing vents details for floor areas that have sloped ceilings - may have to be counted twice	\frac{1}{\sqrt{1}}	\frac{1}{\sqrt{1}}	\( \sqrt{1} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	✓ ·
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 97 97	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs for flat roof /roof deck areas, show location of all plumbing vents details for floor areas that have sloped ceilings - may have to be counted twice	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\( \sqrt{1} \)	\( \frac{1}{2} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 97 71	overall building dimensions of both principal and accessory buildings complete dimensions to all construction (outside of exterior walls, centreline of interior walls)  Foundation for the proposed house, garage, decks indicate load bearing (shear) walls crawl space details, access, ventilation label room use, size, and dimensions including finished and non-finished areas size and location of stairs, floor, decks, porches, flat roofs, balconies, sundecks, covered decks  size and location of 'open to below' area size and location of projections, eaves, chimneys, bay windows, vents, concealed spaces, a/c unit, appliances, furnaces windows and doors including door swings and sizes, skylights, locations and sizes stairs showing direction of travel and dimensions direction and sizes of all floor/ceiling/roof structural components, including beams and hangers, seismic design (braced walls) (sealed by P.Eng.) plumbing fixtures, HWTs, appliances, fireplaces, and heating/ventilation systems location of hardwired smoke alarms and carbon monoxide alarms secondary suite detail incorporated in application section lines (indicate with lines and arrows where cross sections are taken) construction and finish details type of heating system, locations, mechanical equipment framing details of floor system above (beams, columns, joists, bridging, stripping) outline of roof above including overhangs for flat roof /roof deck areas, show location of all plumbing vents details for floor areas that have sloped ceilings - may have to be counted twice	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\( \frac{1}{2} \)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	

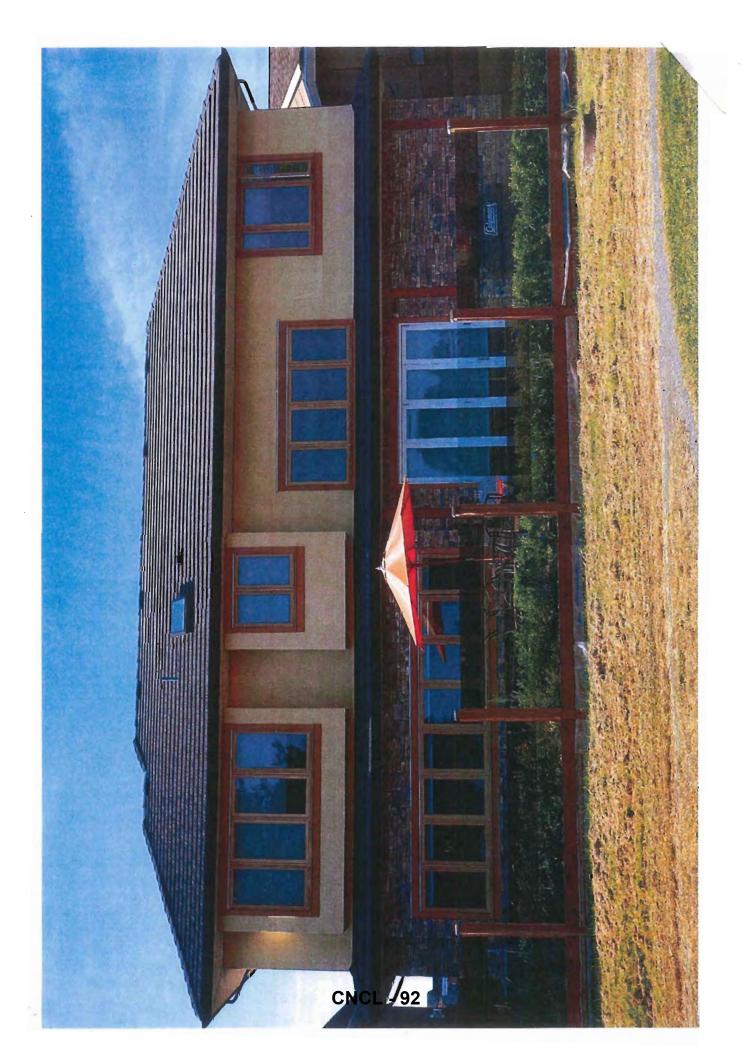
73	existing and finished grades at building corners, geodetic	✓	✓	✓	✓	✓	
74	elevations (inc. building height) at each finished floor, uppermost ceiling, eaves, & roof peaks	✓	✓	✓	✓	<b>✓</b>	
_	roof slopes	_	/	_	<b>/</b>		
	spatial separation calculations for each elevation		1	<b>✓</b>	_/	<b>/</b>	
	size and height of aerial trespass if applicable			_			
78	elevation of mid roof for sloped roofs & of highest roof ridge or peak, height from avg. grade		✓		✓	<b>✓</b>	
79	elevation at the top of the wall under the eaves to calculate exposed building face	✓	✓				
80	proposed building envelope, primary and secondary (measured from the lowest of the four corner elevations of the proposed building)	✓					
81	Indicate location of bay windows, window wells, chimneys, including height to roof ratio	✓				<b>~</b>	
82	Eave overhang dimension including gutters	<b>√</b>	<b>/</b>				
83	elevation of proposed top of concrete around perimeter of the building	<b>✓</b>					
84	location of potential solar hot water heating panel on new homes		_				
85	dimensions of exterior guards and guard details	<b>✓</b>					
	porch dimensions and clear height to underside of ceiling	✓					
	<u> </u>						
13.9	Construction Details	1	1	1	1	1	1
83	bedroom windows indicating height from finished floor to window sill and opening vent sizes			✓			
84	typical bay window/window seat/ window well	<b>✓</b>		✓			
85	sloped/vaulted ceilings/roof decks indicating ventilation and insulation requirements			<b>✓</b>			
86	stair details, indicating inner and outer radius of curved stairs, widths, rise, run number of risers, nosings, guards, and handrails, balconies	<b>✓</b>	<b>✓</b>	<b>√</b>			
87	lintel, beam, post, joist and stud sizes and spacings including lumber grading specifications	<b>✓</b>		✓	<b>✓</b>		
88	engineered structural components (prefabricated trusses, engineered wood members, glass guard, steel beams, shearwall details, hold-downs and connectors under Professional of Record)	<b>✓</b>		<b>✓</b>	<b>✓</b>	<b>✓</b>	1
89	building envelope details (roofing, cladding insulation, vapour barrier, drainage, cavity, dampproofing, waterproofing)	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>	<b>✓</b>
90	for two family dwellings, party wall from foundation to underside of roof sheathing indicating proposed fire separation and sound transmission rating	<b>✓</b>	<b>✓</b>	<b>✓</b>			
91	crawl space and concealed roof space access and ventilation details		<b>✓</b>	<b>✓</b>	<b>✓</b>		
	all construction materials	<b>✓</b>		<b>✓</b>	<b>✓</b>		
	provide door, window, skylight specification demonstrating NAFS compliance			<b>✓</b>			
	concrete topping (for in-floor radiant heating) where applicable		<b>√</b>		✓		
Suk	ptotals						
Jul	Drawing Plans - Specific Requirements (2)	60	59	GE.	52	39	6
		60		65			
	Building Permit Guidance (1)	6	10	9	5	8	3
95	Additional checklist items	40	31	0	4	0	0
	Total - Drawing Detail Requirements	106	100	74	61	47	9
Sou	urce(s):	Vancouver	Delta	Burnaby	Surrey	New West	Richmond

#### Source(s):

- 1 Corporation of Delta Building Permit Application Single Family Dwellings Information Package and Guidelines http://www.delta.ca/docs/default-source/community-planning-and-development/building-forms/1067-new-sfd-worksheet.pdf?sfvrsn=10
- 2 City of Burnaby Building Permit Application Requirements for New Single and Two Family Dwellings http://www.burnabv.ca/Assets/city-services/buildine/Brochures-5126+Builetins/Sinele+\$126+Two+Family+Dwellines/Buildine+Permit+Aonication+Requirements-for+New+Sinele+and+Two-Family+Dwellines.pdf
- 3 New Westminster Single Detached & Duplex Residential Building Permit Application Guide http://www.newwestcity.ca/database/rte/files/Guide%20to%20Single%20Detached%20and%20Duplex%20Residential%20Building%20Permit%20Application(2)(1).pdf
- 4 City of Surrey A Guide to Applying for a Building Permit for a New Single Family Dwelling http://www.surrey.ca/files/8P for New Single Family Dwelling.pdf
- 5 City of Vancouver Construction of Outright 1/2 Family Dwelling Development & Building Application Submission Require http://vancouver.ca/files/cov/2and2familyoutright.pdf
- 6 City of Richmond A Guide for the Homeowner/Builder http://www.richmond.ca/\_shared/assets/pc\_326229.pdf

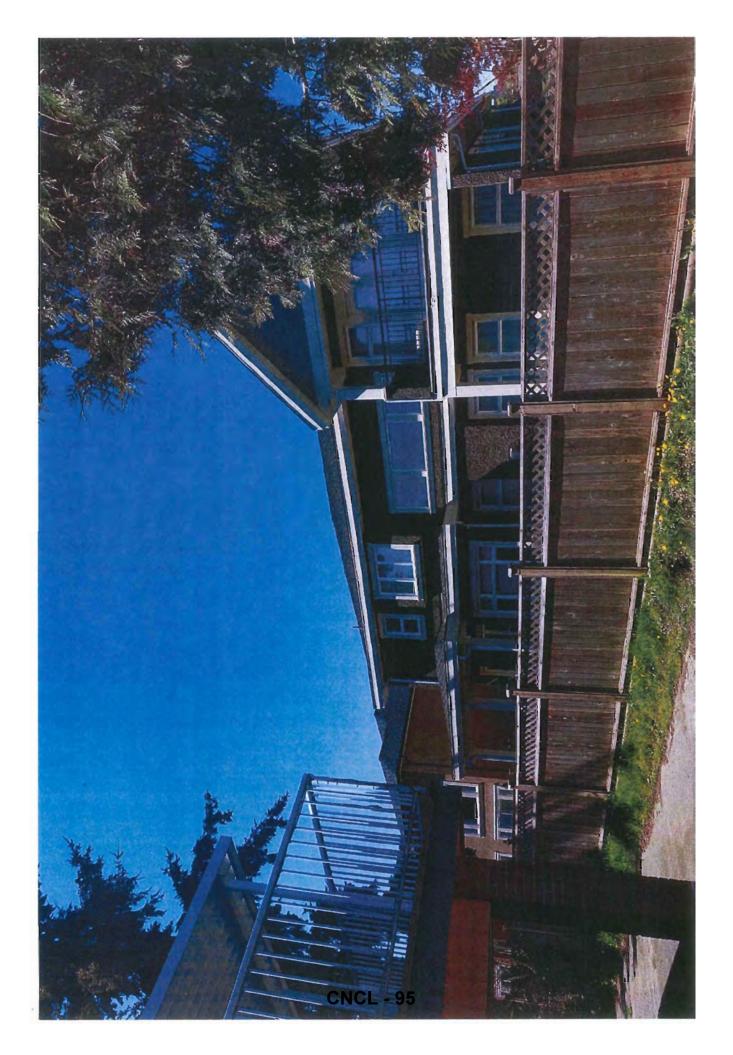
Appendix 3 &.

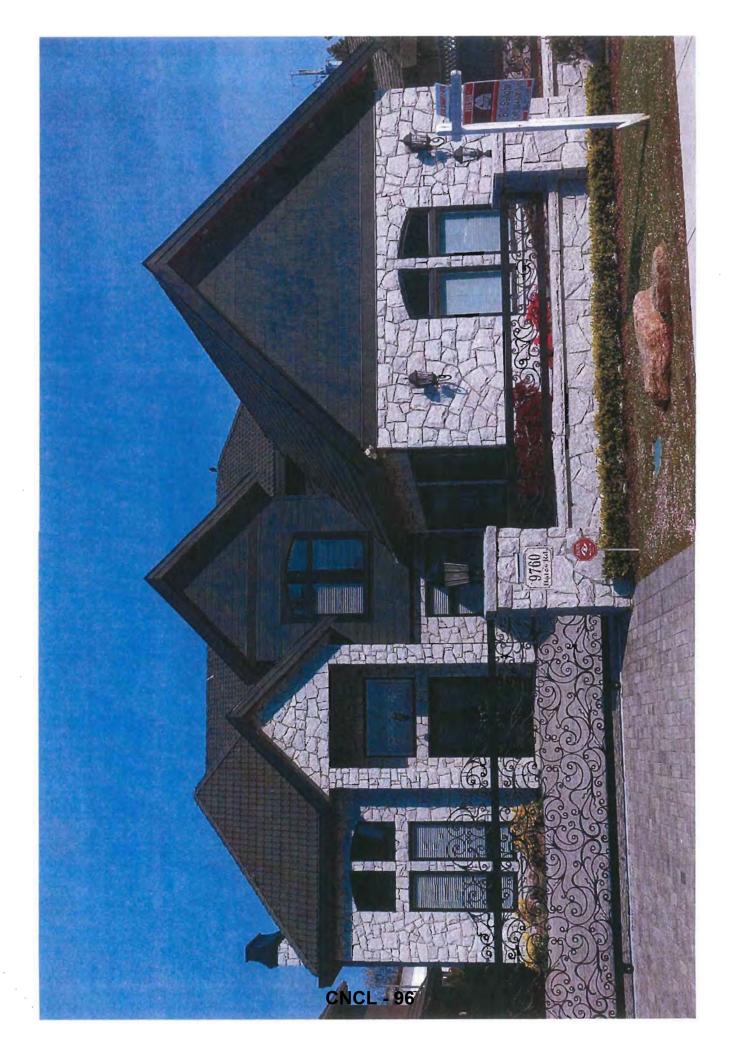


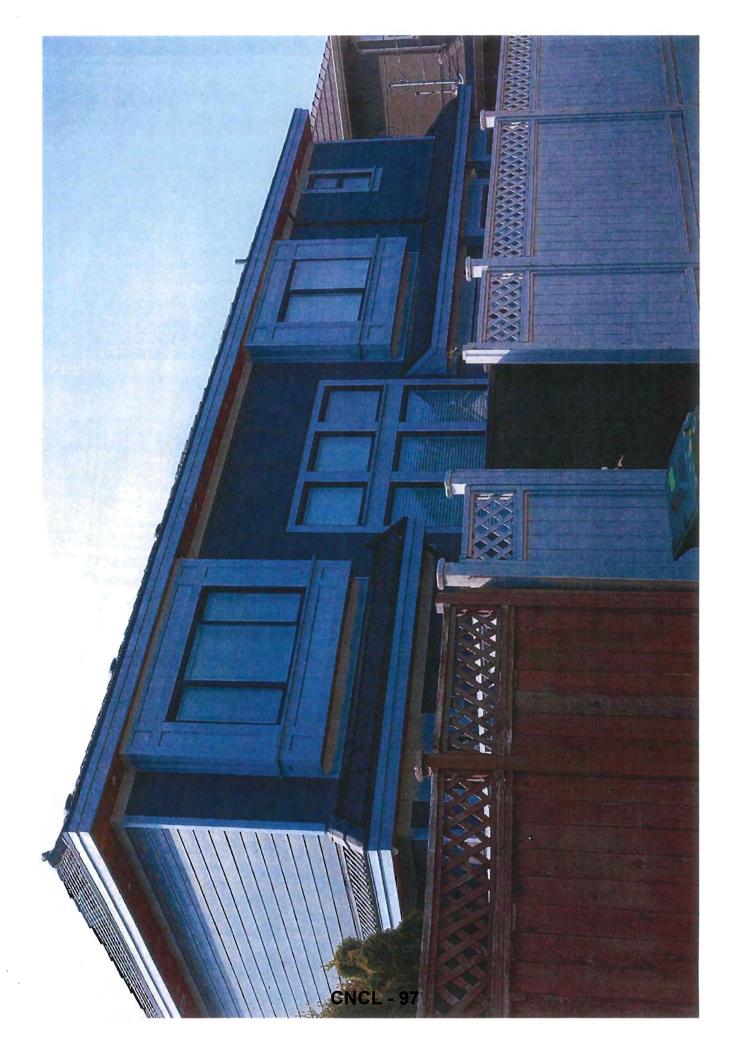




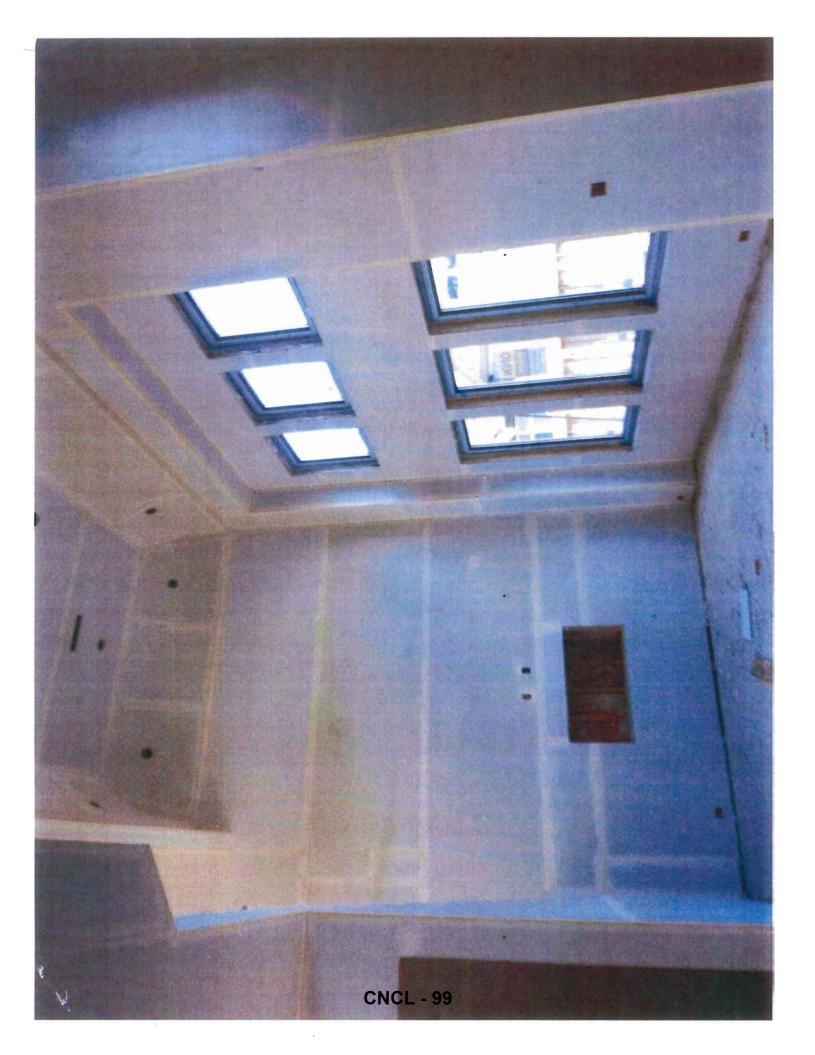






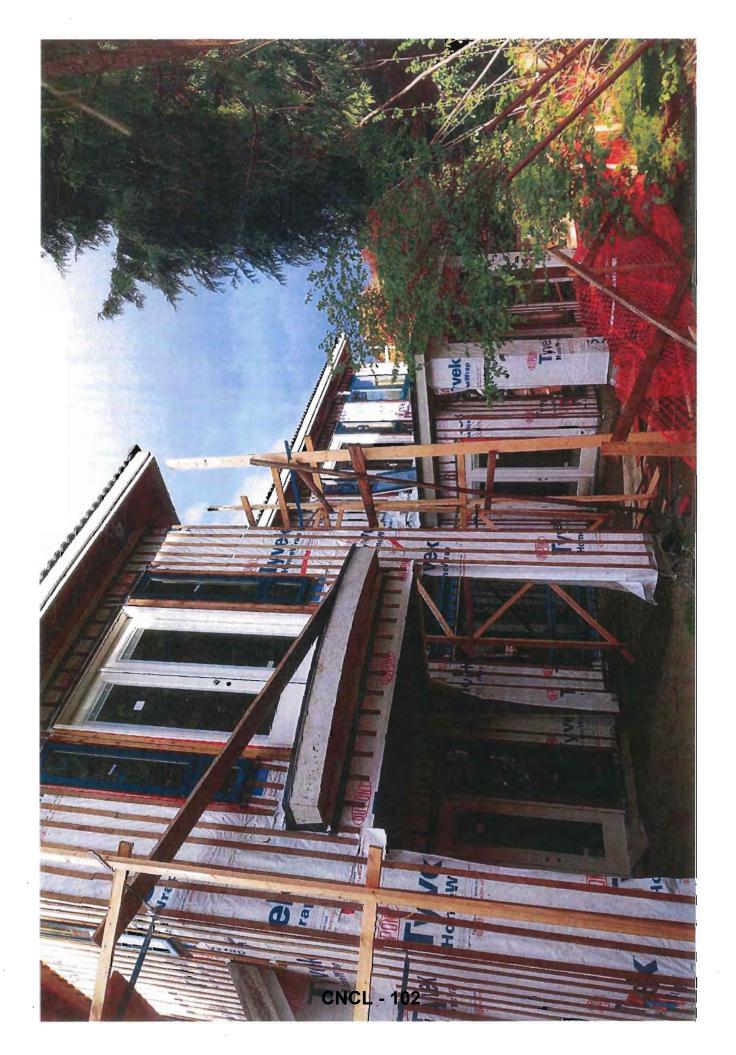






# Appendix 3 b.





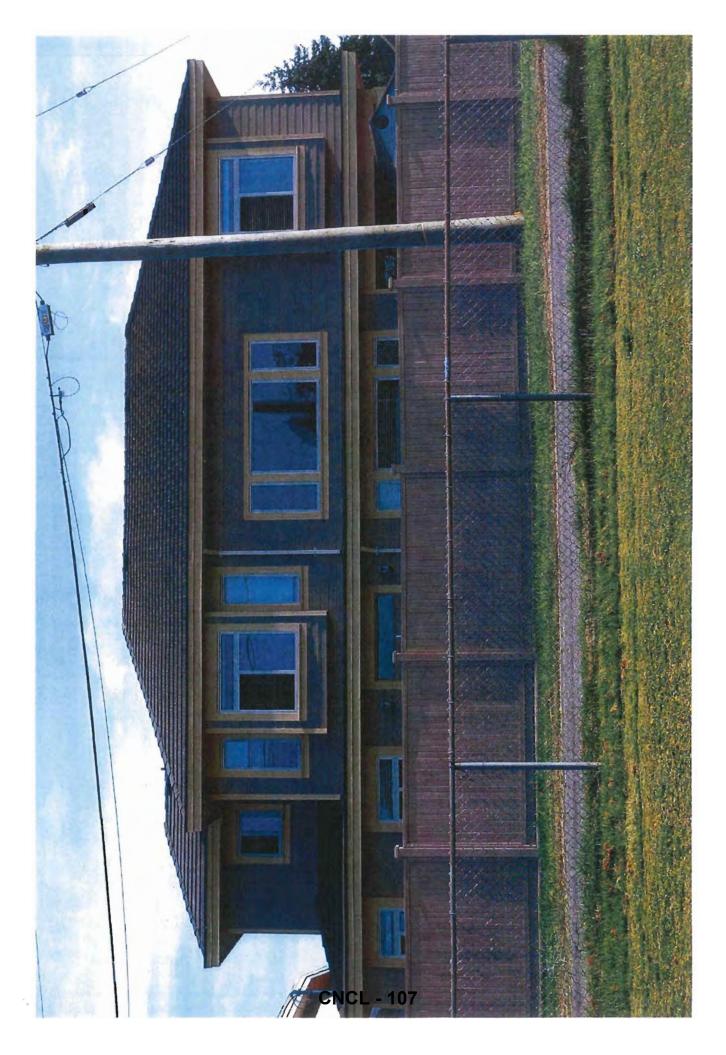
7151 Marrington Road, Richmond

March 26, 2015 7151 Marrington Road (back), Richmond



7151 Marrington Road (back), Richmond

7151 Marrington Road (back), Richmond April 1st, 2015

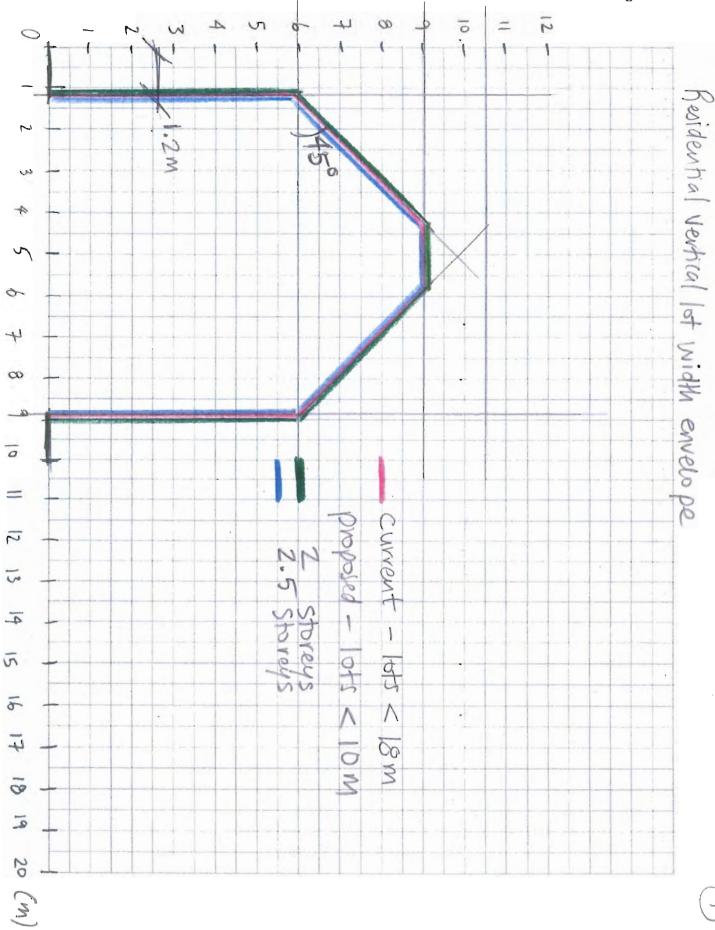


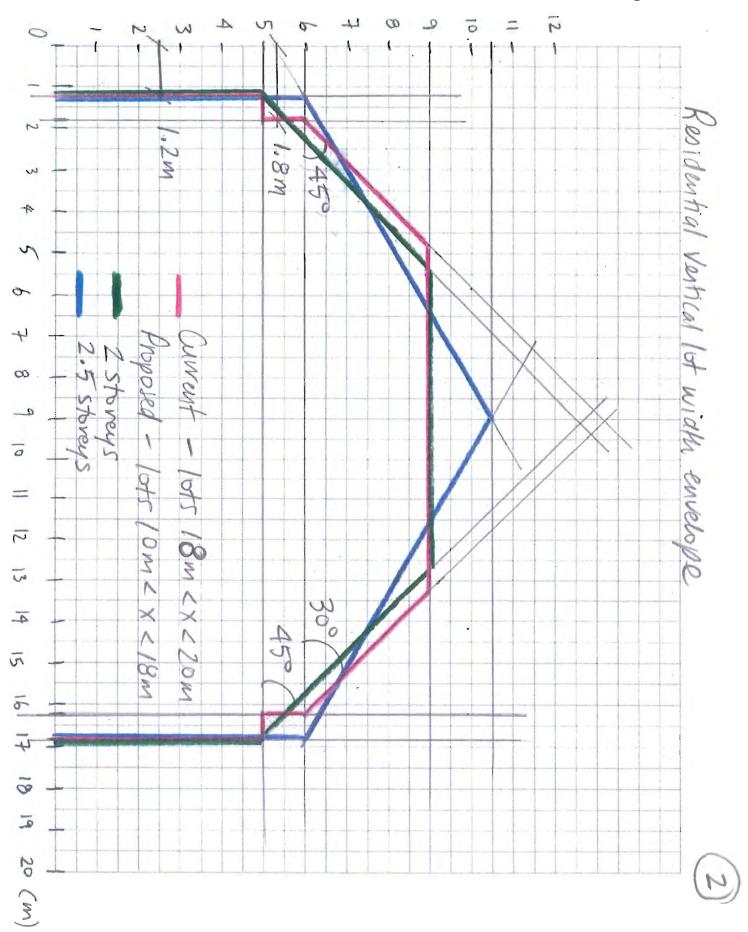


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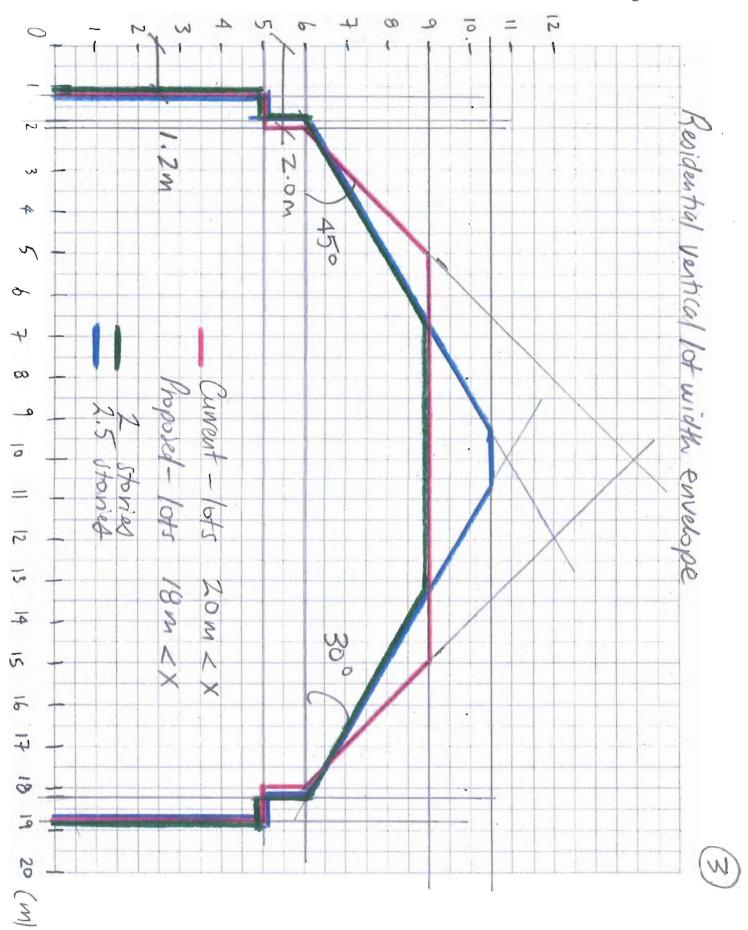
**Appendix 4** 







http://www.h3dwallpapers.com/wp-conten@NGHs/20114/111/Printable\_graph\_paper-2.png 15/06/2015



http://www.h3dwallpapers.com/wp-conten@NG4s/20112 1/Printable\_graph\_paper-2.png 15/06/2015

**Appendix 5** 

Typical House Area

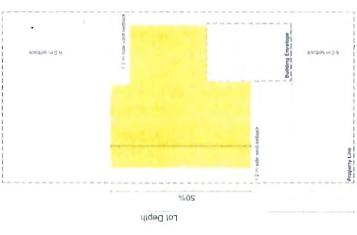
## Proposed Amendments to Single Family Zoning in Bylaw 8500



### Maximum Building Depth

In conjunction with measures defining the Vertical Building Envelope, this measure to control building depth ensures that Floor Area Ratio space preserved by adherence to the maximum height definition of a story does not result in overly deep buildings impacting

Maximum Bullding Depth (inhabitable space measured in the direction of the front to rear yard) will be 50% of the Lot Depth.



Richmond



## Wall plane Articulation at the Rear Yard

In conjunction with the Vertical Building Envelope, a 2 storey wall at the rear yard setback will have a maximum width of 60% of the rotal width of the building. To achieve this articulation, a horizontal setback of the remaining vertical plane shall be no less than 6 meters.

1 The Second storey floor area will be a maximum of 80% of the First Storey.

This measure works in conjunction with the buildable volume defined by the Vertical Building Envelope to ensure that there is at least one setpack of second floor walls with respect to the first resulting in reducing the number of

Secondary Vertical Building Envelope

2 story walls and letting in more light to the required yards



Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

June 16th 2015

Planning Committee City of Richmond 6911 No. 3 Road Richmond, B.C. V6Y 2C1

RE: Proposed Bylaw 9249 - Unintended Consequences to Compact Single Family Homes and the Adverse Impact on Affordability

Dear Councilors & Members of the Planning Committee,

My name is Amit Sandhu and my company Ampri Construction is a Multi-Family Developer in the City of Richmond. Having built over 700 townhomes in the City, we are now shifting our focus to build Compact Single Family Homes. This is in an effort to address the need for smaller, new single-family homes. This market is currently underserved, creating a large gap in the new market housing continuum. (See Sample Images on Appendix A)

I'd like to share my concerns over the proposed Bylaw 9249 and to point out the unintended side effects of the changes contained within the strategy. These concerns are over the following items in particular:

### 4.18.2 – Lot Width Less than 10m

A) Absolute Height Measurement

### 4.18.3 – Lot Width Greater than 10m but less than 18m

- A) Decreasing the size of the building envelope (5m Vertical vs. 6m)
- B) Absolute Height Measurement

I urge the committee to consider the following conditions that adversely affect my ability to build my 30-home subdivision in Steveston (5460 – 5560 Moncton St.)

### Minimum Lot Size & Density

Although my lots meet the RC2 requirement of a minimum lot size of 270sqm, the lots are 10.12m wide leaving only 28.08m in depth. The requirements of bylaw 9249 would make it impossible to fit the allowed RC2 Zoning density on 14 of the 30 lots in my subdivision (See Appendix B). The proposed bylaw fails to adequately address homes at the compact end of the housing size spectrum.

### Minimum Flood Plain Construction Levels

Complicating matters is that our subdivision is located in a 2.9m FCL and not in Area A, which allows living areas to be built .3m above the crown of the road (1.35 + .3 = 1.65m in this case). So the homes on the South Side of Moncton Street are already at a 4ft disadvantage in maximum height as the living area starts 1.25m higher than across the street or other neighborhoods but the vertical building envelope measurement is taken from the finished lot

grade (See Appendix C: FCL Map + Illustrated Cross Sections). <u>The proposed bylaw unfairly penalizes homes that are not in the Area A FCL.</u>

### Examples of the Unintended Consequences of Bylaw 9249

### Adverse Effects on Affordability

When we apply the proposed changes to houses in my subdivision you will see the building envelope cuts through the second floor (See Appendix D). Since we do not have adequate lot depth to accommodate the allowable density, we must lose square footage. The reduced square footage results in the loss of one bedroom, leaving these to be two bedroom homes. We have calculated a loss of 225 square feet per typical lot in this scenario. That means our 1825 Sqft homes would be reduced to 1600 sqft. Currently, 1600sqft three bedroom townhouses sell for approximately \$700,000 whereas 2200sqft single-family homes sell for \$1.2M (See Current Listings Appendix E). This is a \$500,000 gap hopeful new homeowners must overcome to own a new single family home.

### Adverse Effects on Economy

As I have illustrated, the consequences of the proposed bylaw will be far reaching. The market will react to the changes immediately and we will see older single-family home values decrease across the board. This will be a negative impact for homeowners in Richmond that have built up equity over the years in older homes. In addition, newer homes in Richmond built according to the current bylaws with higher ceilings and larger building envelopes will increase in value because of the market demand for these styles of homes – adding further pressure down the line to other asset classes such as townhouses and apartments.

### Conclusion

My intent is to address an ever growing need in an unusual real estate market by building compact single-family homes that bridge the current gap between multi-family and single-family home prices. Adopting bylaws such as the proposed Bylaw 9249 makes my job harder. Complex bylaw and zoning issues require a sophisticated approach so that we can develop feasible solutions and also identify outliers and create suitable solutions for each zone or planning area. Together, we need to work to find solutions that are sensitive to the intricacies of place making, home building, community development and the diversity of the market.

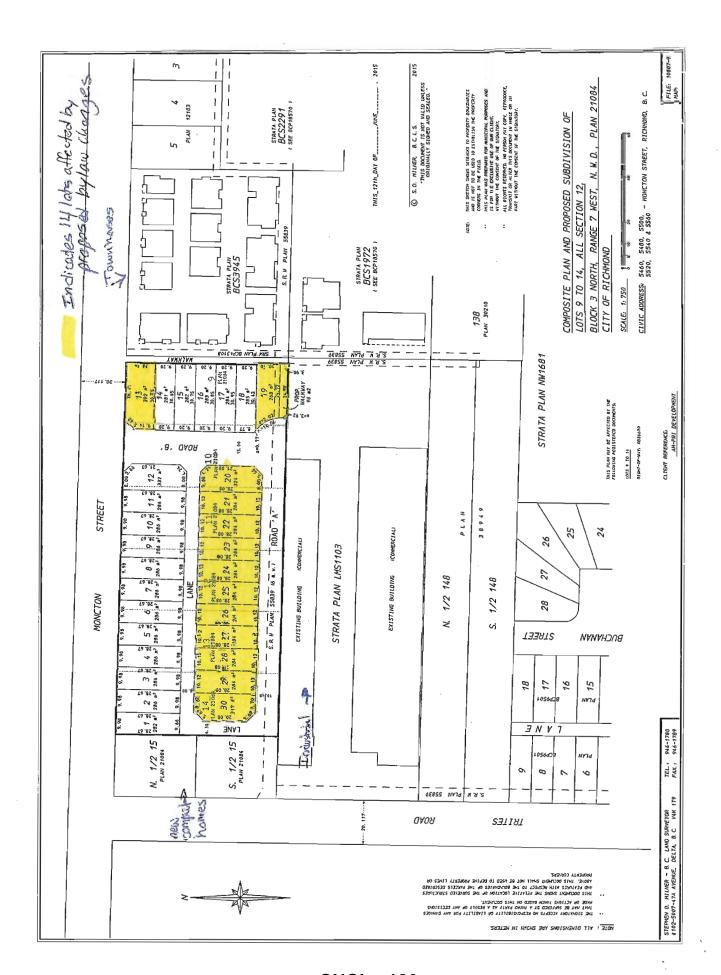
Examples of Compact Single Family Homes in Steveston

APPENDIX A

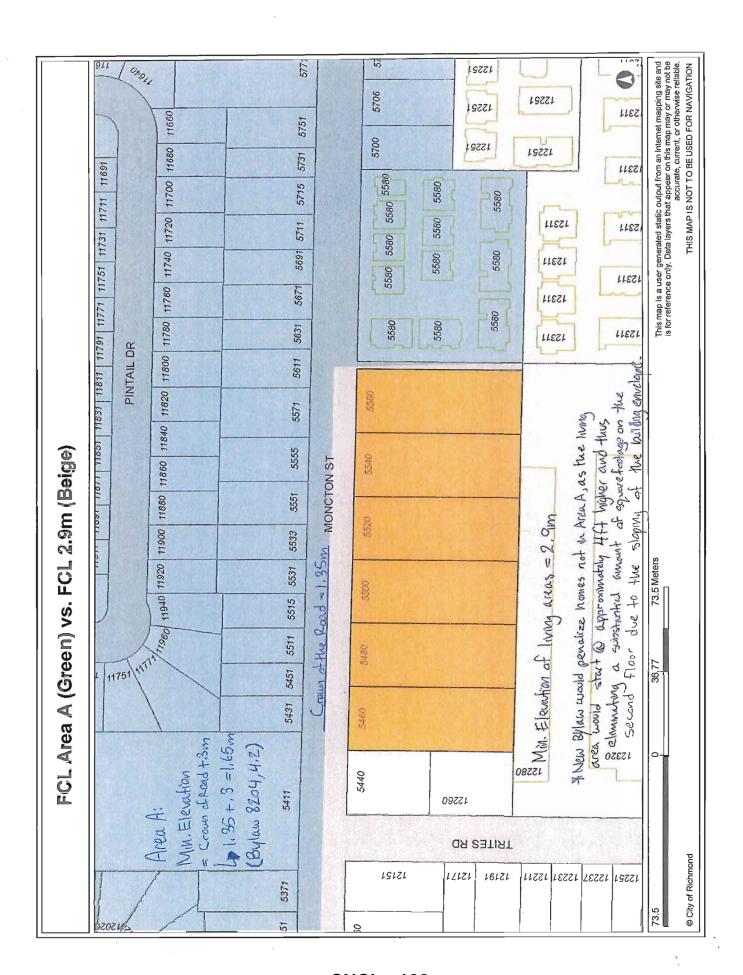


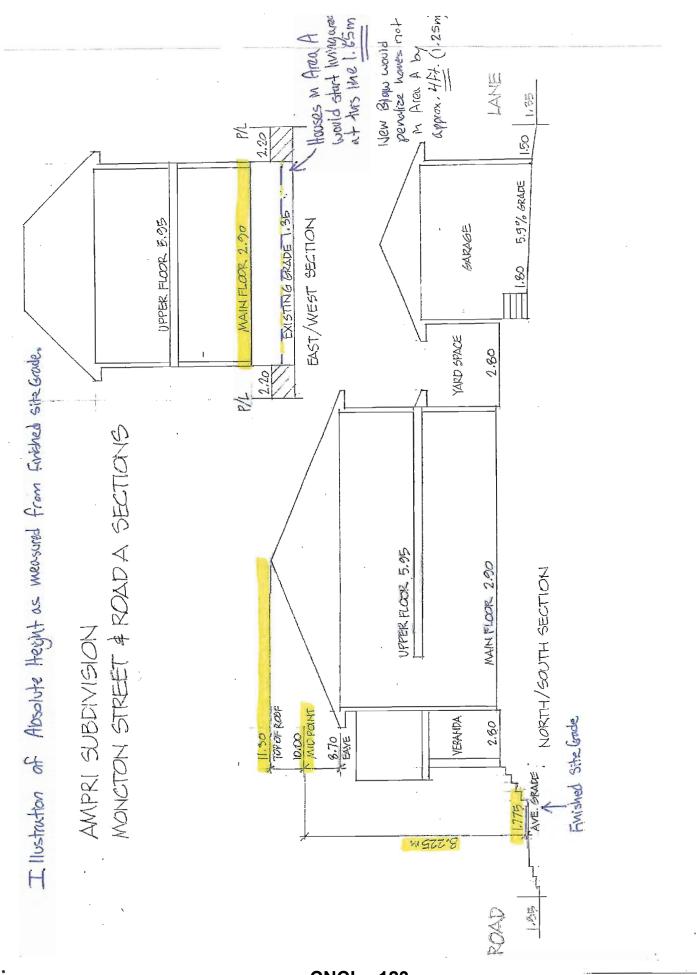


### **APPENDIX B**

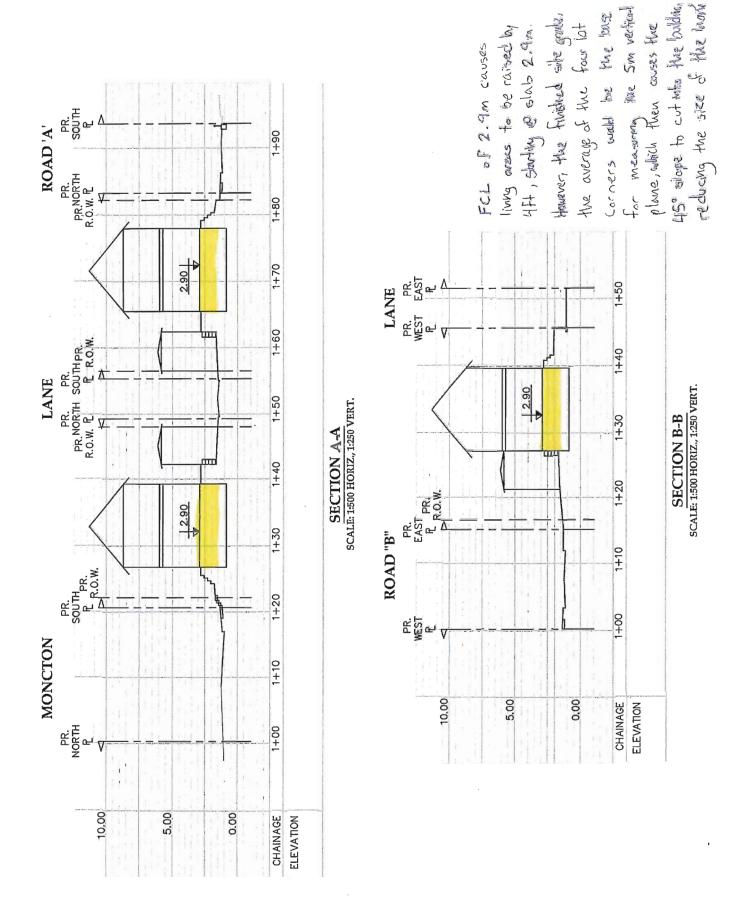


### APPENDIX C

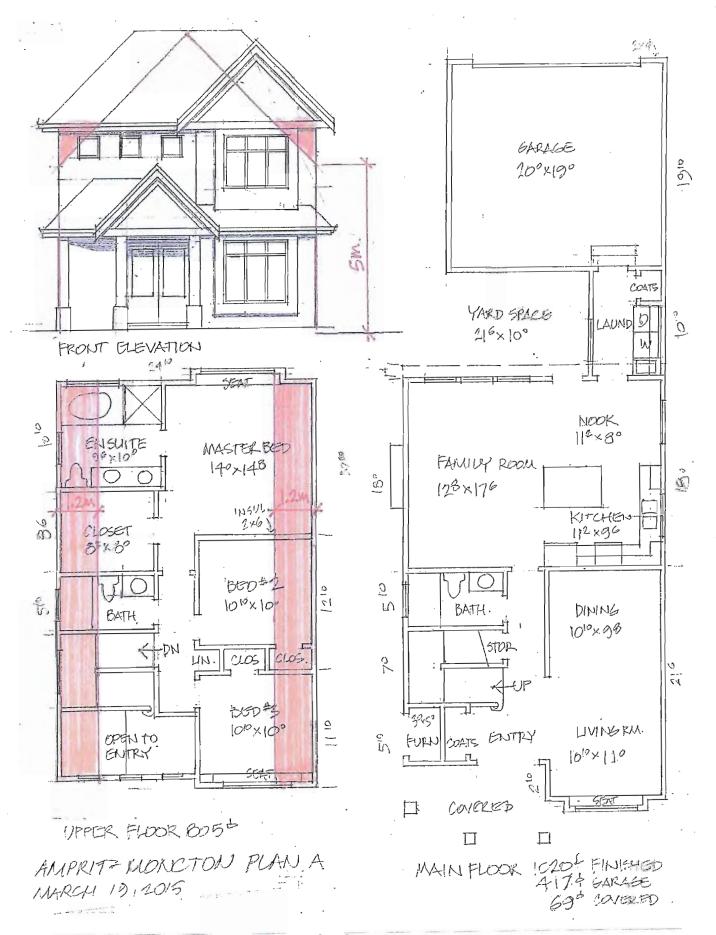




**CNCL - 123** 



### APPENDIX D



### APPENDIX E

`< Back

### #12 5180 BLUNDELL RD, Richmond, British Columbia V7C1H4

\$710,640

Listing ID: V1128581

3 (

Property Type Single Family Building Type Row / Townhouse Title Strata

Dealls in

Built in 2015

### Description

Shangri-La Living offers. Luxury Townhouses: 6 Detached-semi-detached Townhouses with Side by Side Garage, 2 storeys & 3 storeys from 1382 sq.ft. to 1644 sq.ft. Radiant Heat, Air-conditioning, Instantaneous hot water heaters, Energy electric fireplace with custom designed mantle etc. Great Catchment School: McKay Elementary & Burnett Secondary... Will Complete Fall 2015!

### Details

Appliances Included

Αli

Features

Central location

### Building

Architecture Style

Bathrooms (Total)

2 Levei

**Basement Features** 

Unknown

Fire Protection Smoke Detectors Basement Type

None (Unknown)

Floor Space 1620 sqft

### Walk Score®

Walk Score®:

Somewhat Walkable

*52* 

### Sarah L Guo

Personal Real Estate Corporation

**t** 778-998-4068

Fax: 604-273-3124

### Multiple Realty Ltd.(Rhmd)

#110 - 9780 Cambie Road Richmond, BC V6X1K4

604-273-8555

Fax: 604-273-4882

Data provided by : Real Estate Board Of Greater Vancouver

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

< Back

### 10531 NO 1 RD, Richmond, British Columbia V7E1S3

\$1,198,000

Listing ID: V1121985





Property Type

**Building Type** 

Title

Single Family

Land Size 3615 sqft House Built in 2014 Freehold

### Description

UNBEATABLE STUNNING CUSTOM-BUILT HOME IN DESIRABLE STEVESTON NORTH NEIGHBORHOOD! BETTER THAN NEW, 1 YR YOUNG, Almost 2,300SF, Total 5 bdms 4.5 baths which incl 1 BDRM LANEWAY HOME with \$950 monthly income. This contemporary home feats supreme materials, admirable craftsmanship & quality design, double high ceilings, rich h/w firs, naturally bright, over-sized windows, open gourmet kitchen, top-of-line applc & cabinetry, beautiful solid stone surfaces, park-like garden, radiant fir heat & security system. WALK TO Minoa Steves Elem, Hugh Boyd Sec, Steveston Village, Richmond Dyke Trails, Garry Point Park, shopping, recreation & transit!

### Details

**Amenities Nearby** 

Golf Course, Marina, Recreation, Shopping

Appliances Included

All

Features

Central location, Wet bar

Basement Type

None (Unknown)

Fireplace

1

Fixtures Included

Drapes/Window coverings

### Building

Architecture Style

2 Level

Unknown

**Basement Features** 

Bathrooms (Total) 5

Floor 9

Fire Protection Security system

Floor Space 2277 sqft Style Detached

### Land

Frontage 30 ft, 2 in Landscape Features

Garden Area

### Walk Score®

Walk Score®: Somewhat Walkable

66

Schedule 4 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

Richmond Planning Committee Meeting - June 16, 2015

### Proposed Amendments to Zoning Bylaw 8500 Height and Massing Controls for Single Family Houses in Richmond

### Introduction

At the April 20, 2015 Public Hearing I made a presentation to Mayor and Council. I demonstrated that there is a pattern of over height rooms in most new houses stemming from the repeated use of partially dropped ceilings to meet the current storey height limit of 16.4ft. In reality, 21ft ceiling have become the new norm, and two storey grand rooms are appearing in both the front and back of many new houses. Continuing with my research I have analyzed the three proposed alternative amendments (9265, 9249, and 9266) to the Zoning Bylaw 8500 to control building height and massing.

### **Options**

- Amendment Bylaw 9265 "12.1ft (3.7 m)" ceiling/storey (preferred)
- Amendment Bylaw 9249 "12.1ft (3.7 m)" ceiling/storey + 15m<sup>2</sup> of floor area (proposed by Staff)
- Amendment Bylaw 9266 "16.4ft (5.0m)" ceiling/storey

### All Options Provide the following modifications to Zoning bylaw 8500:

- 1. The practice of using false dropped ceilings to measure the height is eliminated by introducing a "height, ceiling" definition to the top of the finished floor of a storey in the definition section of the bylaw.
- 2. The 34.5ft (10.5m) maximum height to the highest peak of a pitched roof allowance is removed and replaced with a 29.5ft (9m) maximum height to the highest peak for a 2 storey house, but not for a 2.5 storey house. The table below shows the heights for both 2 and 2.5 storey houses in neighboring municipalities.

Table 1: Heights - 2 and 2.5 Storey Houses in Metro Vancouver					
	Municipality	Max Overall Height to Roof Peak		Midpoint Height	
		Metre	Feet	Metre	Feet
1	Coquitlam	11	36.1		
2	New Westminster	10.7	35.0	7.6	25.0
3	Richmond	10.5	34.5	9.0	29.5
4	Surrey			9.0	29.5
5	Port Coquitlam			9.0	29.5
6	Vancouver	9.5	31.2		
7	Delta	9.5	31.2	8.1	26.5
8	North Vancouver (City of)	9.1	30.0		
9	Langley	9.0	29.5		
10	Burnaby	9.0	29.5		
11	White Rock	8.5	27.9		
12	West Vancouver			7.6	25.0

- 3. Richmond allows amongst the highest overall building height at 34.5ft (10.5 m). 2.5 storey houses have been permitted for the better part of the last century in most municipalities, and no other municipality differentiates between the height of a 2 and 2.5 storey house, so why should Richmond start now? Also, the FAR for a potential 2 or 2.5 storey house for a given lot is identical so why should their building heights and consequently envelopes differ?
- 4. Changes to controls on vertical lot width envelopes, resulting in envelopes differing between 2 and 2.5 storey houses.
- 5. Detached accessory buildings have been limited.
- 6. Reduction in the peak of the attached garage on the Richmond L shaped special is imposed.

Amendment Bylaw 9265 allowing "12.1ft (3.7 m)" ceilings/storey is the best option for improvement to the current Zoning Bylaw 8500.

The 16.4ft (5.0 m) ceiling/storey allowance is removed and replaced with a 12.1ft (3.7 m) ceiling/storey height in line with Burnaby, Surrey and Vancouver, and which the Advisory Design Panel was supportive.

Amendment Bylaw 9249 allowing "12.1ft (3.7 m)" ceilings/storey + 15m<sup>2</sup> of floor area exemption (proposed by Staff) has the potential to create problems for Zoning bylaw 8500.

Amendment Bylaw 9249 reads: "An additional maximum of  $15m^2$  of floor area with a ceiling height between 3.7 and 5m, provided the floor area is located at least 2.0m from the interior side yard and rear yard".

An existing exemption of 10m<sup>2</sup> (106ft<sup>2</sup>) for the foyer/staircase is already allowed by the current bylaw. The foyer/staircase areas under the existing exemption currently reaches heights of 21ft.

The **proposed** 15m<sup>2</sup> (161ft<sup>2</sup>), 16.4ft (5m) overheight area is not tied to a location or a purpose and can be incorporated anywhere. In addition, this option is unclear because the exterior expression measured from finished floor to the bottom of the eave, must be no higher than 12.1ft (3.7m), but the interior ceiling height can range between 12.1ft (3.7m) and 16.4ft (5.0m). Definitely adding to the complexity at the plan checking stage.

The 10m² (106ft²) exemption for the foyer/staircase is already generously interpreted. Adding, another liberally interpreted area at a height that is inconsistent with other neighbouring best practices would be a recipe for confusion in, plan checking and at inspection. City Staff have shown in their table - "Environmental Scan of Building Heights and Interior ceiling limitations - May 2015", attached to the report for this planning meeting, that the exempted areas if offered, are only for the foyer/staircase in neighboring municipalities and not for other random areas in houses. As shown in the table, Surrey, Burnaby and Delta currently have an exempted area for the foyer/staircase. On the other hand, the City of North Vancouver, District of North Vancouver, City of White Rock and City of New Westminister are not cited as having exemptions.

### Amendment Bylaw allowing 9266 "16.4ft (5.0m)" ceilings/storey is the worst option for improvement to the current Zoning Bylaw 8500.

The proposed Amendment Bylaw 9266 retains the 16.4ft (5.0m) ceiling/storey allowance. The Advisory Design Panel found it too generous and supports a 12.1ft (3.7m) ceiling/storey height as already mentioned.

Proposed Considerations that need to be addressed now as opposed to in the future, and are omitted from all proposed Amendment Bylaws include:

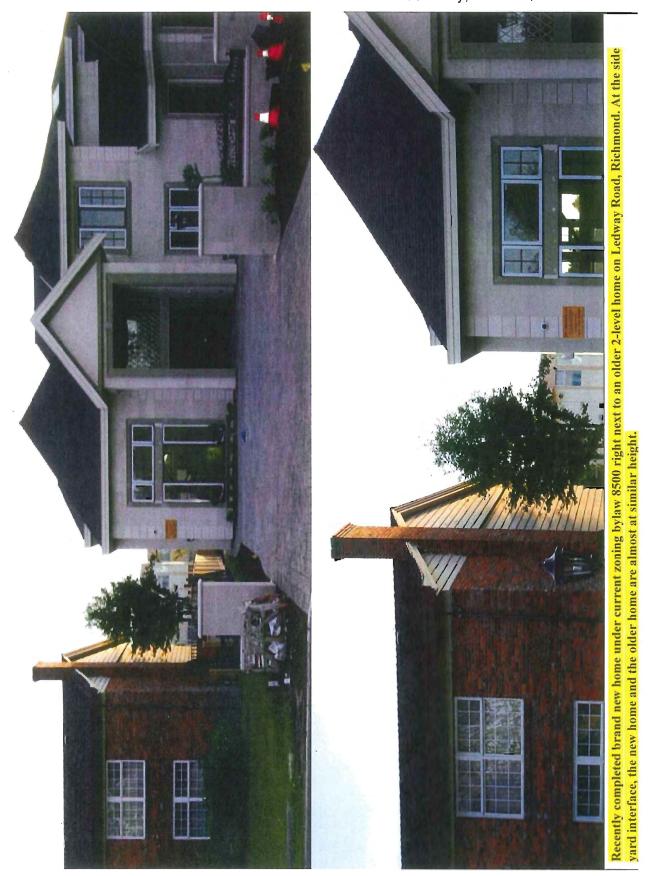
- 1. Maximum Building Depth inhabitable space measured in the direction of the front to rear yard will be 50% of the lot depth (as presented in Study on Massing by the City). Change was supported by Advisory Design Panel.
- 2. The second storey floor area will be a maximum of 80% of the first storey (as presented in Study on Massing by the City)
- 3. Projections into the 4ft side yard should be eliminated all together.
- 4. Differentiating between properties by lot size frontage alone is not sufficient. Lot area is also relevant and should be included because Richmond has many atypical shaped lots.
- 5. Minimum roof pitch

### Conclusion:

- 1. Modify Amendment Bylaw 9265 (Attachment 5, PLN-219 to PLN-225), by lowering the maximum height for both 2 and 2.5 storey houses to 29.5ft (9.0 m)
- 2. Delete section 4.18.3(b) and 4.18.4(b) and add houses with 2.5 storeys to 4.18.3(a) and 4.18.4(a) of Amendment Bylaw 9265.
- 3. Put forth Amendment Bylaw 9265, in conjunction with changes that allow effective enforcement.

Kathryn McCreary, P.Eng.

Schedule 5 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

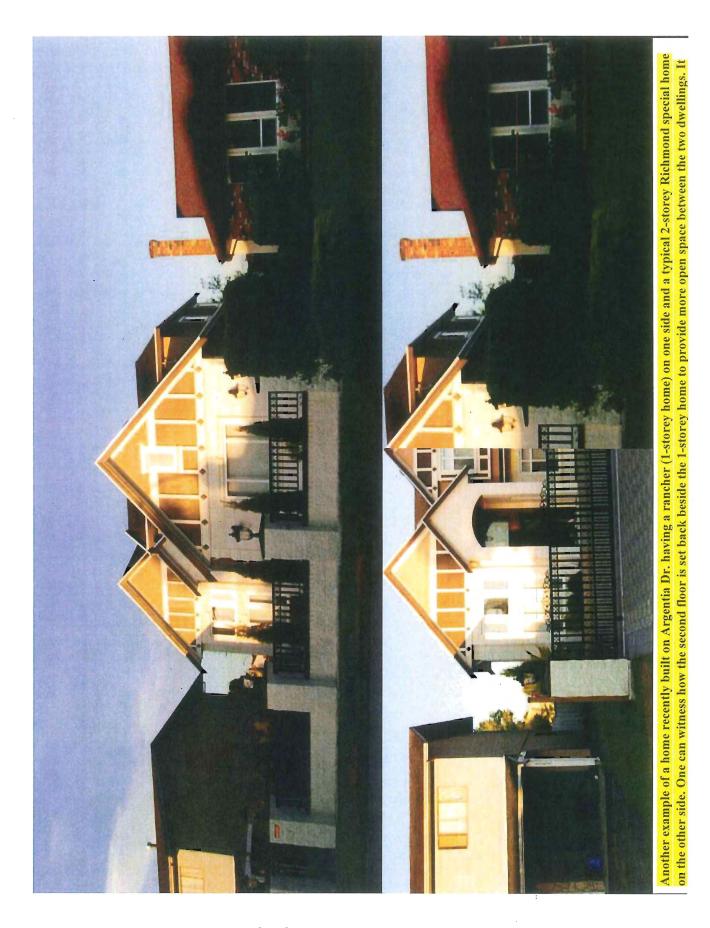






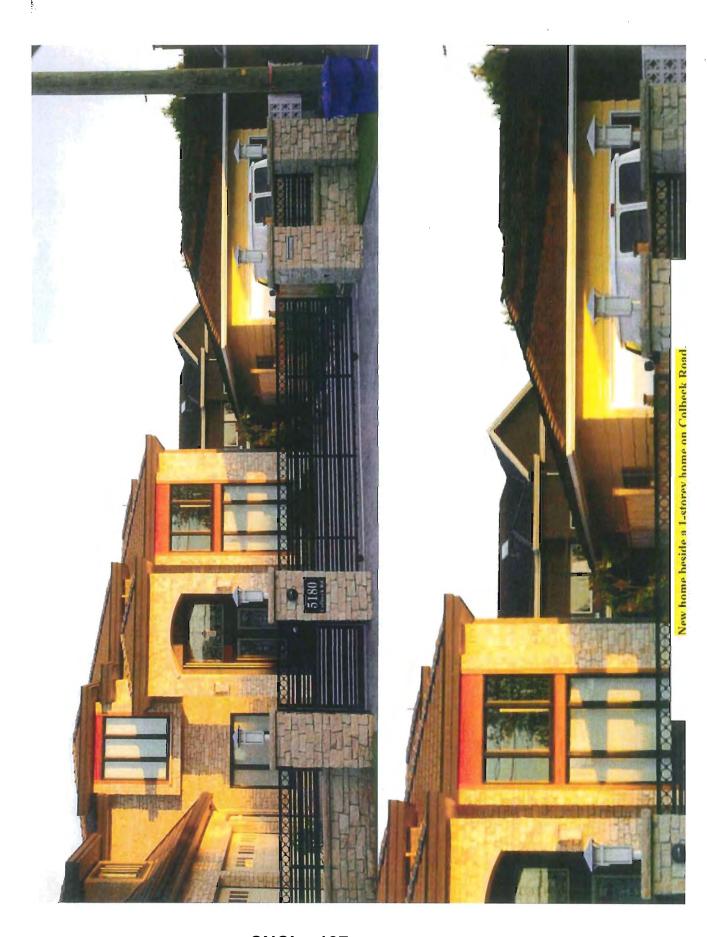
**CNCL - 135** 





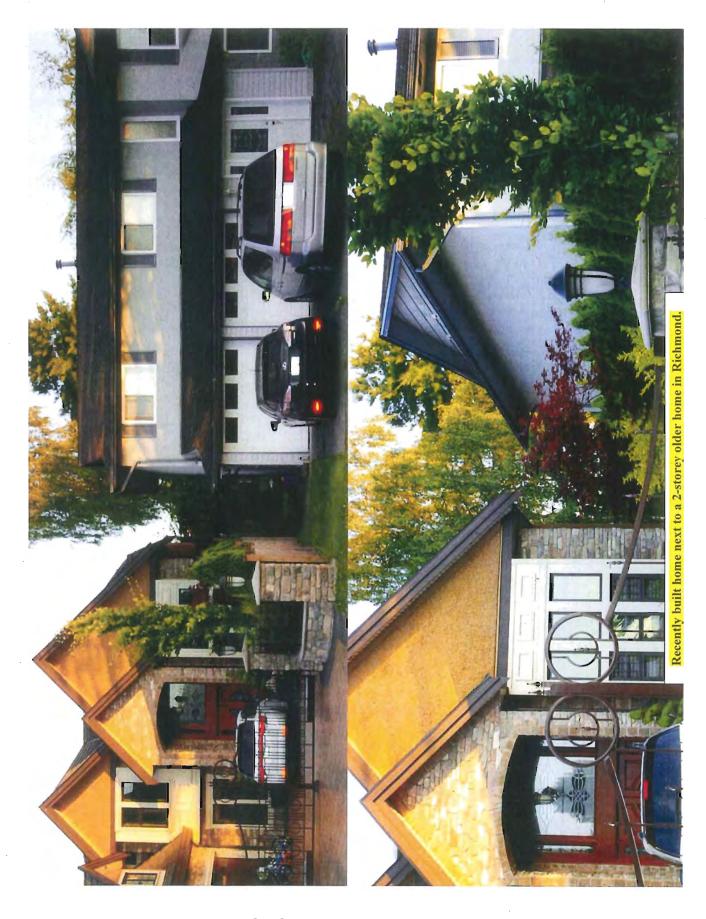
**CNCL - 136** 





**CNCL - 137** 





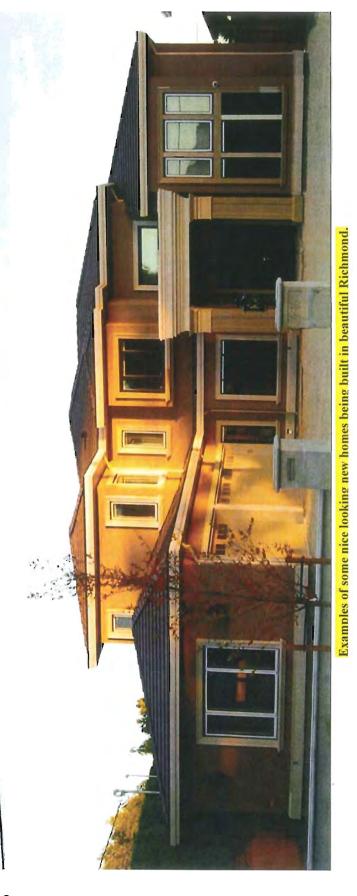
**CNCL - 138** 



**CNCL - 139** 







**CNCL - 140** 

# An Example of Proposed Amendment Bylaw 9249 Item No. 4.18.3 PLN-235

## For Lots Greater than 10m (32.8ft) and Less than 18m (59ft)

### 

## Analysis of typical 33ft wide lot:

- Side yard setback required: 1.2m (4ft) each side
- Net building envelope width: 33ft 8ft = 25ft
- Apply the proposed vertical lot width envelope at 5m height with 45 degree angle
- The second floor width becomes: 25ft 8ft = 17ft
- How can you design a second storey within this kind if width?
- If you build 7.5ft ceiling height on both levels, it works. Who will do that?
- We have never seen a new home built in Richmond with these kind of ceilings in the last decade
- No accommodation for handicapped accessibility and mobility
- It does not work

This is one example of how the proposed changes negatively affect the liveability and functionality of these homes on 33ft wide lots without achieving a significant benefit to the community in large. Has the staff shared this information with the owners of these homes/land?

## **RECOMMENDATIONS**

Richmond is unique. It should not be compared with other municipalities. We should only adopt good practices from other municipalities.

What we suggest is the following:

- 1. There should be more and better communication.
- 2. There should be further studies and review for different lot sizes- "one size does not fit all".
- 3. City wide thorough consultation needed.
- 4. Involve industry professionals (architects, builders, etc.) and homeowners.
- 5. Residents are building homes that fit their lifestyles.
- 6. Builders are building homes the way this market demands.
- 7. Our homes are unique and should be maintained that way.
- 8. Council should not rush any decision.
- 9. Give staff more time to evaluate all the possible options and don't make recommendations unless they

are 100% sure of the outcome so any unintended consequences can be avoided.

### Khalid Hasan

From:

Parm Dhinjal <parmdhinjal@shaw.ca>

Sent:

Tuesday, June 16, 2015 9:53 AM

To:

Ajit Thaliwal; info@khalidhasan.com; 'Raman Kooner'; 'Charan Sethi'; 'Sal Bhullar';

gordonsommerfeld@shaw.ca; 'Gursher Randhawa'; 'Mark Sakai'

Subject:

FW: meeting

From: Rod Lynde [mailto:lynde@telus.net]

Sent: June-16-15 7:26 AM To: 'PARM DHINJAL' Subject: Fw: meeting

This is a message I sent to James Cooper after the first meeting I attended. I guess it didn't make any difference.

Rod

From: Rod Lynde

Sent: Thursday, May 28, 2015 12:21 PM

To: Cooper, James
Subject: Re: meeting

Hi James:

Thanks for inviting me to Tuesday's meeting regarding residential massing concerns. I would like to make some comments which I wasn't able to at the meeting.

I design homes for a variety of clients. Some are builders wanting a plan that will sell well to the immigrating Chinese buyers which are the main driving force behind Richmond's real estate market. There are also many other home owners who want to live in Richmond and want to create a home that will maintain it's value as well as provide an enjoyable environment to live in. Some of these clients will demolish the house they were living in to build a new one because they want to stay in the neighbourhood.

I have never had someone ask me to design a new home with an 8'-0" main floor and a 7'-6" upper floor to preserve the character of the existing older homes in the neighbourhood. These existing homes which were built about fifty years ago were tract housing built to provide affordable housing and were basically three plans...the Woods bungalow, the same bungalow plan on an unfinished lower floor and the Seafair split. The only significant difference between rows of these similar homes was the colour of the siding. These homes are being replaced because they are small, outdated, inefficient and impractical for the needs of homeowners today. They are also nearing the end of their life without expensive renovations. Preservation of this neighbourhood character is unrealistic. I appreciate that the opposition to new construction originates from owners of these older homes but there is a much larger silent majority that would much rather have newer homes of better quality. To preserve this character would be like returning to rotary dial telephones or black and white television.

The Westwind subdivision and other land use subdivisions are anomalies because many of the lots are governed by a land use contract which limits site coverage but not floor area and allows a maximum height of 35 feet. The original homes there are about 40 years old and were built to standards that would not comply to the existing building code or market demand.

I'd like to address the proposed envelope for lots more than 18 metres wide which would be zoned R1/E. The houses I have been designing in the last few years have typically been two storey with the main floor height of 10'-0" and the upper floor height of 9'-0". If you add in the joist space of 1'-3" and 8" minimum from the main floor slab to finished grade, the total height would be almost 21 feet or 6.4 metres minimum. The definition of finished site grade would increase the height depending on the existing lot grade. To create a building envelope that penalizes the typical new home by forcing the upper wall in to comply with the new envelope seems excessive especially if the angle of the upper portion is 30 degrees instead of 45 degrees.

I propose that the envelope shape would be measured from the highest adjacent crown of road to be consistent with the flood plain measurement and follow the principal of the existing envelope shape. The

envelope would be measured 1.2 metres from the side lot line and rise 5 metres vertically to the top of the wall plate then at 1.8 metres for lots up to 20 metres wide and 2.0 metres for wider, the envelope would rise vertically to a height of 6.5 metres to the top of the wall plate then rise at a 45 degree angle to a maximum height of 9.3 metres. This would ensure a level field for new construction competing with existing construction.

The 45 degree angle would allow design of "Craftsman" style homes which are very popular but include steep roof lines to accent the gables. A 30 degree angle would not allow this type of home and would limit the shape of houses to a strict template that would make the new houses look the too similar. Design by legislation might not be what Council intends to achieve.

Height of attached garages could be controlled by a second envelope that would be measured from the highest adjacent crown of road and measured from the 1.2 metre setback and rise to 4.3 metres vertically then rise at a 45 degree angle to a maximum of 7.3 metres. This envelope would only apply to the portion of the garage that does not have a habitable floor space above it.

The issue of dropped ceilings in overheight rooms can be solved easily. One storey maximum height would be 5.0 metres from the main floor slab elevation to the top of the wall plate of the highest wall in the room. This is not difficult to design into typical plans and would take away the option of a second floor being added.

Limiting the depth of new houses might be too restrictive if the lot depth is smaller than average. If the one storey portions at the front and rear were excluded from the restricted depth that could be a solution.

I hope you consider my comments even though they are unsolicited. I wanted to make sure I was heard and that I could still design houses in Richmond that clients want.

Thanks, Rod

From: Cooper, James

Sent: Monday, May 25, 2015 1:29 PM

To: 'Rod Lynde'
Subject: meeting

Good afternoon, Rod

The agenda package for tomorrow's meeting will be available at the front counter at City Hall after 2.30 pm today.

James
James Cooper, Architect AIBC
Manager, Plan Review
City of Richmond | 6911 No. 3 Road, Richmond BC V6Y 2C1
Direct (604) 247-4606 | icooper2@richmond.ca

Schedule 6 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

I am Lynda ter Borg and I reside at 5860 Sandpiper Court in Richmond. From my perspective as a realtor, I see hundreds of homes each year, and I have extensively studied the issues before us. I am able to speak to your choice amongst the 3 amendment options, presented to you by staff today, to control massing and height issues of new house construction.

You will need to ask staff to provide a few more tools to be able to better control the massing and height issues. Maximum lot depth and envelope articulation are tools left in the backroom for future consideration. The Design Advisory Design Panel expressed support for a 50% maximum lot depth but we don't see that recommendation in any of the 3 proposals. The tools must be applied as a whole to houses being built in order for these controls to be successful. Houses that are too high, too wide, or too deep simply do not fit in a lot.

The processes used by staff were ones of expediency. Public consultation was token and superficial. We asked to meet to review these proposals to evaluate how the changes affect current building practices but were refused. The bundling of choices in the recommendations is not supportable without additions to these amendment proposals.

There is no choice in the three proposals to control the height issues. All three proposals separate 2 storey height and 2 and a half storey height to 29.5 feet and 34.5 feet respectively. No other municipality separates these two styles of houses. We need to remember these zoning bylaws will eventually have to fit the 4000 smaller and shorter to depth LUC properties. Staff suggested at the builder's forum, if a two and a half storey house on farm land, or a property with view, and has a specific need, they can best proceed by way of a variance request with neighbourhood consultation.

The following is an example from the MLS of a house built after the 2008 height change to 34.5 feet. The lot size has a maximum allowable FAR 3120 sq. ft. One year later it sold at 3950 sq. ft. with realtor comments "all available space is maximized into bonus living area." But that is not the end of the storey. That same house was back on the market at 4380 sq. ft. with now the realtor comments describing "3 expansive levels" and with a "registered plan showing 3116 sf., builder added 3<sup>rd</sup> level with no permits." 1264 sq. ft. or 40% added FAR!

Here is an example of a house being built at 8291 Fairfax Place (SHOW PICTURE). I call it the "attic with view windows." This house has huge windows into the attic space and you can see clearly from the street all the roof trusses. I was walking by yesterday and was invited inside to view. The gentlemen in the house told me the room and staircase to the attic would be added later. This is a zoning house, not LUC, and has a very tiny 2% pitch. Is this not a flat roof?

This last example on Bates shows a house built with the entire first floor at 16 ft (5m). (SHOW PICTURE)

We have a problem in Richmond applying the zoning bylaws as they are intended to be interpreted. In the public consultation "Attachment 3" page PLN-172 the record says I presented "legal" double height examples. How ridiculous, I would like the minutes corrected to read that all my examples showed illegal, unrestricted ceiling, double height in completed homes. These examples were not to some lowered ceiling trying to comply with the current 16ft (5 m )standard but were full one storey 20 feet

interior and exterior height and definitely, inspected and approved in breach of the City's zoning bylaws.

How can we have such a disjoint from intention and enforcement of our Bylaws? Freely gifting additional double height bonus space or what is now being called "exception space" is in direct opposition to our intention to control massing and building height. The staff recommended proposal is the only proposal that makes this gift to increase to interior massing. The issue is how the volume inside a house affects those who live next door. The rules should be simple and clear. Gifting an extra 160 ft 2 of floating double height space is working against the intention to control massing.

Our Bylaws already grant 10m2 of double height space that is specifically attached to staircase and entrance foyer functions. This creates the grand entrance of a finely designed home. I can assure you the City is already being very liberal in this interpretation, as the majority of entrance foyer's are well in excess of a 10ft X 10 foot space. A new freely floating additional space, 150% more than currently allowed, is governed by additional setback requirements and will be a problem for staff to administer and enforce. Why create more problems? The staff proposal doesn't even have the additional setbacks properly and accurately written. For this reason alone this proposal cannot be accepted without corrections required.

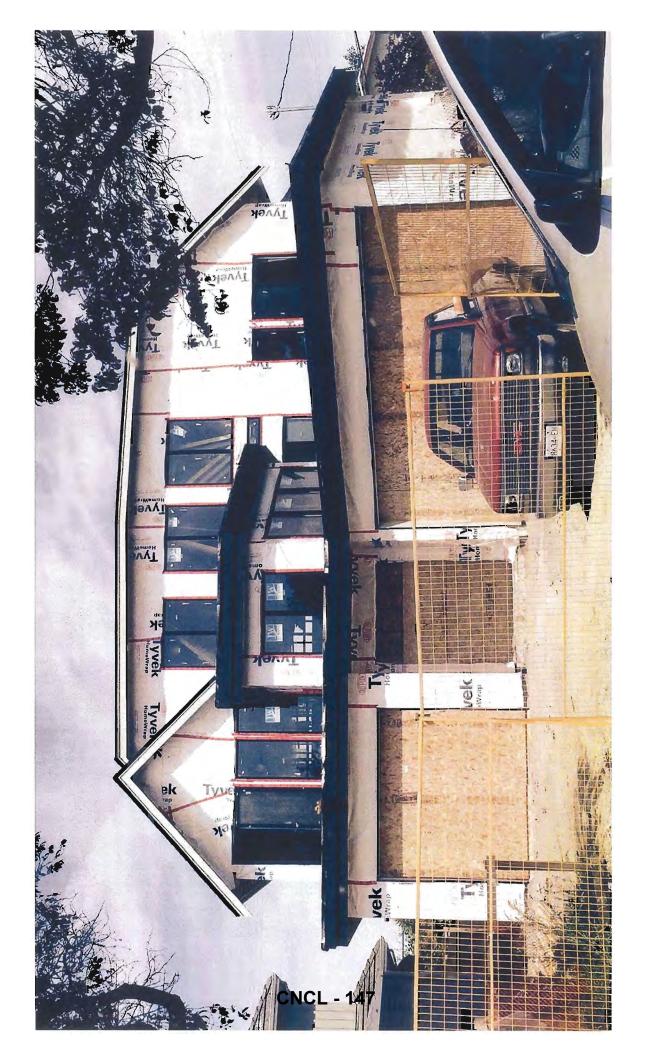
Corrections for errors and omissions must also be made to setbacks for accessory buildings. The deletions in all three proposals have removed setback requirements for rear lot and interior side lot lines. Good fences make good neighbours but I don't think a 700 sq ft building measuring, 13 feet tall, and covering 40% of your backyard is a good neighbour substitute for a 6 foot backyard fence.

Speaking of setbacks and Vertical lot width envelope. My 1970's house has side yard setbacks of 2 meters or 6 feet. We are 12 feet from our neighbour, wall to wall. Today's current Zoning Bylaw 8.1.6.3 (a) says the minimum interior side yard is 2.0 m (6.5 feet) for lots greater than 65 feet wide. Sounds great however, this is now translated as 1.2meters minus 0.6m for projections for fireplaces we no longer build, for dining room buffets, bayed windows, inter alia. Resulting in 2 foot wide sideyards that are narrower than a door way. No space for a wheelbarrow or wheelchair to pass thru to the backyard.

Please support the 3.7 meter ceiling/storey height option. Bylaw 9265, with no additional bonus to double height, and make the necessary corrections to bring all houses to a common building height of 29.5 ft. (9m), add those set back corrections for accessory buildings... and please also correct the front page so you are recommending the correct amendment Bylaw (see front page for error).

Earn back the credibility, the transparency and the accountability this municipality needs by introducing one year completion inspections, conducting random audit inspections during construction and after completion by different inspectors, and by instituting stringent design check lists for plan checkers and builders to follow.

I could go on but I won't. A Public Heating should not be the place to have to hammer out these housekeeping issues. Enforce not only the Bylaws but also their intent.





Schedule 7 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 16, 2015.

My name is Raman Kooner I live at 3399 Moresby Dr in Richmond BC. I am here as a representative of the small builders group in Richmond.

I just wanted to start off by thanking staff for the long hours invested in the report brought forward. At planning committee on May 5<sup>th</sup> I was a delegate and spoke on the referral from council on this massing and construction of high ceilings. Councillor Day had asked me a question if as a representative of the building community was I willing to compromise and my answer to that was, yes we would.

In that spirit we attended a meeting with representatives from the small builders group and the westwind rate payers group. In this meeting we had good discussions amongst the people that were there. Towards the end of the meeting it seemed like there was very good progress made as to concerns and issues that needed to be addressed it really felt like the two parties were coming to agreements on many things and some things that still needed to be worked on.

Durring our Second meeting with staff that included UDI, Greater Vancouver Home Builders Association and The Small Builders group, We once again discussed with staff the proposed changes and expressed to them where we were willing to make compromises and significant adjustments to the current bylaw to address the massing and ceiling height issue.

In both of these meetings we pointed out to staff that we thought that the process was moving along very quickly and we did not have enough time to digest the information that was coming out. The informal report that staff had given us had three versions of what they said was going to come forward in the report one of which was going to be recommended. In that informal report we pointed out many errors that were made.

We feel that there has been a real disconnect here with staff, although they did meet with us on two different occasions and fielded many phone calls from us they also told us they would be going forward with these three options and one of those options has been completely omitted from the report.

Change Although we have some real major issues with what staff has recommended here there are other things in the recommended bylaw that we are completely comfortable in making the compromise on.

One of these major issues is the second floor setback. On the RS1/A, RS1/B, R1,K this drastically changes the upper floor of the homes that can be built in these zones. On the RS1/A zone if this is allowed to pass it will effectively destroy that type of home. 99% of the homes in Steveston Village are RS1/A, Here I have a drawing of a Home in Stevenson Village; if the change to the bylaw is made the shaded area on the upper floor plan will be lost, this home will be left with 2 bedrooms and maybe an open denication. As a representative of the small builders group we respectfully ask committee to refer this back to staff

As a representative of the small builders group we respectfully ask committee to refer this back to staff as a community we need more time to look at this bylaw and make sure it is clear and concise and free from these mistakes. We also ask that staff be instructed to take their time in this process and that they give all stakeholders including residents enough time to review information that they gather. The last thing we want to see is this coming back in 6 months to a year from now for changes again.

Thank You





# **Public Works and Transportation Committee**

Date:

Wednesday, June 17, 2015

Place:

Anderson Room

Richmond City Hall

Present:

Councillor Chak Au, Chair

Councillor Harold Steves Councillor Derek Dang Councillor Alexa Loo Mayor Malcolm Brodie

Absent:

Councillor Ken Johnston

Also Present:

Councillor Carol Day

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 Public Works and Transportation Committee held on Thursday, May 21, 2015, be adopted as circulated.

**CARRIED** 

## **NEXT COMMITTEE MEETING DATE**

Wednesday, July 22, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

#### **DELEGATIONS**

1. With the aid of a PowerPoint presentation, James Repenning, Senior Vice President, Harvest Power, accompanied by Wayne Davis, Vice President of Governmental Affairs, Harvest Power, provided background information regarding Harvest Power's operations in Richmond.

Mr. Repenning then spoke of Harvest Power's odour control efforts, noting that operations can be tailored based on daily emailed forecast on the risk of odour and a portable dynamic olfactometer aids in quantitatively assessing odour levels.

In reply to queries from Committee, Mr. Repenning advised that the anaerobic digestor was not fully operational when organics collections began, which resulted in odour complaints. Also, he commented on mixed waste, stating that Harvest Power would not accept such waste as contamination levels are too high. Mr. Repenning then expressed interest in collaborating with the City on further recycling initiatives.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Jim Nelson, Senior Manager of Marketing, Power Smart, BC Hydro, highlighted the following information:

- the City saves approximately \$800,000 a year and 8.65 gigawatt hours as a result of its energy conservation efforts, which is equivalent to the energy consumption of approximately 780 homes;
- upgrades at existing facilities such as the Richmond Ice Centre and the installation of energy efficient equipment at new facilities such as the Richmond Olympic Oval have contributed significantly to energy savings;
- the City has received BC Hydro's Power Smart Excellence award since 2003; and
- BC Hydro is pleased to partner with the City on energy conservation programs such as the Clothes Washer Rebate program.

In reply to queries from Committee, Robert Gonzalez, General Manager, Engineering and Public Works, advised that payback on energy conservation equipment is typically five years; also, he noted that staff would provide Council with a memorandum in relation to costs saved as a result of energy conservation equipment at the Richmond Olympic Oval.

Mr. Gonzalez then commented on the City's partnership with BC Hydro on the Clothes Washer Rebate program, noting that should interest in the program exceed that of the program's budget, additional funding would be required to expand the program and as such, a staff report would be brought forward for Council's consideration.

Discussion took place on the City's commitment to reducing energy consumption by 10% by 2020, and it was noted that information regarding lower mainland municipalities' efforts would be interesting.

#### PLANNING AND DEVELOPMENT DIVISION

2. GILBERT ROAD WIDENING (DINSMORE BRIDGE-ELMBRIDGE WAY) – IMPLEMENTATION STRATEGY

(File Ref. No. 10-6360-01) (REDMS No. 4543746 V. 2)

It was moved and seconded

That the staff report titled "Gilbert Road Widening (Dinsmore Bridge-Elmbridge Way) – Implementation Strategy," dated April 24, 2015 from the Director, Transportation be received for information.

**CARRIED** 

3. PROPOSED IMPLEMENTATION STRATEGY FOR RIVER PARKWAY: GILBERT ROAD TO CAMBIE ROAD

(File Ref. No. 10-6360-01) (REDMS No. 4541620 v. 7)

In reply to queries from Committee, Donna Chan, Manager, Transportation Planning, spoke of the interim standard for River Parkway, noting that as the area develops, staff will leverage development cost charges in order to complete the final configuration, which will be a four-lane major arterial road.

Victor Wei, Director, Transportation, advised that the project's cost is anticipated to be \$11.3 million by 2019 and therefore, staff are proposing to include it as part of future 5-Year Capital programs. Also, Mr. Wei commented on several road improvements implemented along River Road in an effort to address motorists' complaints.

It was moved and seconded

- (1) That the proposed implementation strategy for River Parkway (Gilbert Road-Cambie Road), as described in the staff report dated April 24, 2015 from the Director, Transportation, be endorsed; and
- (2) That the project to extend River Parkway from 200 m northeast of Gilbert Road to Cambie Road be submitted for Council's consideration as part of the City's budget process.

CARRIED

#### **ENGINEERING AND PUBLIC WORKS DIVISION**

#### 4. ANNUAL FLOOD PROTECTION REPORT 2015

(File Ref. No. 10-6060-04-01) (REDMS No. 4591508)

In reply to a query from Committee, Lloyd Bie, Manager, Engineering Planning, advised that the City's dike elevations are between 4.0 and 4.7 metres geodetic, and the Provincial flood protection standard is 3.5 metres geodetic.

It was moved and seconded

That the staff report titled "Annual Flood Protection Report 2015" (dated May 29, 2015, from the Director, Engineering) be received for information.

**CARRIED** 

#### 5. 2015 CORPORATE ENERGY MANAGEMENT UPDATE

(File Ref. No. 10-6125-05-01) (REDMS No. 4580306 v. 9)

It was moved and seconded

That the staff report titled "2015 Corporate Energy Management Program Update" from the Director, Engineering, dated May 25, 2015, be received for information.

**CARRIED** 

#### 6. BC CLIMATE LEADERSHIP PLAN

(File Ref. No. 10-6125-07-02) (REDMS No. 4581892)

It was moved and seconded

That a letter under the Mayor's signature be sent to the Premier's office, with copies to the Minister of Environment, the Chair of the BC Climate Leadership Team, the provincial Climate Action Secretariat, and Richmond MLAs, requesting that the comment period for the draft "Framework for the Climate Leadership Plan" be extended to September 30, 2015, to provide sufficient time for local government review.

**CARRIED** 

# 7. WATER AND ENERGY CONSERVATION PROGRAMS FOR BUSINESSES AND RESIDENTIAL PROPERTIES

(File Ref. No. 10-6125-07-02) (REDMS No. 4588225

It was moved and seconded

That, as presented in the staff report titled "Water and Energy Conservation Programs for Businesses and Residential Properties" dated May 27, 2015, from the Director, Engineering:

(1) the implementation of a program to install efficient, low-flow water fixtures in businesses and institutions be endorsed;

- (2) the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute a funding agreement with FortisBC and other potential partners to implement the program; and
- (3) the City's existing water conservation kit offered to properties with a water meter be expanded to include all residential customers.

**CARRIED** 

#### 8. NATIONAL PUBLIC WORKS WEEK - UPDATE

(File Ref. No. 10-6000-01) (REDMS No. 4585216 v. 2)

It was moved and seconded

That the staff report titled "National Public Works Week - Update" from the Director, Public Works, be received for information.

**CARRIED** 

#### 9. MANAGER'S REPORT

Mr. Gonzalez referenced a memorandum dated June 4, 2015 regarding the WesPac Tilbury Marine Jetty Project, noting that the Canadian Environmental Assessment Agency has extended the project's public comment period to June 24, 2015. Also, Mr. Gonzalez advised that an update on the matter was forthcoming.

#### **ADJOURNMENT**

It was moved and seconded That the meeting adjourn (4:59 p.m.).

**CARRIED** 

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, June 17, 2015.

Councillor	Chak	Au
Chair		

Hanieh Berg Committee Clerk



# **Report to Committee**

To:

**Finance Committee** 

Date:

May 13, 2015

From:

Andrew Nazareth

File:

General Manager, Finance and Corporate

Services

Re:

2014 Annual Report and 2014 Annual Report - Highlights

#### **Staff Recommendation**

That the City of Richmond 2014 Annual Report and the 2014 Annual Report – Highlights be approved.

4---

Andrew Nazareth

General Manager, Finance and Corporate Services Division (4095)

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

REVIEWED BY STAFF REPORT /
AGENDA REVIEW SUBCOMMITTEE

APPROVED BY CAO

#### **Staff Report**

#### Origin

Pursuant to Section 98 of the Community Charter, before June 30<sup>th</sup>, in each year, a Council must

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

#### **Analysis**

The City of Richmond's annual report formally presents the audited financial statements, financial, economic and demographic statistics. In addition, the report highlights some of the City's significant achievements from 2014, including the following:

- Doubling the number of child care spaces offered in City-owned facilities, securing creation of more than 200 new spaces over the next few years.
- Richmond RCMP introducing online crime reporting via the City's website. This
  innovative new service makes it simpler and quicker for residents to report selected
  crimes.
- Council approving a master plan for the Garden City Lands, ensuring the important 136.5 acre-parcel adjoining the City Centre is preserved as park and green space for community use.
- The City adopting a new Resilient Economy Strategy. The strategy identifies priority initiatives, focuses efforts on key economic sectors and emphasizes both business expansion and retention.
- Preliminary design completed and approved for the new multipurpose Minoru Complex and new No. 1 and No. 3 Fire Halls.
- The City investing nearly \$10 million in 2014 in improvements to Richmond's flood protection network.

The City of Richmond received numerous awards and recognition in 2014 including the following:

- Alexandra District Energy Utility (ADEU) project;
  - o National Energy Globe Award for Canada as the best project in Canada in this international competition;
  - o Canadian Geo-exchange Coalition Excellence Award;
  - Community Planning and Development Award from the Community Energy Association; and
  - Sustainability Award from the Association of Professional Engineers and Geoscientists of BC.
- The Excellence on the Waterfront Award from Washington DC-based Waterfront Center for the Richmond Middle Arm Park and Greenway.

- CAMA Professional Development Award for the Corporate Programs Management Group (CPMG) leadership development program.
- The inaugural Culture Days National Marketing Award for promotion of the annual nation-wide event.
- An Honourable Mention in the Federation of Canadian Municipalities 2015 Sustainable
- Communities Awards for Neighbourhood Development for our City Centre Neighbourhood Development Action Plan.
- Wood WORKS! BC Community Recognition Award for the City's commitment to promoting the use of wood in civic projects.
- Western Investor magazine selected Richmond as the best city for real estate investment in Western Canada.
- Silver Leaf (national) and Bronze Quill (provincial) Awards of Excellence from the International Association of Business Communicators for the Green Cart program launch.
- A Distinguished Systems Award from the Urban and Regional Information Systems Association (URISA) for the City's GIS tool.
- A Leadership Excellence Award from BC Hydro's Power Smart Excellence Awards for energy efficiency initiatives.
- A Most Business Friendly Award from NAIOP Vancouver for the City's green building initiatives.
- Government Finance Officers Association awards for the 2013 Annual Report:
  - o Canadian Award for Financial Reporting (12<sup>th</sup> consecutive year).
  - Outstanding Achievement in Popular Annual Financial Reporting (5th consecutive year).

Staff have followed the award-winning format from past years in which two versions of the report are prepared. The first version is the comprehensive 2014 Annual Report, which meets all legislative requirements. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's Term Goals and objectives; and a listing of permissive exemptions as required under the Community Charter for British Columbia's local governments. In addition to the statutorily required information, the comprehensive version provides information on City milestones from 2014, including awards and achievements, as well as relevant statistical data.

The second version is the popular financial report, or titled 2014 Annual Report – Highlights. It has been prepared to inform the general public about the City of Richmond, its services, highlights from 2014 and the City's financial condition. Both versions will be publicly available through the City's website. The 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 the City's website, while the comprehensive version will be printed only on an exception basis

#### **Financial Impact**

None.

#### Conclusion

The City of Richmond 2014 Annual Report and the 2014 Annual Report – Highlights satisfy Community Charter requirements for financial reporting and provide important tools in ensuring public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements during the 2014 fiscal year.

Jerry Chong Director, Finance (4064) Ted Townsend Senior Manager, Corporate Communications (4399)

Att. 1: 2014 Annual Report

2: 2014 Annual Report – Highlights



# 2014 Annual Report For the year ended December 31, 2014







# Canadian Award for Financial Reporting

Presented to

City of Richmond British Columbia

> For its Annual Financial Report for the Year Ended

**December 31, 2013** 

Executive Director/CEO

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, 2013. 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.



# 2014 Annual Report

For the year ended December 31, 2014

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

# **Contents**

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2014 City Centre Area transitional tax exemptions	59

Cover photo: The Terra Nova Adventure Play Environment officially opened in 2014 at Terra Nova Rural Park.

This report was prepared by the City of Richmond Finance and Corporate Services Division and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. ©2015 City of Richmond

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

# Message from the Mayor



The City of Richmond continued to enjoy sustained long-term growth and a robust local economy throughout 2014. In response, the City made prudent investments to ensure we have the infrastructure and programs to meet the needs of both current and future residents; we retain our outstanding, internationally-recognized quality of life; and, that Richmond remains on a sustainable path. Richmond's strong financial position allowed us to make these investments with minimal impact on property taxes.

As the final year of the Council Term, 2014 was a busy year for Council, as we worked to complete or advance our many Council Term Goals.

Most notably, the year was marked by the opening of a number of new key amenities to serve the community. The popular Railway Greenway

has been a huge success, turning an abandoned railway corridor into an active and vital cross-island transportation link, while promoting physical activity. The Terra Nova Adventure Play Environment set new standards for innovation and sustainability in creating exciting play opportunities for our youth. Similarly, the new Terra Nova Nature Preschool brought children directly into contact with their natural environment, developing an appreciation for ecology from an early age. A critically-needed expansion of child care spaces in Richmond began with the opening of new City-owned child care facilities in the Hamilton and West Cambie areas.

Council also approved the preliminary design for the \$79 million Minoru Complex (housing an aquatics centre, older adults centre and sport and recreation amenities). Design was also approved for two new fire halls, which will complete a decade-long upgrade of all of our public safety buildings to post-disaster status. Construction of these new buildings is in progress and will be complete by 2017.

The City also approved the master plan for the Garden City Lands, a 136.5-acre parcel of open space on the edge of the City Centre. This vital parcel of land will be entirely preserved for park and other community use. Other key plans approved by Council included a Resilient Economy Strategy and expansion of our award-winning District Energy program.

As Council enters the first year of a new four-year term in 2015, we will be revisiting our Council Term Goals to ensure that Richmond continues to be one of Canada's most livable communities and that our residents and businesses continue to receive extraordinary value from the programs and services they help fund. As always, I invite you to contact the Mayor's Office to discuss or comment on any of the information contained in this Annual Report.

Malcolm Brodie

Mayor, City of Richmond

# **Richmond City Council**



## As of December 1, 2014

## Front row, left to right:

Councillor Carol Day, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

### Back row, left to right:

Constable Adam Carmichael, Richmond RCMP, Councillor Chak Au, Councillor Derek Dang, Councillor Ken Johnston, Councillor Alexa Loo, Captain Jack Beetstra, Richmond Fire-Rescue



## Prior to December 1, 2014

## Front row, left to right:

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

## Back row, left to right:

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

# City of Richmond organizational chart

### **Chief Administrative Office**

George Duncan, CAO

#### **Deputy Chief Administrative Office**

Joe Erceg, Deputy CAO

**Community Services** 

**Engineering and Public Works** 

**Finance and Corporate Services** 

Dave Semple, GM Cathy Volkering Carlile, GM Robert Gonzalez, GM

Andrew Nazareth, GM

Law and Community Safety

Planning and Development

Phyllis Carlyle, GM

Joe Erceg, GM



# Civic officials as of December 31, 2014

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

**Banker** Auditors
Scotiabank KPMG

# Message from the Chief Administrative Officer



It is my pleasure to present the City of Richmond's 2014 Annual Report, which documents another extraordinary year of achievement for our administration, along with the continued strong financial position of the City.

2014 saw the City undertake a record Capital budget of \$192.1 million as we moved to replace aging infrastructure and meet the emerging public amenity needs of our community. The budget included funding for an extraordinary \$124.1 million major facilities building program, which includes a new main fire hall, a new City Centre Community Centre and the Minoru Complex, which will house an aquatic centre, older adults centre and provide other recreation and sport program space. This ambitious program was undertaken with minimal impact on property taxes through

funding from our carefully-nurtured reserve funds and judicious borrowing to take advantage of low interest rates.

The past year was also extraordinary for the recognition received by the City of Richmond. Our organization received more than 15 awards from local, national and international organizations honouring our commitment to innovation, excellence and sustainability. Of particular note was an award from my peers in the Canadian Association of Municipal Administrators (CAMA) for Richmond's Corporate Programs Management Group (CPMG). This innovative, homegrown program provides accelerated training and professional development opportunities for the City's next generation of leaders, while creating capacity to support implementation of priority initiatives. The winner of CAMA's 2014 Professional Development Award, the CPMG program has become the inspiration and model for other local governments.

Richmond also continues to be highly committed to using an entrepreneurial approach to address community needs and objectives. This includes forming new lines of business, such as Lulu Island Energy Company, a district energy utility, to achieve our goals. The City-owned Richmond Olympic Oval Corporation continues to be hugely successful as it manages Richmond's world class, Olympic legacy facility. Innovative new partnerships were formed by the Oval Corporation in 2014 to support development of the Richmond Olympic Experience, which will open in 2015, as a major new regional tourist attraction.

The achievements outlined in this Annual Report become a new benchmark for our City. Richmond remains committed to continuous improvement and to raising the bar ever higher in fulfilling our vision for Richmond to be the most appealing, livable and well-managed community in Canada.

George Duncan

Chief Administrative Officer



Council approved the next phase of expansion for Richmond's award-winning Alexandra District Energy Utility.

# 2014 Awards

As a City we are constantly striving to raise the bar in the quality and quantity of services we provide our community. We seek to excel in community engagement and local government management and leadership. One of the ways we measure our success is through the awards and recognition we receive from our peers and others. 2014 was a remarkable year on this front.

- Richmond's innovative and successful foray into district energy produced four awards for the Alexandra District Energy Utility (ADEU) project; including:
  - National Energy Globe Award for Canada.
     This is an international award competition and the ADEU was selected as best project in Canada:
  - 2014 Canadian Geo-exchange Coalition Excellence Award;
  - Community Planning and Development Award from the Community Energy Association; and
  - 2014 Sustainability Award from the Association of Professional Engineers and Geoscientists of BC 2014.
- The Excellence on the Waterfront Award from the Washington DC-based Waterfront Center for the Richmond Middle Arm Park and Greenway.
- The 2014 CAMA Professional Development Award for the Corporate Programs Management Group (CPMG) leadership development program.
- The inaugural Culture Days National Marketing Award for promotion of the annual nationwide event. Richmond was also ranked as the top Regional or Belt City for Culture Days based on the number of activities scheduled for the annual event locally.
- An Honourable Mention in the Federation of Canadian Municipalities 2015 Sustainable Communities Awards for Neighbourhood Development for our City Centre Neighbourhood Development Action Plan.
- A 2014 Wood WORKS! BC Community Recognition Award for the City's commitment to promoting the use of wood in civic projects.

- Western Investor magazine selected Richmond as the best city for real estate investment in Western Canada.
- Silver Leaf (national) and Bronze Quill (provincial) Awards of Excellence from the International Association of Business Communicators for the communications campaign developed in support of the Green Cart program launch.
- A Distinguished Systems Award from the Urban and Regional Information Systems Association (URISA) for innovation related to the City's GIS tool.
- Richmond's Economic Development Office received an honourable mention in the reputable Site Selection magazine in its annual Top 10 ranking of Canadian local and regional economic development programs.
- A Leadership Excellence Award from BC Hydro's Power Smart Excellence Awards for achievements in energy efficiency.
- A Richmond Chinese Community Society (RCCS) Community Award recognizing the City's contributions to community livability and its ongoing support of the RCCS.
- A Most Business Friendly Award from NAIOP Vancouver recognizing Richmond for excelling in creating environments positive to business creation through its green building initiatives.
- The City was awarded for best, innovative use of the AirWatch Secure Content Locker tool to internally distribute Council agendas and other documents to mobile devices.
- Richmond Sport Hosting was nominated as one of three finalists for the Sport Hosting Organization of the Year in the Canadian Sport Tourism Alliance (CSTA) 2014 PRESTIGE Awards.
- Two awards were received from the Government Finance Officers Association for the 2013 Annual Report:
  - Canadian Award for Financial Reporting, which Richmond received for a 12th consecutive year.
  - Outstanding Achievement in Popular Annual Financial Reporting, which we received for a 5th consecutive year.

# Council Term Goals and Objectives: 2011 to 2014

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

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

# 1. Community Safety

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

#### 2014 Achievement

Richmond RCMP introduced online crime reporting via the City's website. This innovative new service makes it simpler and quicker for residents to report many crimes. A new Crime Prevention Guide was also launched, helping citizens take greater responsibility in combatting crime.

# 2. Community Social Services

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



Cranberry Children's Centre

#### 2014 Achievement

Richmond is doubling the number of child care spaces offered in City-owned facilities, adding more than 200 new spaces over the next few years. The new Cranberry Children's Centre opened in the Hamilton area in 2014.

# 3. Economic Development

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

#### 2014 Achievement

The City adopted a new Resilient Economy Strategy in 2014. The strategy identifies priority initiatives, focuses efforts on key economic sectors and emphasizes both business expansion and retention.

# 4. Facility Development

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

#### 2014 Achievement

Preliminary design was completed and approved for the new multipurpose Minoru Complex and new No. 1 and No. 3 Fire Halls. The complex will replace aging facilities with a new and expanded aquatic centre, older adults centre and additional sports and recreation program space. When the new fire halls are completed by 2017, all the City's public safety buildings will be post-disaster rated.

# 5. Financial Management

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

#### 2014 Achievement

The City continued to strengthen its financial condition and position in 2014. The City's net worth reached \$2.6 billion. Cash and investments increased to \$864.7 million. Net financial assets increased to \$602.6 million, up from \$549 million in 2013.



Minoru Complex

# 6. Intergovernmental Relations

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

#### 2014 Achievement

The City secured about \$2 million in funding from the provincial and federal governments to build a new Bath Slough Pump Station. The \$4.2 million pump station is an important link in Richmond's flood protection, drainage and irrigation network.



Garden City Lands master plan approved

# 7. Managing Growth and Development

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

#### 2014 Achievement

Council approved a master plan for the Garden City Lands, ensuring the important 136.5-acre parcel adjoining the City Centre is preserved as park and green space for community use.

# 8. Sustainability

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

#### 2014 Achievement

The City continued to expand its recycling and waste diversion programs, with expanded curbside collection of various recyclables and approval of plans to provide organics recycling collection for multi-family residences. Residents in single-family homes achieved 71 per cent waste diversion — well ahead of the regional goal of achieving 70 per cent diversion by 2015.

#### 2014 Achievement

Council adopted an updated Sustainable High Performance Building Policy, which ensures that new City buildings are built to meet high standards for environmentally sustainable design and construction.



Recycling program expanded

## 9. Arts and Culture

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

#### 2014 Achievement

Richmond received the first national Marketing Awards for Culture Days. Since its inception, Richmond has been a national leader in promoting and participating in the annual Culture Days events, which encourages communities across the country to build support for the arts.

# 10. Community Wellness

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

#### 2014 Achievement

The Terra Nova Adventure Play Environment was officially opened. Designed to integrate with the natural park surroundings, the innovative play area features a wide variety of unique and exciting play experiences for youth.

#### 2014 Achievement

The Railway Greenway was officially opened, turning an abandoned railway corridor into a vibrant new transportation link that encourages residents to walk, run and cycle between neighbourhoods or across the island.

# 11. Municipal Infrastructure Improvement

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

#### 2014 Achievement

The City invested nearly \$10 million in 2014 in improvements to Richmond's flood protection network. This included construction of the new Montrose pump station and major retrofit of the Woodward pump station.

## 12. Waterfront Enhancement

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

#### 2014 Achievement

Ships to Shore Steveston set a new record for attendance in 2014 with more than 35,000 enjoying the popular annual celebration. The 2014 festival included the debut of Canada Day fireworks over the Steveston Channel.



Railway Greenway



RichmondBC app

## 13. A Well Informed Public

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

#### 2014 Achievement

Council meetings became more accessible to the public through the introduction of live streaming of Council meetings. Viewers can now watch meetings live online or access archived video post-meeting.

#### 2014 Achievement

The City introduced two new mobile applications to improve public access to information. The RichmondBC application allows users to readily access in-depth information about programs and events at City facilities. The Richmond Election app provided users with extensive information and interactive services related to the civic election.

Additional information on the success indicators in support of these objectives can be found at:

www.richmond.ca/cityhall/council/goals

# Report from the General Manager, Finance and Corporate Services

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2014 pursuant to Section 167 of the Community Charter. The financial statements reflect a consolidation of the financial position and operating results for the City of Richmond, Lulu Island Energy Company Ltd., Richmond Olympic Oval Corporation and the Richmond Public Library. I disclose that management is responsible for the financial statements.

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, 2014 in accordance with Canadian public sector accounting standards.

The City continued to strengthen its financial condition and position in 2014. The City's net worth reached \$2.6B (2013: \$2.4B) and cash and investments increased to \$864.7M (2013: \$754.5M). Net financial assets increased to \$602.6M (2013: \$549.0M). The City's 2014 revenues were \$484.8M (2013: \$454.9M) and expenses were \$360.9M (2013: \$328.6M). The revenue increases were mainly due to a substantial gain on disposal of land, taxation and utility fees, external funding for capital construction and gaming revenues. The expense increases were mainly due to significant contributions for affordable housing, policing and recycling contract costs and settlement of the Richmond Fire Rescue wage agreement.

Statutory reserves increased to \$374.9M (2013: \$353.8M). Net debt outstanding was \$50.8M as the City undertook its first external borrowing in more than two decades to take advantage of low interest rates to partially finance the new Minoru complex that is currently under construction. This debt will be repaid using casino revenues over the next decade so that there will be no direct borrowing impact on property taxes.

City Council's focus on long term planning guided by its Long Term Financial Management Strategy has helped place the City in a strong financial position. Meanwhile, the City's success in creating a positive economic development climate was recognized by the Western Investor magazine, which named Richmond as the best City for investment in Western Canada in 2014. The City was also recognized by the Government Finance Officers Association with two awards for our annual financial reporting.

The outlook is exciting as we will continue to focus on innovation in serving our community. We are rethinking how we digitally operate and provide services to the community. As we change, customers will be able to request a service, report a concern or easily find the information they are looking for. Our goal is to integrate all our systems in a 'customer first' manner that will make their dealings with the City more efficient. In addition, services will be delivered through a new customer portal and we have begun our journey down this path with the release of the RichmondBC Mobile App. In addition, Council has committed to providing free Wi-Fi services in community centres, arenas and select parks. Council meetings are now live-streamed and recorded on the City's website. Overall, we will strive to always provide best value for our customers while ensuring that the City remains flexible and financially sustainable.

Aut

Andrew Nazareth, BEc, CGA General Manager, Finance and Corporate Services May 13, 2015

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# City of Richmond audited financial statements

Year ended December 31, 2014



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

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

#### **INDEPENDENT AUDITORS' REPORT**

#### To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2014 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, 2014, 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** 

KPMG LLP

May 11, 2015

Burnaby, Canada

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

December 31, 2014, with comparative figures for 2013

	2014	2013
Financial Assets		
Cash and cash equivalents	\$ 22,053	\$ 38,368
Investments (note 3)	842,642	716,114
Accrued interest receivable	5,363	3,224
Accounts receivable (note 4)	28,071	19,422
Taxes receivable	7,481	9,447
Development fees receivable	25,360	21,405
Debt reserve fund - deposits (note 5)	708	200
	931,678	808,180
Liabilities		
Accounts payable and accrued liabilities (note 6)	88,331	83,204
Development cost charges (note 7)	82,965	87,212
Deposits and holdbacks (note 8)	65,103	51,841
Deferred revenue (note 9)	41,823	35,870
Debt, net of MFA sinking fund deposits (note 10)	50,815	1,056
	329,037	259,183
Net financial assets	602,641	548,997
Non-Financial Assets		
Tangible capital assets (note 11)	1,947,102	1,877,298
Inventory of materials and supplies	2,415	2,363
Prepaid expenses	1,950	1,594
	1,951,467	1,881,255
Accumulated surplus (note 12)	\$ 2,554,108	\$ 2,430,252

Commitments and contingencies (note 16)

See accompanying notes to consolidated financial statements.

General Manager, Finance and Corporate Services

Consolidated Statement of Operations (Expressed in thousands of dollars)

Year ended December 31, 2014, with comparative figures for 2013

		Budget		
		2014	2014	2013
(r	otes 2(r	n) and 22)		
Revenue:				
Taxation and levies	\$	183,822	\$ 183,687	\$ 176,283
Utility fees		90,428	93,201	90,540
Sales of services		28,707	32,809	34,959
Payments-in-lieu of taxes		13,473	14,546	14,406
Provincial and federal grants		6,782	7,480	7,092
Development cost charges			18,765	11,730
Other capital funding sources		192,122	51,667	55,542
Other revenues:				
Investment income		16,790	16,568	13,490
Gaming revenue		14,908	21,047	17,632
Licenses and permits		7,704	9,819	9,241
Other (note 19)		57,393	35,194	23,947
		612,129	484,783	454,862
Expenses:				
Law and Community safety		87,025	83,820	77,649
Utilities: water, sewer and sanitation		78,108	79,552	75,134
Engineering, public works and project de	velopme	ent 55,369	55,899	53,268
Community services		52,021	65,137	49,753
General government		50,754	42,582	41,061
Planning and development		12,806	13,301	11,854
Richmond Olympic Oval		11,565	11,065	10,509
Library services		9,590	9,563	9,390
Lulu Island Energy Company		-	8	-
		357,238	360,927	328,618
Annual surplus		254,891	123,856	126,244
Accumulated surplus, beginning of year		2,430,252	2,430,252	2,304,008
Accumulated surplus, end of year	\$	2,685,143	\$ 2,554,108	\$ 2,430,252

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014, with comparative figures for 2013

	20	014 budget	2014	2013
(note	s 2(ı	m) and 22)		
Surplus for the year	\$	254,891	\$ 123,856	\$ 126,244
Acquisition of tangible capital assets Acquired tangible capital assets from developers		(192,122)	(78,946) (43,835)	(47,447) (50,887)
Amortization of tangible capital assets		51,433	52,106	50,334
Gain on disposal of tangible capital assets		-	(13,744)	(3,590)
Proceeds on sale of tangible capital assets		-	14,615	4,911
		114,202	54,052	79,565
Acquisition of inventories of supplies		-	(2,415)	(2,363)
Acquisition of prepaid expenses		-	(1,950)	(1,594)
Consumption of inventories of supplies		-	2,363	2,276
Use of prepaid expenses		-	1,594	1,954
Change in net financial assets		114,202	53,644	79,838
Net financial assets, beginning of year		548,997	548,997	469,159
Net financial assets, end of year	\$	663,199	\$ 602,641	\$ 548,997

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014, with comparative figures for 2013

	2014	2013
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 123,856	\$ 126,244
Items not involving cash:		
Amortization	52,106	50,334
(Gain) on disposal of tangible capital assets	(13,744)	(3,590)
Contributions of tangible capital assets	(43,835)	(50,887)
Change in non-cash operating working capital:	( )	(,,,,,)
Increase in accrued interest receivable	(2,139)	(102)
(Increase) decrease in accounts receivable	(8,649)	3,057
Decrease (increase) in taxes receivable	1,966	(349)
Increase in development fees receivable	(3,955)	(8,482)
(Increase) decrease in debt reserve fund	(508)	186
(Increase) decrease in prepaid expenses	(356)	360
Increase in inventories of supplies Increase in accounts payable and accrued liabilities	(52) 5,157	(87) 7,821
Increase in accounts payable and accrued habilities Increase in deposits and holdbacks	13,262	11,172
Increase (decrease) in deferred revenue	5,953	(1,437)
(Decrease) increase in development cost charges	(4,247)	24,665
Net change in cash from operating activities	124,815	158,905
Capital activities:		
Cash used to acquire tangible capital assets	(78,945)	(47,447)
Proceeds on disposal of tangible capital assets	14,614	4,911
Net change in cash from capital activities	(64,331)	(42,536)
Financing activities:		
Increase (decrease) in debt	49,759	(2,432)
Principal payments on obligations under capital leases	(30)	(48)
Net change in cash from financing activities	49,729	(2,480)
Investing activities:		
(Decrease) in investments	(126,528)	(125,153)
Net change in cash and cash equivalents	(16,315)	(11,264)
Cash and cash equivalents, beginning of year	38,368	49,632
Cash and cash equivalents, end of year	\$ 22,053	\$ 38,368

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014

#### 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 Chartered Professional Accountants of Canada.

#### (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"), the Richmond Olympic Oval and the Lulu Island Energy Company Ltd. (LIEC). The Library is consolidated as the Library Board is appointed by the City. The Richmond Olympic Oval and LIEC are consolidated as they are wholly owned municipal corporations of the City and operate as other government organizations. Inter-fund transactions, fund balances and activities have been eliminated on consolidation.

#### (i) General Revenue Fund:

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

#### (ii) General Capital and Loan Fund:

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

#### (iii) Waterworks and Sewerworks Funds:

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

#### (iv) Reserve Funds:

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

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (b) Basis of accounting:

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

#### (c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

#### (d) Cash and cash equivalents:

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

#### (e) Investments:

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

#### (f) Accounts receivable:

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

#### (g) Development cost charges:

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

#### (h) Post-employment benefits:

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

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

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (i) Non-financial assets:

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

#### (i) Tangible capital assets:

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

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

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

#### (ii) Contributions of tangible capital assets:

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

#### (iii) Natural resources:

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

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

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

#### (v) Interest capitalization:

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

#### (vi) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (i) Non-financial assets (continued):

#### (vii) 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.

#### (viii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Company's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

#### (ix) 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) Revenue recognition:

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

#### (k) 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.

#### (I) 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.

#### (m) Debt:

Debt is recorded net of related sinking fund balances.

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (n) Budget information:

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 originally adopted through Bylaw No. 9100 on February 24, 2014.

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

#### (p) Segment disclosures:

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

#### (q) Public-private partnership projects:

Public-private partnership ("P3") projects are delivered by private sector partners selected to design, build, finance, and maintain the assets. The cost of the assets under construction are estimated at fair value, based on construction progress billings and also includes other costs, if any, incurred directly by the City.

The asset cost includes development costs estimated at fair value. Interest during construction is not included in the asset cost. When available for operations, the project assets are amortized over their estimated useful lives. Correspondingly, an obligation for the cost of capital and financing received to date, net of the contributions received is recorded as a liability and included as debt on the statement of financial position.

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

Year ended December 31, 2014

#### 3. Investments:

		2014	20	13
	Cost	Market Cost value Cost		Market value
Short-term notes and deposits Government and government	\$ 298,737	\$ 298,768	\$ 205,162	\$ 205,186
guaranteed bonds Municipal Finance Authority	261,847	265,941	442,963	444,447
Pooled Investment	22,527	22,527	22,033	22,033
Other Bonds	259,531	261,176	45,956	47,100
	\$ 842,642	\$ 848,412	\$ 716,114	\$ 718,766

#### 4. Accounts receivable:

	2014	2013
Water and sewer utilities Casino revenues	\$ 10,358 5,652	\$ 8,949 4,292
Capital grant Other trade receivables	4,279 7,782	1,350 4,831
	\$ 28,071	\$ 19,422

#### 5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2014 are as follows:

	de	Cash posits	Contingent demand notes		
General Revenue Fund	\$	708	\$	2,447	

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

Year ended December 31, 2014

#### 6. Accounts payable and accrued liabilities:

	2014	2013
Trade and other liabilities Post-employment benefits (note 14)	\$ 57,576 30,755	\$ 53,162 30,042
	\$ 88,331	\$ 83,204

#### 7. Development cost charges:

	2014	2013
Balance, beginning of year Contributions Interest Revenue recognized	\$ 87,212 13,313 1,205 (18,765)	\$ 62,547 35,424 971 (11,730)
Balance, end of year	\$ 82,965	\$ 87,212

#### 8. Deposits and holdbacks:

Balance December 31, 2013		-1			Refund enditures	Dece	Balance mber 31, 2014
Security deposits \$ Developer contribution Contract holdbacks Transit Oriented Development Fund Other	35,859 6,164 1,598 1,523 6,697	\$			8,209 951 1,855 - 3,999	\$	48,377 5,337 1,968 1,523 7,898
\$	51,841	\$	28,276	\$	15,014	\$	65,103

#### 9. Deferred revenue:

Deferred revenue represents revenues that are collected but not earned as of December 31, 2014. These revenues will be recognized in future periods as they are earned. Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

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

Year ended December 31, 2014

#### 9. Deferred revenue (continued):

Balance December 31, 2013		External restricted inflows	Revenue earned	Balance December 31, 2014		
Taxes and Utilities \$ Building permits/business licenses Capital grants Parking easement/leased land Other	16,843 9,235 3,187 2,409 4,196	\$ 19,983 5,855 6,844 47 3,994	\$ 18,369 5,206 6,560 43 592	\$ 18,457 9,884 3,471 2,413 7,598		
\$	35,870	\$ 36,723	\$ 30,770	\$ 41,823		

#### 10. Debt:

The rates of interest on the principal amount of the MFA debentures vary between 3.15% and 3.30% per annum. The average rate of interest for the year ended December 31, 2014 approximates 3.30%.

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

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

	k	Gross amount oorrowed	Repayments and actuarial adjustments		Net debt 2014		Net debt 2013
General Fund	\$	70,815	\$	20,000	\$ 50,815	(	\$ 1,056
	\$	70,815	\$	20,000	\$ 50,815	(	\$ 1,056

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

General Fund		Total
4,232		4,232
4,402		4,402
4,578		4,578
4,761		4,761
4,951		4,951
\$ 22 924	\$	22,924
	4,232 4,402 4,578 4,761	4,232 4,402 4,578 4,761 4,951

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

Year ended December 31, 2014

#### 11. Tangible capital assets:

Cost	Balance at December 31, 2013		-	Additions transfers	D	isposals	De	Balance at cember 31, 2014
Land	\$	671,922	\$	51,846	\$	(10)	\$	723,758
Buildings and building								
improvements		352,937		8,029		-		360,966
Infrastructure		1,561,056		30,109		(5,439)		1,585,726
Vehicles, machinery and		, ,		,		( , ,		
equipment		93,386		7,485		(2,812)		98,059
Library's collections, furniture	e and	,		,		( , ,		,
equipment		9,391		1,320		(1,452)		9,259
Assets under construction		42,232		23,991		-		66,223
	\$	2,730,924	\$	122,780	\$	(9,713)	\$	2,843,991

De			Amo	ortization	_	Balance at ember 31,			
Accumulated amortization	2013	Disposals		Disposals			expense		2014
Buildings and building				•		•			
improvements \$	115,392	\$	-	\$	12,812	\$	128,204		
Infrastructure	673,784	4	4,632		31,215		700,367		
Vehicles, machinery and									
equipment	59,894	2	2,785		6,385		63,494		
Library's collections, furniture and									
equipment	4,556	•	1,426		1,694		4,824		
\$	853,626	\$ 8	3,843	\$	52,106	\$	896,889		

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

Year ended December 31, 2014

#### 11. Tangible capital assets (continued):

	Net book value December 31, 2014	Net book value December 31, 2013
Land Buildings and building improvements Infrastructure Vehicles, machinery and equipment Library's collection, furniture and equipment Assets under construction	\$ 723,758 232,762 885,359 34,565 4,435 66,223	\$ 671,922 237,545 887,272 33,492 4,835 42,232
Balance, end of year	\$ 1,947,102	\$ 1,877,298

#### (a) Assets under construction:

Assets under construction having a value of approximately \$66,223,263 (2013 - \$42,231,645) have not been amortized. Amortization of these assets will commence when the asset is put into service.

#### (b) Contributed tangible capital assets:

Contributed tangible 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 \$43,834,556 (2013 - \$50,887,000) comprised of infrastructure in the amount of approximately \$18,937,542 (2013 - \$10,934,000), land in the amount of approximately \$24,897,014 (2013 - \$38,892,000), and Library books in the amount of approximately nil (2013 – \$971,000).

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2013 - nil).

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

Year ended December 31, 2014

#### 12. Accumulated surplus:

	General Funds and Reserve	Util	Water lity Fund		Sanitary Sewer lity Fund		Richmond Olympic Oval		Library Services	Lul	u Island Energy	2014 Total	2013 Total
Investment in tangible capital assets	\$1,935,285	\$	_	\$	_	\$	7.076	\$	4,438	\$	_	\$1,946,799	\$1,876,184
Reserves (note 13)	372,274	•	-	•	-	_	2,648	•	-,	•	-	374,922	353,805
Appropriated Surplus	162,143		8,397		13,223		681		200		-	184,644	159,559
Surplus	19,133		15,536		9,290		1,313		115		23	45,410	38,341
Other equity	2,333						-		-		-	2,333	2,363
Balance, end of year	\$2,491,168	\$	23,933	\$	22,513	\$	11,718	\$	4,753	\$	23	\$2,554,108	\$2,430,252

#### 13. Reserves:

		Change	
	2013	during year	2014
Reserve funds:			
Affordable housing	\$ 20,696	\$ (8,145)	\$ 12,551
Arts, culture and heritage	4,379	(17)	4,362
Capital building and infrastructure	46,394	9,257	55,651
Capital reserve	101,834	1,972	103,806
Capstan station	3,862	4,379	8,241
Child care development	2,696	(495)	2,201
Community legacy and land replacement	16,353	367	16,720
Drainage improvement	35,555	8,950	44,505
Equipment replacement	17,820	(579)	17,241
Leisure facilities	3,551	` 70 <sup>°</sup>	3,621
Local improvements	6,527	116	6,643
Neighborhood improvement	6,335	389	6,724
Public art program	2,282	272	2,554
Sanitary sewer	37,233	2,271	39,504
Steveston off-street parking	287	6	293
Steveston road ends	684	(61)	623
Waterfront improvement	104	555	659
. Watermain replacement	42,481	3,894	46,375
Oval Capital Reserve	4,732	(2,084)	2,648
	\$ 353,805	\$ 21,117	\$ 374,922

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

Year ended December 31, 2014

#### 14. Post-employment benefits:

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

	20	14	2013
Balance, beginning of year Current service cost Interest cost Amortization of actuarial loss Benefits paid	\$ 30,0 1,7 1,0 4 (2,56	91 54 30	28,414 2,212 1,038 389 (2,011)
Balance, end of year	\$ 30,7	55 \$	30,042

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2013 and the results are extrapolated to December 31, 2014. The difference between the actuarially determined accrued benefit obligation of approximately \$29,201,000 and the liability of approximately \$30,755,000 as at December 31, 2014 is an unamortized net actuarial gain of \$1,554,000. This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

	2014	2013
Actuarial benefit obligation:		
Liability, end of year Unamortized actuarial loss (gain)	\$ 30,755 (1,554)	\$ 30,042 1,093
Balance, end of year	\$ 29,201	\$ 31,135

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

	2014	2013
Discount rate	3.10%	3.50%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50%	2.50%

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

Year ended December 31, 2014

#### 15. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The 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 Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 1,500 contributors from the City.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the year (defined contribution pension plan accounting). This is because Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The City paid \$10,649,936 (2013 - \$10,311,445) for employer contributions to the Plan in fiscal 2014. Employees paid \$8,780,321 (2013 - \$8,677,397) for employee contributions to the Plan in fiscal 2013.

#### 16. 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.

#### (b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2014, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2015	\$ 4,654
2016	4,324
2017	4,215
2018	4,147
2019 and thereafter	17,847

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

Year ended December 31, 2014

#### 16. Commitments and contingencies (continued):

#### (c) Litigation:

As at December 31, 2014, there were a number of claims or risk exposures in various stages of resolution. 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.

On October 30, 2014, Lulu Island Energy Company Ltd. (LIEC) and Corix Utilities Inc. ("Corix") entered into a 30 year Concession Agreement (the "Agreement"), where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the River Green community. The total estimated concession liability to finance the construction is \$31,964,000 and will be accrued over time. As part of the agreement, the infrastructure will be owned by the LIEC.

In addition, on October 30, 2014, Corix and the City entered into a Limited Guarantee Agreement whereby the City agreed to guarantee the performance of LIEC's obligations under the Concession Agreement described above up to a total of \$18,000,000.

(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 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2013). 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.

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

Year ended December 31, 2014

#### 16. 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.

#### 17. Trusts:

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.

	2014			2013
Richmond Community Associations	\$	1,127	\$	1,107

#### 18. Collections for other governments:

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

	2014	2013
Province of British Columbia - Schools Greater Vancouver Regional District and others	\$ 133,539 41,046	\$ 133,660 39,918
	\$ 174,585	\$ 173,578

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

Year ended December 31, 2014

#### 19. Other revenue:

	2014	2013
Developer reserve contribution	\$ 10,382	\$ 9,248
Tangible capital assets gain on land	14,419	4,024
Taxes and fines	2,844	2,433
Parking program	1,932	1,994
Debt funding	478	1,291
Sponsorship	217	188
Donation	73	1,022
Other	4,849	3,747
	\$ 35,194	\$ 23,947

#### 20. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal grants. Capital transfers are included in other capital funding sources revenue. The sources of the government transfers are as follows:

	2014	2013
Operating		
Province of BC	\$ 25,161	\$ 21,319
TransLink	2,200	1,993
Government of Canada	1,166	1,412
Capital		
Government of Canada	2,742	2,132
TransLink	1,292	135
Province of BC	459	537
	\$ 33,020	\$ 27,528

#### 21. Segmented reporting:

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

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

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

Year ended December 31, 2014

#### 21. 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.

Engineering, Public Works and Project Development comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, 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 construction of major projects.

**Community Services** comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. 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, and Finance and Corporate 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.

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

**Richmond Olympic Oval** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities. The financial statements include the Oval's 50% proportionate share of operations of VROX Sport Simulation Ltd (VROX). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Richmond Olympic Experience and third party customers.

**Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

**Lulu Island Energy Company Ltd.** (LIEC) was incorporated on August 19, 2013 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond for the management of district energy utilities.

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

Year ended December 31, 2014

### 21. Segmented reporting (continued):

	Law and Community Safety	,	Utilities	publ an	jineering, lic works id project elopment	Community services			Planning and development	Total City
Revenues:										
Taxation and levies	\$ -	\$	-	\$	-	\$ -	\$ 183,6	87	\$ -	\$ 183,687
User fees	-		82,866		10,335	-		-	-	93,201
Sales of services	5,348		2,855		2,358	9,001	4,2	88	1,909	25,759
Payments-in-Lieu of taxes	-		-		-	-	14,5	46	-	14,546
Provincial and Federal Grants	84		14		2,312	20	2,3	39	28	4,797
Development cost charges	-		950		2,749	1,883	12,2	97	886	18,765
Other Capital Funding Sources	8		3,526		20,503	2,474	24,8	98	169	51,578
Other revenue from own sources:										
Investment Income	-		592		-	-	15,9	76	-	16,568
Gaming revenue	628		-		1,400	-	19,0	19	-	21,047
Licenses and permits	246		-		75	-	3,7	43	5,724	9,788
Other	2,141		1,558		475	297	28,9	81	88	33,540
	8,455		92,361		40,207	13,675	309,7	74	8,804	473,276
Expenditures:										
Wages and Salaries	38,415		10,978		20,625	28,357	20,2	50	9,982	128,607
Contract Services	40,764		7,252		2,262	2,873	3,2	41	1,209	57,601
Supplies and Materials	2,176		28,310		879	11,136	6,2	06	514	49,221
Amortization of tangible capital assets	2,380		7,347		22,617	5,309	11,4	80	978	50,039
Interest and Finance	32		18,984		-	3	2,3	36	-	21,355
Transfer from (to) capital for tangible capital assets	13		707		1,928	14,651	3	52	614	18,265
PW Maintenance	40		5,563		7,332	2,808	(1,21	1)	4	14,536
Loss(gain) on disposal of tangible capital assets	83,820		79,552		256 55,899	65.137	42,5	- ၀၁	13.301	667 340,291
	03,020		19,552		55,699	05,137	42,5	02	13,301	340,291
Annual surplus (deficit)	\$ (75,365)	\$	12,809	\$	(15,692)	\$ (51,462)	\$ 267,1	92	\$ (4,497)	\$ 132,985

	(fr	Total City om above)	Richmon Olympic Ov		Richmond Public Library	Lulu Island Energy Company	Consolidated	2013 Consolidated
Revenues:								
Taxation and levies	\$	183,687	\$	- :	\$ -	\$ -	\$ 183,687	\$ 176,283
Userfees		93,201		-	-	-	93,201	90,540
Sales of services		25,759	6,878	3	172	-	32,809	34,959
Payments-in-Lieu of taxes		14,546		-	-	-	14,546	14,406
Provincial and Federal Grants		4,797	2,27	1	412	-	7,480	7,092
Development cost charges		18,765		-	-	-	18,765	11,730
Other Capital Funding Sources		51,578		-	89	-	51,667	55,542
Other revenue from own sources:								
Investment Income		16,568		-	-	-	16,568	13,490
Gaming revenue		21,047		-	-	-	21,047	17,632
Licenses and permits		9,788		-	-	31	9,819	9,241
Other		33,540	1,413	3	241	-	35,194	23,947
		473,276	10,562	2	914	31	484,783	454,862
Expenditures:								
Wages and Salaries		128,607	6,940	)	6,622	-	142,169	137,648
Contract Services		57,601	126	6	219	-	57,946	50,539
Supplies and Materials		49,221	3,626	6	1,077	-	53,924	53,222
Amortization of tangible capital assets		50,039	373	3	1,694	-	52,106	50,333
Interest and Finance		21,355		-	4	8	21,367	19,783
Transfer from(to) capital for tangible capital assets		18,265		-	(73)	-	18,192	2,414
PW Maintenance		14,536		-	12	-	14,548	14,246
Loss(gain) on disposal of tangible capital assets		667		-	8	-	675	433
		340,291	11,06	5	9,563	8	360,927	328,618
Annual surplus (deficit)	\$	132,985	\$ (503	) \$	(8,649)	\$ 23	\$ 123,856	\$ 126,244

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

Year ended December 31, 2014

#### 22. Budget data:

The budget data presented in these consolidated financial statements is based on the 2014 operating and capital budgets approved by Council on February 25, 2014 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	\$ 460,924
Approved capital budget	392,801
Approved Oval budget	13,140
Less:	,
Transfer from other funds	10,924
Intercity recoveries	39,925
Intercompany recoveries	3,208
Carried forward capital expenditures	200,679
Total revenue	612,129
Expenses:	
Approved operating budget	460,924
Approved capital budget	392,801
Approved Oval budget	11,565
Less:	,
Transfer to other funds	71,108
Intercity payments	39,925
Intercompany payments	3,208
Capital expenditures	192,122
Debt principal payments	1,010
Carried forward capital expenditures	200,679
Total expenses	357,238
Annual surplus per statement of operations	\$ 254,891

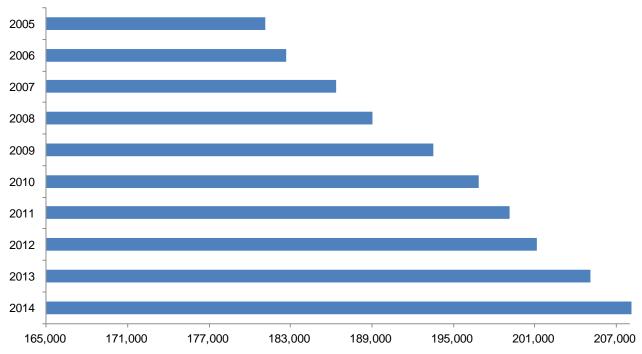
#### 23. Comparative Figures:

Certain comparative information has been reclassified to conform to the financial statement presentation adopted for the current year.

# City of Richmond statistical data

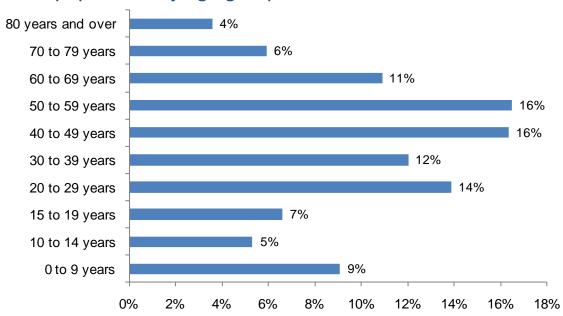
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# City of Richmond population 2005–2014



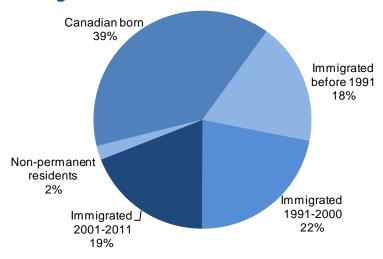
Source: City of Richmond Policy Planning Division

## Total population by age groups



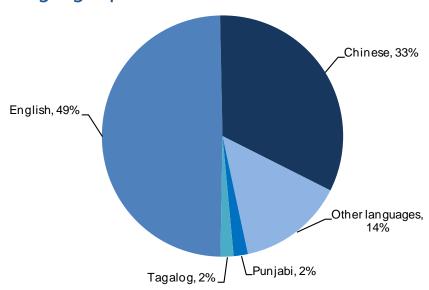
Source: Statistics Canada 2011 Census of Population

# Immigrant status of Richmond residents by period of immigration



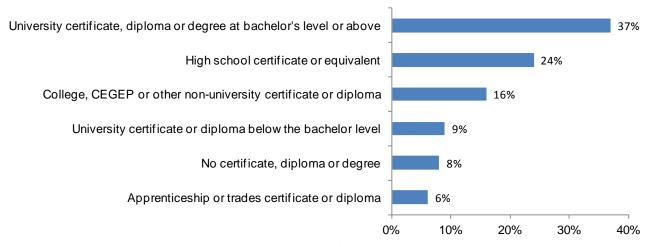
Source: Statistics Canada, 2011 National Household Survey (NHS)

# Language spoken most often at home



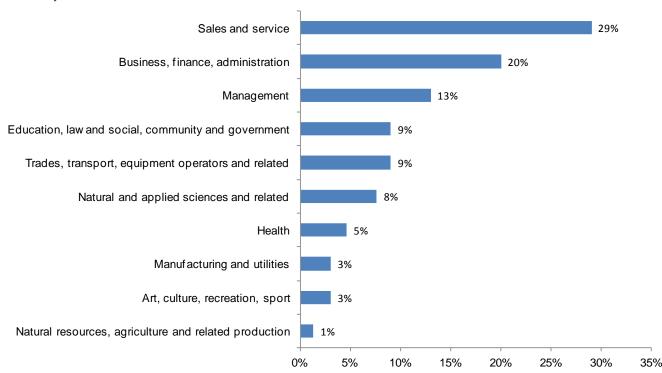
Source: Statistics Canada 2011 Census of Population

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



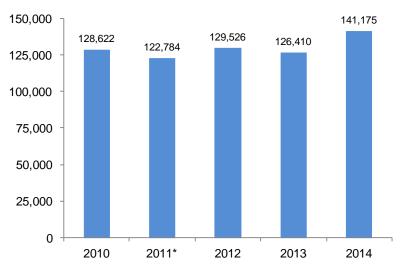
Source: Statistics Canada, 2011 National Household Survey (NHS)

### Occupations of Richmond residents



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

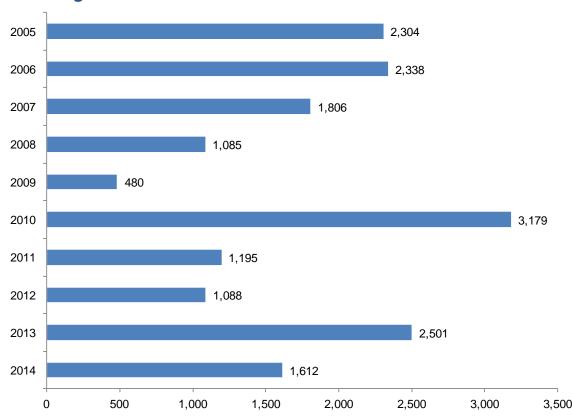
# Registration in Richmond Recreation and Cultural Services programs 2010–2014



<sup>\*</sup>Change in registration system 2011

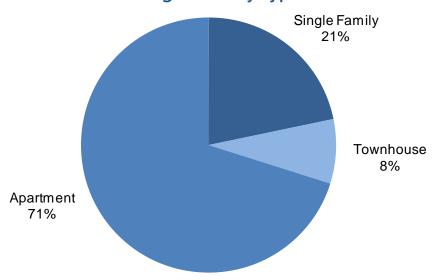
Source: City of Richmond Finance and Corporate Services

### Housing starts in Richmond 2005–2015



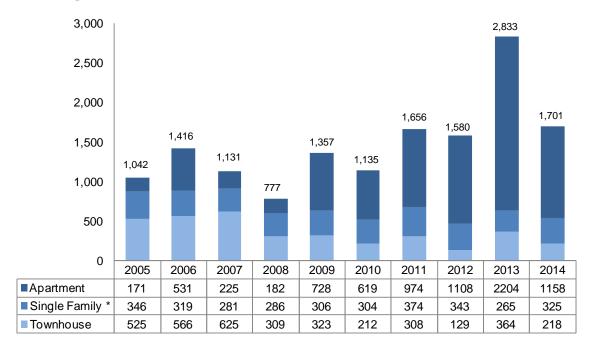
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in the given year.

### Richmond housing starts by type of units 2014



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

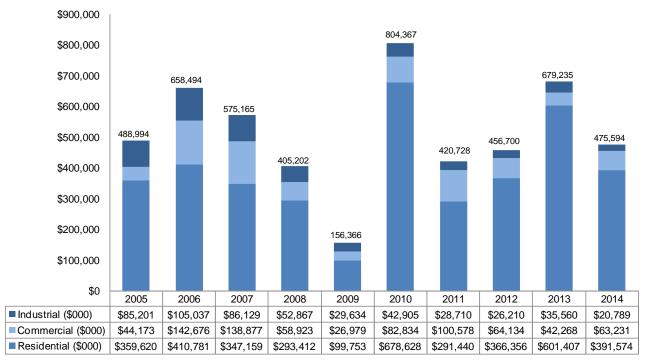
## New dwelling units constructed 2005–2014



<sup>\*</sup>Includes one family and two family dwellings

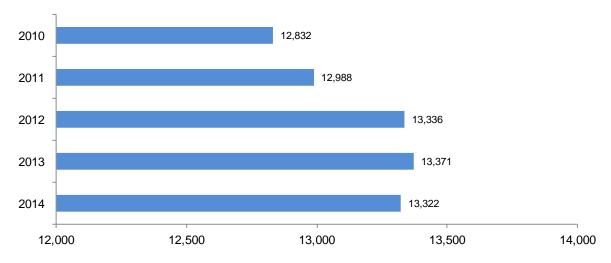
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in the given year.

# Construction value of building permits issued 2005–2014 (in \$000s)



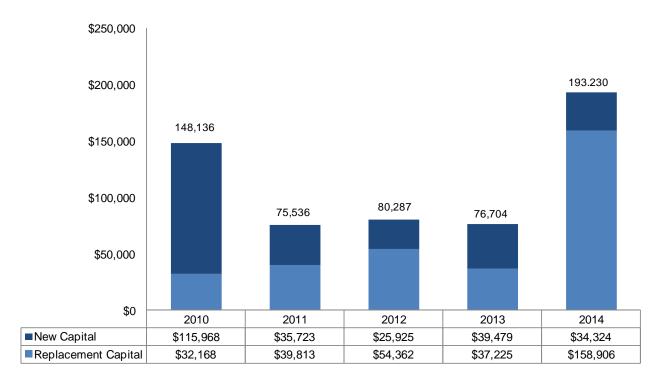
Source: Permits and Licence System, custom report

### Richmond business licences 2010–2014



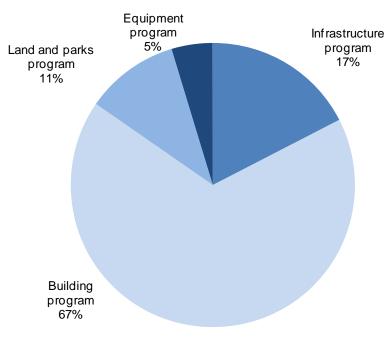
Source: 2014 City of Richmond Consolidated Financial Statements

# City of Richmond budgeted capital construction costs 2010–2014 (in \$000s)

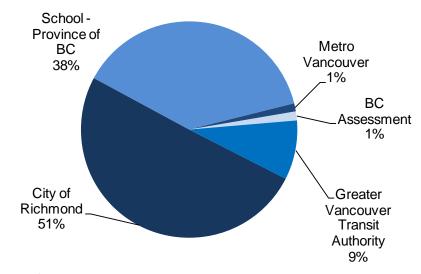


Source: City of Richmond Finance and Corporate Services

# Capital program by type 2014

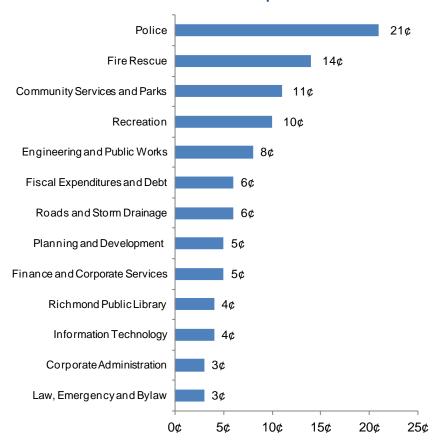


### Breakdown of residential tax bill 2014



Source: City of Richmond Finance and Corporate Services

## Breakdown of actual municipal tax dollar 2014



### 2014 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	2.24956	1.62470	0.05701	0.06190	0.00020	0.33150
Business	7.28682	6.00000	0.13967	0.17550	0.00050	1.45080
Light industrial	7.28682	6.00000	0.19383	0.17550	0.00070	1.70070
Seasonal / Recreational	2.16069	3.40000	0.05701	0.06190	0.00020	0.31700
Major industrial	13.71527	2.40000	0.19383	0.51150	0.00070	2.11300
Farm	12.60253	3.45000	0.05701	0.06190	0.00020	0.36650
Utilities	39.91245	13.60000	0.19953	0.51150	0.00070	2.74170

Source: City of Richmond Finance and Corporate Services

# 2014 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$44,543,518	79.66%	\$100,025	54.36%
Business	9,001,342	16.10%	65,591	35.64%
Light industrial	2,100,089	3.76%	15,303	8.32%
Seasonal / Recreational	97,338	0.17%	210	0.11%
Major industrial	125,716	0.22%	1,724	0.94%
Farm	26,112	0.05%	329	0.18%
Utilities	20,888	0.04%	834	0.45%
Total	\$55,915,002	100.00%	\$184,016	100.00%

Source: City of Richmond Finance and Corporate Services Amounts are based on Billing

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

	2010	2011	2012	2013	2014
City of Richmond	\$156,071	\$161,821	\$167,529	\$176,283	\$183,687
School Board	118,391	122,465	128,610	133,660	133,539
Metro Vancouver	3,632	3,957	4,102	4,268	4,253
BC Assessment	4,013	4,258	4,593	4,667	4,843
TransLink	28,058	29,427	30,789	30,968	31,935
Other	11	13	14	15	15
Total taxes	\$310,177	\$321,941	\$335,637	\$349,861	\$358,272

Source: City of Richmond Finance and Corporate Services Amounts are less supplementary adjustments

# 2010–2014 general assessment by property class (in \$000s)

	2010	2011	2012	2013	2014
Residential	\$32,706,544	\$38,773,463	\$45,026,858	\$44,663,439	\$44,543,518
Business	7,441,015	7,753,426	8,046,568	8,197,372	9,001,342
Light industrial	1,371,608	1,480,246	1,614,402	1,902,602	2,100,089
Seasonal / Recreational	108,471	113,149	111,935	120,715	97,338
Major industrial	107,044	107,536	111,752	115,791	125,716
Farm	26,801	26,699	26,572	26,618	26,112
Utilities	19,543	21,094	19,685	23,064	20,888
Total	\$41,781,026	\$48,275,613	\$54,957,772	\$55,049,601	\$55,915,002

Source: City of Richmond Finance and Corporate Services

# 2010–2014 property tax levies (in \$000s)

	2010	2011	2012	2013	2014
Total Tax Levy	\$314,484	\$325,814	\$339,221	\$363,129	\$367,571
Municipal portion of Total Tax Levy	156,482	162,214	168,205	175,960	184,016
% of current collections to current levy	98.63%	98.81%	98.94%	96.35%	97.81%

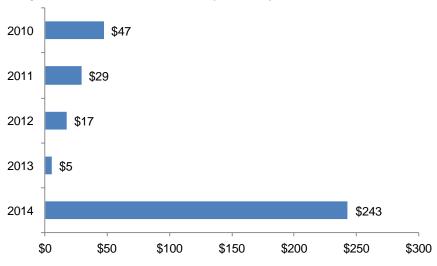
# Long-term debt repayments relative to expenditures 2010–2014 (in \$000s)

General revenue fund	2010	2011	2012	2013	2014
Long term debt repayments	\$3,554	\$3,413	\$2,972	\$2,267	\$4,232
General expenditures	\$249,446	\$257,155	\$227,773	\$234,089	\$280,736
Repayments as % of expenditures	1.4%	1.3%	1.3%	1.0%	1.6%
Sewerworks revenue fund					
Long term debt repayments	\$115	\$115	\$115	\$30	\$0
Sewer expenditures	\$23,291	\$24,724	\$23,789	\$26,916	\$22,409
Repayments as % of expenditures	0.5%	0.5%	0.5%	0.0%	0.0%

Note: Expenditures do not include capital and infrastructure investments.

Source: City of Richmond Finance and Corporate Services

## City of Richmond debt per capita 2010–2014



Source: City of Richmond Finance and Corporate Services

### Net debt 2010-2014 (in \$000s)

	2010	2011	2012	2013	2014
Net debt	\$9,274	\$5,808	\$3,488	\$1,056	\$50,815

# Expenses by function 2010–2014 (in \$000s)

	2010	2011	2012	2013*	2014
Community Safety	\$70,838	\$74,548	\$75,193	\$77,649	\$83,820
Engineering and Public Works	56,365	52,727	53,164	53,268	55,899
Community Services	43,647	45,345	46,796	49,753	65,137
General government	35,130	42,358	38,570	41,061	42,582
Utilities	69,214	69,430	72,682	75,134	79,552
Planning and Development	11,427	11,560	11,961	11,854	13,301
Library services	8,221	8,615	9,245	9,390	9,563
Richmond Olympic Oval	6,614	8,646	9,826	10,509	11,065
Lulu Island Energy Corp	-	-	-	-	8
Total Expenses	\$301,456	\$313,229	\$317,437	\$328,618	\$360,927

<sup>\*</sup> Amounts have been restated.

Source: City of Richmond Finance and Corporate Services

# Expenses by object 2010–2014 (in \$000s)

	2010	2011	2012	2013*	2014
Wages, salaries and benefits	\$121,244	\$128,361	\$129,981	\$137,648	\$142,169
Public works maintenance	16,346	18,444	20,901	14,246	14,548
Contract services	46,582	45,687	47,945	50,539	57,946
Supplies and materials	78,972	63,765	63,684	53,222	53,924
Interest and finance	6,002	5,164	4,495	19,783	21,367
Transfer from (to) capital for tangible capital assets	(11,518)	2,755	1,289	2,414	18,192
Amortization of tangible capital assets	47,725	47,696	49,565	50,333	52,106
Loss/(gain) on disposal of tangible capital assets	(3,897)	1,373	(423)	433	675
Total Expenses	\$222,484	\$313,245	\$317,437	\$328,618	\$360,927

<sup>\*</sup> Amounts have been restated.

## Revenue by source 2010–2014 (in \$000s)

	2010*	2011	2012	2013*	2014
Taxation and levies	\$156,071	\$161,821	\$167,529	\$176,283	\$183,687
User fees	68,365	69,359	74,222	90,540	93,201
Sales of services	37,403	41,518	41,449	34,959	32,809
Licences and permits	7,328	7,524	8,734	9,241	9,819
Investment income	16,864	20,328	17,144	13,490	16,568
Grants including casino revenue	32,119	35,520	38,261	39,131	43,073
Development cost charges	17,804	14,321	10,480	11,730	18,765
Other capital funding sources	53,217	50,063	19,306	55,542	51,667
Other	10,335	23,588	23,186	23,946	35,194
Total Revenue	\$399,506	\$424,042	\$400,311	\$454,862	\$484,783

<sup>\*</sup>Amounts have been restated

Source: City of Richmond Finance and Corporate Services

## Accumulated surplus 2010–2014 (in \$000s)

	2010*	2011	2012	2013	2014
Accumulated surplus, beginning of year	\$2,012,287	\$2,110,337	\$2,221,134	\$2,304,008	\$2,430,252
Annual surplus	98,050	110,797	82,874	126,244	123,856
Accumulated surplus, end of year	\$2,110,337	\$2,221,134	\$2,304,008	\$2,430,252	\$2,554,108

<sup>\*</sup>Amounts have been restated

Source: City of Richmond Finance and Corporate Services

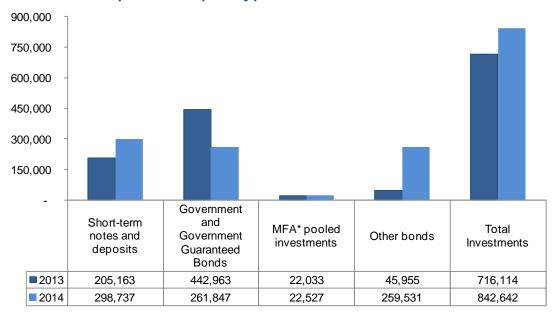
## Changes in net financial assets 2010–2014 (in \$000s)

	2010	2011	2012	2013	2014
Change in net financial assets	\$(32,872)	\$47,884	\$53,436	\$79,838	\$53,644
Net Financial Assets, end of year	\$367,839	\$415,723	\$469,159	\$548,997	\$602,641

# Reserves 2010–2014 (in \$000s)

	2010	2011	2012	2013	2014
Affordable housing	\$10,728	\$11,344	\$18,082	\$20,696	\$12,551
Arts, culture and heritage	-	-	-	4,379	4,362
Capital building and infrastructure	26,238	27,646	36,686	46,394	55,651
Capital reserve	76,229	81,820	78,254	101,834	103,806
Capstan Station	-	-	-	3,862	8,241
Child care development	1,789	2,146	1,995	2,696	2,201
Community legacy and land replacement	5,718	17,097	16,681	16,353	16,720
Drainage improvement	18,213	23,395	27,948	35,555	44,505
Equipment replacement	14,912	16,744	16,579	17,820	17,241
Leisure facilities	2,522	2,621	3,177	3,551	3,621
Local improvements	6,117	6,330	6,428	6,527	6,643
Neighbourhood improvement	5,649	6,057	6,011	6,335	6,724
Public art program	1,278	1,585	1,967	2,282	2,554
Sanitary sewer	27,661	30,254	33,672	37,233	39,504
Steveston off-street parking	266	277	282	287	293
Steveston road ends	2,930	2,723	1,347	684	623
Waterfront improvement	496	179	112	104	659
Watermain replacement	46,377	43,435	41,680	42,481	46,375
Oval Capital Reserve	0	1,700	4,100	4,732	2,648
Total reserves	\$247,123	\$275,353	\$295,001	\$353,805	\$374,922

## Investment portfolio per type 2013–2014 (\$000s)



Source: City of Richmond Finance and Corporate Services

# Ratio analysis indicators of financial condition

	2013	2014
Sustainability ratios		
Assets to liabilities (times)	11.1	10.0
Financial assets to liabilities (times)	3.1	3.0
Net debt to total revenues	0.8%	4.1%
Net debt to the total assessment	0.0%	0.0%
Expenses to the total assessment	0.6%	0.6%
Flexibility ratios		
Public debt charges to revenues	0.8%	0.3%
Net book value of capital assets to its cost	69.4%	68.8%
Own source revenue to the assessment	0.7%	0.7%
Vulnerability ratios		
Government transfers to total revenues	2.0%	1.9%

Note: Based on three year average

<sup>\*</sup>MFA: Municipal Finance Authority of BC

# 2014 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 2014. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2014 Municipal tax exempted	
<b>Churches and Religious Properties</b>			
B.C. Muslim Association	12300 Blundell Road	\$ 3,689	
Bakerview Gospel Chapel	8991 Francis Road	2,331	
Beth Tikvah Congregation	9711 Geal Road	7,282	
Bethany Baptist Church	22680 Westminster Highway	15,060	
Brighouse United Church	8151 Bennett Road	5,462	
Broadmoor Baptist Church	8140 Saunders Road	7,044	
Canadian Martyrs Parish	5771 Granville Avenue	8,870	
Christian and Missionary Alliance	3360 Sexmith Road	4,213	
Christian Reformed Church	9280 No. 2 Road	7,336	
Church in Richmond	4460 Brown Road	15,987	
Church of God	10011 No. 5 Road	4,857	
Church of Latter Day Saints	8440 Williams Road	10,322	
Cornerstone Evangelical Baptist Church	12011 Blundell Road	1,020	
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	5,554	
Emmanuel Christian Community	10351 No. 1 Road	4,557	
Faith Evangelical Church	11960 Montego Street	2,960	
Fraserview Mennonite Brethren Church	11295 Mellis Drive	8,978	
Fujian Evangelical Church	12200 Blundell Road	5,441	
Gilmore Park United Church	8060 No. 1 Road	6,249	
l Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	3,541	
Immanuel Christian Reformed Church	7600 No. 4 Road	3,554	
India Cultural Centre	8600 No. 5 Road	7,910	
International Buddhist Society	9160 Steveston Highway	6,845	
Ismaili Jamatkhama & Centre	7900 Alderbridge Way	31,559	
Johrei Fellowship Inc	10380 Odlin Road	5,164	
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	2,580	
Larch St. Gospel Meeting Room	8020 No. 5 Road	2,813	
Ling Yen Mountain Temple	10060 No. 5 Road	3,575	
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	4,012	
North Richmond Alliance Church	9140 Granville Avenue	2,211	

Churches and religious properties continued . . .

charches and religious properties continued.	• •	
Our Savior Lutheran Church	6340 No. 4 Road	\$ 4,555
Parish of St. Alban's	7260 St. Albans Road	5,026
Patterson Road Assembly	9291 Walford Street	841
Peace Evangelical Church	8280 No 5 Road	6,171
Peace Mennonite Church	11571 Daniels Road	10,101
Richmond Alliance Church	11371 No. 3 Road	3,567
Richmond Baptist Church	6560 Blundell Road	1,329
Richmond Baptist Church	6640 Blundell Road	4,864
Richmond Bethel Mennonite Church	10160 No. 5 Road	 11,136
Richmond Chinese Alliance Church	10100 No. 1 Road	6,584
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	3,295
Richmond Emmanuel Church	7451 Elmbridge Way	10,552
Richmond Pentecostal Church	9300 Westminster Highway	9,036
Richmond Pentecostal Church	9260 Westminster Highway	754
Richmond Presbyterian Church	7111 No. 2 Road	 4,347
Richmond Sea Island United Church	8711 Cambie Road	11,888
Salvation Army Church	8280 Gilbert Road	3,241
Science of Spirituality SKRM Inc	11011 Shell Road	 1,493
Shia Muslim Community	8580 No. 5 Road	2,014
South Arm United Church	11051 No. 3 Road	1,968
St. Anne's Anglican Church	4071 Francis Road	 4,010
St. Edward's Anglican Church	10111 Bird Road	 3,904
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	1,319
St. Monica's Roman Catholic Church	12011 Woodhead Road	6,348
St. Paul's Roman Catholic Parish	8251 St. Albans Road	 9,498
Steveston Buddhist Temple	4360 Garry Street	9,259
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	4,561
Steveston United Church	3720 Broadway Street	3,092
Subramaniya Swamy Temple	8840 No. 5 Road	1,240
Thrangu Monastery Association	8140 No. 5 Road	4,903
Thrangu Monastery Association	8160 No. 5 Road	2,376
Towers Baptist Church	10311 Albion Road	6,456
Trinity Lutheran Church	7100 Granville Avenue	7,614
Ukrainian Catholic Church	8700 Railway Avenue	1,586
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	570
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	9,686
Vancouver International Buddhist Progress Society	8271 Cambie Road	 6,497
Vedic Cultural Society of B.C.	8200 No. 5 Road	3,114
West Richmond Gospel Hall	5651 Francis Road	2,798

**Recreation, Child Care, and Community Service Properties** 

8300 Cook Road	\$	1,957
		2,318
7411 River Road	10,803	
12071 No. 5 Road		11,305
7000 Minoru Boulevard		149,941
100 - 5671 No. 3 Road		17,441
8660 Ash Street		8,443
14140 Triangle Road		124,605
6131 Bowling Green Road		8,285
		3,181
		5,917
7760 River Road		17,219
6820 Gilbert Road		12,502
14300 Entertainment Blvd		179,933
5540 Hollybridge Way		153,227
5862 Dover Crescent		1,093
2220 Chatham Street		5,726
6011 Blanchard Drive		2,092
		1,516
4033 Stolberg Street		3,316
	4780 Blundell Road 7411 River Road 12071 No. 5 Road 7000 Minoru Boulevard 100 - 5671 No. 3 Road 8660 Ash Street 14140 Triangle Road 6131 Bowling Green Road 11580 Cambie Road 11688 Steveston Hwy 7760 River Road 6820 Gilbert Road 14300 Entertainment Blvd 5540 Hollybridge Way 5862 Dover Crescent 2220 Chatham Street 6011 Blanchard Drive 100 - 5500 Andrews Road	4780 Blundell Road 7411 River Road 12071 No. 5 Road 7000 Minoru Boulevard 100 - 5671 No. 3 Road 8660 Ash Street 14140 Triangle Road 6131 Bowling Green Road 11580 Cambie Road 11688 Steveston Hwy 7760 River Road 6820 Gilbert Road 14300 Entertainment Blvd 5540 Hollybridge Way 5862 Dover Crescent 2220 Chatham Street 6011 Blanchard Drive 100 - 5500 Andrews Road

# **Private Educational Properties**

B.C. Muslim Association	12300 Blundell Road	\$ 994
Choice Learning Centre	20411 Westminster Highway	1,178
Choice Learning Centre	20451 Westminster Highway	5,356
Cornerstone Christian Academy School	12011 Blundell Road	638
Richmond Christian School	10260 No. 5 Road	5,079
Richmond Christian School Association	5240 Woodwards Road	25,502
Richmond Jewish Day School	8760 No. 5 Road	11,346
St Joseph the Worker Church & School	4451 Williams Road	19,997

# **Senior Citizen Housing**

Richmond Legion Senior Citizen Society	7251 Langton Road	\$ 19,724
Community Care Facilities		
Canadian Mental Health Association	8911 Westminster Highway	\$ 6,942
Development Disabilities Association	6531 Azure Road	1,829
Development Disabilities Association	8400 Robinson Road	2,395
Development Disabilities Association	7611 Langton Road	2,281
Greater Vancouver Community Service	4811 Williams Road	2,029
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive	13,844
Richmond Lions Manor	9020 Bridgeport Road	16,372
Richmond Society for Community Living	303 - 7560 Moffatt Road	745
Richmond Society for Community Living	4433 Francis Road	1,440
Richmond Society for Community Living	5635 Steveston Highway	5,319
Richmond Society for Community Living	9 - 11020 No. 1 Road	983
Richmond Society for Community Living	9580 Pendleton Road	6,580
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road	29,433
Municipal Use		
Richmond Oval	6111 River Road	\$ 1,624,159

# 2014 City Centre Area transitional tax exemptions

Organization	Address	2014 Municipal tax exempted
0737293 BC Ltd	4711 Garden City Rd	\$ 20,148
2725312 Canada Inc	5900 No. 2 Road	41,680
2725312 Canada Inc	6191 Westminster Hwy	23,369
2725312 Canada Inc	6751 Westminster Hwy	32,558
317159 BC Ltd	4551 No. 3 Road	35,305
684104 BC Ltd	9311 River Drive	15,361
AAA Self Storage Depot Inc	8520 Cambie Road	18,815
Arthur Bell Holdings Ltd	7960 Alderbridge Way	29,023
Arthur Bell Holdings Ltd	5333 No. 3 Road	27,377
Canada Bodhi Dharma Society	5600 Cedarbridge Way	11,506
Canadian Tire Real Estate Ltd	3500 No. 3 Road	35,050
Centro Ovalsquare Development Ltd	6791 Elmbridge Way	42,053
China Cereals & Oils Corp	8777 Odlin Road	11,397
Conway Richmond Estates Ltd	4800 No. 3 Road	18,355
EIG Alderbridge Investments Inc	7851 Alderbridge Way	37,673
Grand Long Holdings Canada Ltd	8091 Park Road	41,542
Hallmark Holdings Ltd	7811 Alderbridge Way	40,413
HGL Investments Ltd	132-4940 No. 3 Road	30,138
Jiatai Realty Inc	5400 Minoru Blvd	27,231
Marisco Holdings Ltd	7680 River Road	15,849
McDonald's Restaurants of Canada Ltd	7120 No. 3 Road	19,951
Munch Holdings Co. Ltd	5660 Minoru Blvd	19,842
PLR Holdings Ltd	5840 Minoru Blvd	29,089
Porte Industries Ltd	5560 Minoru Blvd	19,208
Richmond Holdings Ltd	7880 Alderbridge Way	41,965
Richmond Holdings Ltd	7111 Elmbridge Way	18,917
Richmond Holdings Ltd	7671 Alderbridge Way	28,564
Richmond Holdings Ltd	5003 Minoru Blvd	17,088
Richmond Holdings Ltd	6851 Elmbridge Way	21,511
Richmond Holdings Ltd	6871 Elmbridge Way	18,458
Vancouver Soho Holding Ltd	5740 Minoru Blvd	23,274

# City of Richmond contacts

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

## **City of Richmond**

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

Phone: 604-276-4000

Email: infocentre@richmond.ca

www.richmond.ca

f /CityofRichmondBC

@Richmond\_BC



## **Gateway Theatre**

6500 Gilbert Road Phone: 604-270-6500 Box Office: 604-270-1812 www.gatewaytheatre.com

f/Gateway-Theatre

**y** @Gateway\_Theatre

# **Richmond Public Library**

Hours: 604-231-6401 www.YourLibrary.ca

f /yourlibraryRichmond

@RPL\_YourLibrary

/YourLibraryRichmond

# **Richmond Olympic Oval**

6111 River Road Phone: 778-296-1400 www.richmondoval.ca

f /RichmondOval

@RichmondOval

# City of Richmond Services

# Law and Community Safety

Brings together the City's public safety providers including police, fire-rescue and emergency programs as well as bylaw enforcement, legal and regulatory matters.

# **Community Services**

Coordinates, supports and develops Richmond's community services including recreation, arts, heritage, sports, social planning, affordable housing, diversity, youth, childcare and older adult services. Oversees City owned public facilities and the design, construction and maintenance of City parks, trails and green spaces. Works with community partners and coordinates special events and filming in the City.

# Finance and Corporate Services

Includes customer service, information technology, finance, economic development, real estate services, City Clerk, enterprise services, business licences, administration and compliance.

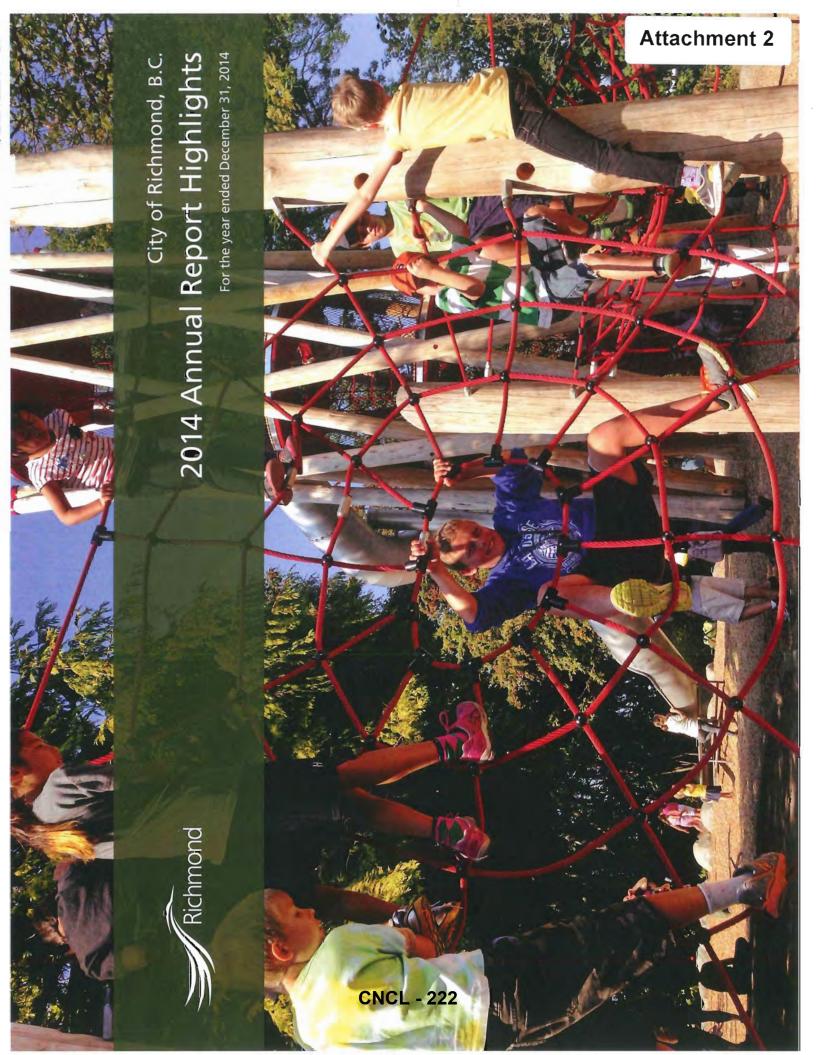
# **Engineering and Public Works**

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, corporate sustainability, and district, corporate and community energy programs.

# Planning and Development

Incorporates the policy planning, transportation, planning, development applications and the building approvals departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability. These planning functions play a vital part in the City's life cycle and involve the development of community plans and policies, zoning bylaws, as well as development related approvals and permits.







Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to

City of Richmond British Columbia

For its Annual Financial Report for the Fiscal Year Ended

December 31, 2013

My P. Ense. Executive Director/CEO

Achievement in Popular Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local Reporting to the City of Richmond for its Popular Annual Financial Report for the fiscal year ended December 31, 2013. The Award for Outstanding The Government Finance Officers Association of the United States and Canada (GFOA) has given an Award for Outstanding Achievement in Popular Annual government popular reports.

In order to achieve an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability and reader appeal. An Award for Outstanding Achievement in Popular Annual Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Popular Annual Financial Reporting requirement, and we are submitting it to the GFOA

# Contents

This report features highlights from Richmond's 2014 Annual Report. For the detailed 2014 Annual Report that meets legislated requirements, please visit www.richmond.ca (City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports). **CNCL - 224** 

Cover photo: The Terra Nova Adventure Play Environment officially opened in 2014 at Terra Nova Rural Park.

This report was prepared by the City of Richmond Finance and Corporate Services Division and Corporate Communications Office. Design, layout and production was done by the City of Richmond Production Centre. \*2015 City of Richmond

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

# Richmond City Council



# As of December 1, 2014

# Front row, left to right:

Councillor Carol Day, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

# Back row, left to right:

Constable Adam Carmichael, Richmond RCMP, Councillor Chak Au, Councillor Derek Dang, Councillor Ken Johnston, Councillor Alexa Loo, Captain Jack Beetstra, Richmond Fire-Rescue

# Prior to December 1, 2014

# 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



The City of Richmond continued to enjoy sustained long-term growth and a robust local economy throughout 2014. In response, the City made prudent investments to ensure we have the infrastructure and programs to meet the needs of both current and future residents; we retain our outstanding, internationally-recognized quality of life; and, that Richmond remains on a sustainable path. Richmond's strong financial position allowed us to make these investments with minimal impact on property taxes.

As the final year of the Council Term, 2014 was a busy year for Council, as we worked to complete or advance our many Council Term Goals.

activity. The Terra Nova Adventure Play Environment in creating exciting play opportunities for our youth. Most notably, the year was marked by the opening railway corridor into an active and vital cross-island set new standards for innovation and sustainability expansion of child care spaces in Richmond began for ecology from an early age. A critically-needed acilities in the Hamilton and West Cambie areas. natural environment, developing an appreciation with the opening of new City-owned child care community. The popular Railway Greenway has brought children directly into contact with their of a number of new key amenities to serve the Similarly, the new Terra Nova Nature Preschool transportation link, while promoting physical been a huge success, turning an abandoned

Council also approved the preliminary design for the \$79 million Minoru Complex (housing an aquatics centre, older adults centre and sport and recreation amenities). Design was also approved for two new fire halls, which will complete a decadelong upgrade of all of our public safety buildings to post-disaster status. Construction of these new buildings is in progress and will be complete by

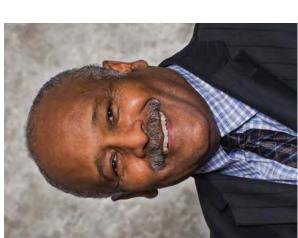
The City also approved the master plan for the Garden City Lands, a 136.5-acre parcel of open space on the edge of the City Centre. This vital parcel of land will be entirely preserved for park and other community use. Other key plans approved by Council included a Resilient Economy Strategy and expansion of our award-winning District Energy program.

As Council enters the first year of a new four-year term in 2015, we will be revisiting our Council Term Goals to ensure that Richmond continues to be one of Canada's most livable communities and that our residents and businesses continue to receive extraordinary value from the programs and services they help fund. As always, I invite you to contact the Mayor's Office to discuss or comment on any of the information contained in this Annual Report.

Malcolm Brodie Mayor, City of Richmond

New Railway Greenway opened in 2014 to popular acclaim.

# Message from the Chief Administrative Officer



It is my pleasure to present the City of Richmond's 2014 Annual Report, which documents another extraordinary year of achievement for our administration, along with the continued strong financial position of the City.

2014 saw the City undertake a record Capital budget of \$192.1 million as we moved to replace aging infrastructure and meet the emerging public amenity needs of our community. The budget included funding for an extraordinary \$124.1 million major facilities building program, which includes a new main fire hall, a new City Centre Community Centre and the Minoru Complex, which will house an aquatic centre, older adults centre and provide other recreation and sport program space. This ambitious program was undertaken with minimal impact on property taxes through funding from our carefully-nurtured reserve funds and judicious borrowing to take advantage of low interest rates.

The past year was also extraordinary for the recognition received by the City of Richmond. Our organization received more than 15 awards from local, national and international organizations honouring our commitment to innovation, excellence and sustainability. Of particular note was an award from my peers in the Canadian Association of Municipal Administrators (CAMA) for Richmond's Corporate Programs Management Group (CPMG). This innovative, homegrown program provides accelerated

training and professional development opportunities for the City's next generation of leaders, while creating capacity to support implementation of priority initiatives. The winner of CAMA's 2014 Professional Development Award, the CPMG program has become the inspiration and model for other local governments.

Richmond also continues to be highly committed to using an entrepreneurial approach to address community needs and objectives. This includes forming new lines of business, such as Lulu Island Energy Company, a district energy utility, to achieve our goals. The City-owned Richmond Olympic Oval Corporation continues to be hugely successful as it manages Richmond's world class, Olympic legacy facility. Innovative new partnerships were formed by the Oval Corporation in 2014 to support development of the Richmond Olympic Experience, which will open in 2015, as a major new regional tourist attraction.

The achievements outlined in this Annual Report become a new benchmark for our City. Richmond remains committed to continuous improvement and to raising the bar ever higher in fulfilling our vision for Richmond to be the most appealing, livable and well-managed community in Canada.



# 2014 highlights



Cranberry Children's Centre

Model to the City achieved a number of milestones of milestones of milestones of the light of the more significant achievements of the year are highlighted on these pages:

# Community Social Services

Richmond is doubling the number of child care spaces offered in City-owned facilities, adding more than 200 new spaces over the next few years. The new Cranberry Children's Centre opened in the Hamilton area in 2014.

# **Economic Development**

The City adopted a new Resilient Economy Strategy in 2014. The strategy identifies priority initiatives, focuses efforts on key economic sectors and emphasizes both business expansion and retention.



Garden City Lands

# Managing Growth and Development

Council approved a master plan for the Garden City Lands, ensuring the important 136.5-acre parcel adjoining the City Centre is preserved as park and green space for community use.

# Community Safety

Richmond RCMP introduced online crime reporting via the City's website. This innovative new service makes it simpler and quicker for residents to report many crimes. A new Crime Prevention Guide was also launched, helping citizens take greater responsibility in combatting crime.



Minoru Complex

# Facility Development

Preliminary design was completed and approved for the new multipurpose Minoru Complex and new No. 1 and No. 3 Fire Halls. The complex will replace aging facilities with a new and expanded aquatic centre, older adults centre and additional sports and recreation program space. When the new fire halls are completed by 2017, all the City's public safety buildings will be post-disaster rated.

# Municipal Infrastructure Improvement

The City invested nearly \$10 million in 2014 in improvements to Richmond's flood protection network. This included construction of the new Montrose pump station and major retrofit of the Woodward pump station.

Recycling program expanded

waste diversion programs, with expanded curbside

The City continued to expand its recycling and



Community Wellness

natural park surroundings, the innovative play area features a wide variety of unique and exciting play experiences for youth. The Railway Greenway was officially opened. Designed to integrate with the The Terra Nova Adventure Play Environment was that encourages residents to walk, run and cycle officially opened, turning an abandoned railway corridor into a vibrant new transportation link petween neighbourhoods or across the island.

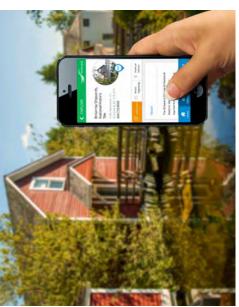
ahead of the regional goal of achieving 70 per cent

diversion by 2015.

homes achieved 71 per cent waste diversion—well multi-family residences. Residents in single-family plans to provide organics recycling collection for collection of various recyclables and approval of



Ferra Nova Adventure Play Environment



RichmondBC app

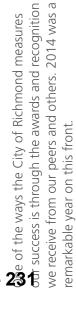
# A Well Informed Public

app provided users with extensive information and The City introduced two new mobile applications access in-depth information about programs and RichmondBC application allows users to readily events at City facilities. The Richmond Election interactive services related to the civic election. to improve public access to information. The

# 2014 awards



Alexandra District Energy Utility



- Richmond's innovative and successful foray into district energy produced four awards for the Alexandra District Energy Utility (ADEU) project; including:
- National Energy Globe Award for Canada. ADEU named as best project in Canada in this international competition;

event.

- 2014 Canadian Geo-exchange Coalition Excellence Award;
- Community Planning and Development Award from the Community Energy Association; and
- 2014 Sustainability Award from the Association of Professional Engineers and Geoscientists of BC 2014.



Corporate Programs Management Group

- The Excellence on the Waterfront Award from Washington DC-based Waterfront Center for the Richmond Middle Arm Park and Greenway.
- The 2014 CAMA Professional Development
  Award for the Corporate Programs Management
  Group (CPMG) leadership development program.
  The inaugural Culture Days National Marketing
  Award for promotion of the annual nation-wide
- An Honourable Mention in the Federation
   of Canadian Municipalities 2015 Sustainable
   Communities Awards for Neighbourhood
   Development for our City Centre Neighbourhood
   Development Action Plan.
- A 2014 Wood WORKS! BC Community
  Recognition Award for the City's commitment to
  promoting the use of wood in civic projects.
- Western Investor magazine selected Richmond as the best city for real estate investment in Western Canada.



Richmond City Centre

- Silver Leaf (national) and Bronze Quill (provincial)
   Awards of Excellence from the International
   Association of Business Communicators for the
   Green Cart program launch.
- A Distinguished Systems Award from the Urban and Regional Information Systems Association (URISA) for the City's GIS tool.
- A Leadership Excellence Award from BC Hydro's Power Smart Excellence Awards for energy efficiency initiatives.
- A Most Business Friendly Award from NAIOP Vancouver for the City's green building initiatives.
  - Government Finance Officers Association awards for the 2013 Annual Report:
- Canadian Award for Financial Reporting (12th consecutive year).
- Outstanding Achievement in Popular Annual Financial Reporting (5th consecutive year).

# Report from the General Manager, Finance and Corporate Services



of the Community Charter. The financial statements ended December 31, 2014 pursuant to Section 167 eflect a consolidation of the financial position and Oval Corporation and the Richmond Public Library. disclose that management is responsible for the Island Energy Company Ltd., Richmond Olympic operating results for the City of Richmond, Lulu am pleased to submit the City of Richmond's consolidated financial statements for the year financial statements.

statements present fairly, in all material respects, The external auditors, KPMG LLP, conducted an ndependent examination and have expressed their opinion that the consolidated financial

Richmond as at December 31, 2014 in accordance with Canadian public sector accounting standards. the consolidated financial position of the City of

revenue increases were mainly due to a substantial affordable housing, policing and recycling contract costs and settlement of the Richmond Fire Rescue were mainly due to significant contributions for expenses were \$360.9M (2013: \$328.6M). The evenues were \$484.8M (2013: \$454.9M) and and investments increased to \$864.7M (2013: fees, external funding for capital construction condition and position in 2014. The City's net The City continued to strengthen its financial worth reached \$2.6B (2013: \$2.4B) and cash and gaming revenues. The expense increases \$602.6M (2013: \$549.0M). The City's 2014 gain on disposal of land, taxation and utility \$754.5M). Net financial assets increased to wage agreement.

more than two decades to take advantage of low complex that is currently under construction. This nterest rates to partially finance the new Minoru \$353.8M). Net debt outstanding was \$50.8M as the City undertook its first external borrowing in Statutory reserves increased to \$374.9M (2013: the next decade so that there will be no direct debt will be repaid using casino revenues over porrowing impact on property taxes.

City Council's focus on long term planning guided position. Meanwhile, the City's success in creating by its Long Term Financial Management Strategy has helped place the City in a strong financial

Officers Association with two awards for our annual nvestment in Western Canada in 2014. The City was also recognized by the Government Finance a positive economic development climate was recognized by the Western Investor magazine, which named Richmond as the best City for financial reporting.

ooking for. Our goal is to integrate all our systems arenas and select parks. Council meetings are now providing free Wi-Fi services in community centres, Overall, we will strive to always provide best value provide services to the community. As we change, customers will be able to request a service, report services will be delivered through a new customer portal and we have begun our journey down this path with the release of the RichmondBC Mobile ive-streamed and recorded on the City's website. dealings with the City more efficient. In addition, a concern or easily find the information they are We are rethinking how we digitally operate and in a 'customer first' manner that will make their focus on innovation in serving our community. for our customers while ensuring that the City The outlook is exciting as we will continue to App. In addition, Council has committed to remains flexible and financially sustainable.



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

# City of Richmond financial information

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

2013

December 31, 2014, with comparative figures for 2013

Cash and cash equivalents Investments Accrued interest receivable		
Investments Accrued interest receivable	\$ 22,053	\$ 38,368
Accrued interest receivable	842,642	716,114
	5,363	3,224
Accounts receivable	28,071	19,422
Taxes receivable	7,481	9,447
Development fees receivable	25,360	21,405
Debt reserve fund—deposits	708	200
CN	931,678	808,180
Amancial liabilities		
Accounts payable and accrued liabilities	88,331	83,204
Sposits and holdbacks	65,103	51,841
Ferred revenue	41,823	35,870
Development cost charges	82,965	87,212
Debt	50,815	1,056
	329,037	259,183
Net financial assets²	602,641	548,997
Non-financial assets <sup>3</sup>		
Tangible capital assets	1,947,102	1,877,298
Inventory of materials and supplies	2,415	2,363
Prepaid expenses	1,950	1,594
	1,951,467	1,881,255
Accumulated surplus <sup>4</sup>	\$ 2,554,108	\$ 2,430,252

Financial assets: cash resources

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

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

<sup>3</sup> Non-financial assets: assets that are owned and will be utilized for future services, including tangible capital assets, inventories and prepaid expenses.

<sup>4</sup> 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, 2014, with comparative figures for 2013

	Budget 2014	Actual 2014	Actual 2013
Revenues			
Taxation and levies	\$ 183,822	\$ 183,687	\$ 176,283
Utility fees	90,428	93,201	90,540
Sales of services	28,707	32,809	34,959
Payments-in-lieu of taxes	13,473	14,546	14,406
Provincial and federal grants	6,782	7,480	7,092
Development cost charges	ı	18,765	11,730
Other capital funding sources	192,122	51,667	55,542
Other revenues:			
Investment income	16,790	16,568	13,490
Gaming revenue	14,908	21,047	17,632
Licenses and permits	7,704	9,819	9,241
Other	57,393	35,194	23,947
	612,129	484,783	454,862
Law and Community Safety	\$ 87,025	\$ 83,820	\$ 77,649
Utilities: water, sewerage and sanitation	78,108	79,552	75,134
Engineering, Public Works and Project Development	55,369	55,899	53,268
Community Services	52,021	65,137	49,753
General government	50,754	42,582	41,061
Planning and Development	12,806	13,301	11,854
Richmond Olympic Oval	11,565	11,065	10,509
Library services	0,590	9,563	9,390
Lulu Island Energy Corp	ı	$\infty$	1
	357,238	360,927	328,618
Annual surplus²	254,891	123,856	126,244
Accumulated surplus, end of year	\$ 2,685,143	\$ 2,554,108	\$ 2,430,252

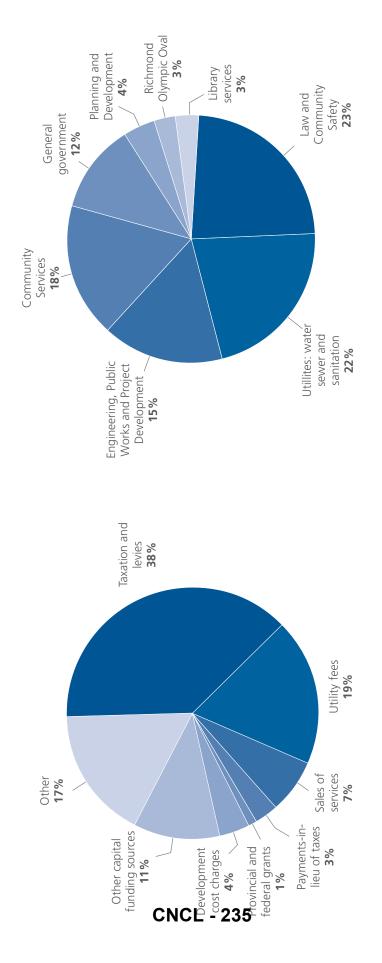
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<sup>1</sup> The statement of operations shows the sources of revenues and expenses, the annual surplus or deficit and the change in the accumulated surplus.

<sup>2</sup> Annual surplus is shown on this statement as the difference between revenues recognized and the cost of government services provided in the fiscal year

# City of Richmond financial information continued ... 2014 actual revenue

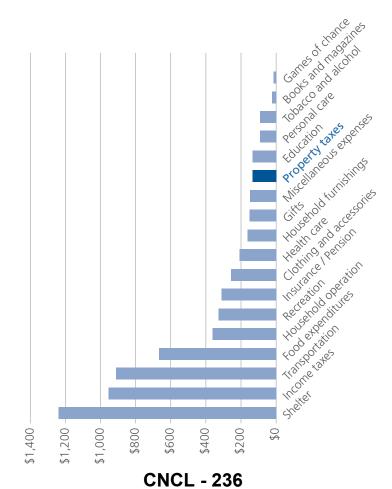
2014 actual expense



# 5 year trend—2010–2014

2014	484,783	360,927	123,856
2013	454,862	328,618	126,244
2012	400,311	317,437	82,874
2011	424,042	313,245	110,797
2010	378,703	301,456	77,247
	Consolidated Revenue:	Consolidated Expenses:	Annual Surplus:

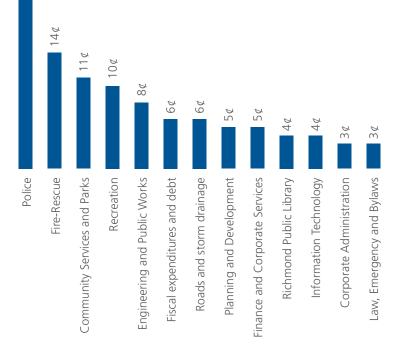
# Monthly average household costs in British Columbia



Source: Statistics Canada—Survey of household spending in 2011

# 2014 actual breakdown of \$1 municipal taxes

21¢



Source: City of Richmond Finance and Corporate Services

# Contacts and major services provided oy the City of Richmond

# City of Richmond contacts

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

# City of Richmond

(5) 11 No. 3 Road Rehmond, British Columbia CY 2C1 Canada Phone: 604-276-4000

Sail: infocentre@richmond.ca

www.richmond.ca

4 /CityofRichmondBC

@Richmond\_BC

✓ /CityofRichmondBC

# Gateway Theatre

6500 Gilbert Road Phone: 604-270-6500 Box Office: 604-270-1812 www.gatewaytheatre.com

f/Gateway-Theatre

@Gateway\_Theatre

# Richmond Public Library

Hours: 604-231-6401 www.yourlibrary.ca f MourLibraryRichmond

@RPL\_YourLibrary

➤ NourLibraryRichmond

# Richmond Olympic Oval

6111 River Road Phone: 778-296-1400 www.richmondoval.ca

4 /RichmondOval

@RichmondOval

# Major services provided by the City of Richmond

# Law and Community Safety

Brings together the City's public safety providers including police, fire-rescue and emergency programs as well as bylaw enforcement, legal and regulatory matters.

# Community Services

Coordinates, supports and develops Richmond's community services including recreation, arts, heritage, sports, social planning, affordable housing, diversity, youth, childcare and older adult

services. Oversees City owned public facilities and the design, construction and maintenance of City parks, trails and green spaces. Works with community partners and coordinates special events and filming in the City.

# Finance and Corporate Services

Includes customer service, information technology, finance, economic development, real estate services, City Clerk, enterprise services, business licences, administration and compliance.

# **Engineering and Public Works**

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, corporate sustainability and district, corporate and community energy programs.

# Planning and Development

Incorporates the policy planning, transportation, planning, development applications and the building approvals departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability. These planning functions play a vital part in the City's life cycle and involve the development of community plans and policies, zoning bylaws, as well as development related approvals and permits.

City of Richmond's Vision:

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



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



# **Report to Committee**

To:

Community Safety Committee

Fire Chief, Richmond Fire-Rescue

Date:

May 20, 2015

From:

John McGowan

File:

09-5125-01/2015-Vol

01

Re:

National Energy Board (NEB) Public Consultation: Emergency Management

Information

### Staff Recommendation

That the staff report titled "National Energy Board Public Consultation: Emergency Management Information" be forwarded to the National Energy Board, in response to their request for written feedback by June 25, 2015.

That the National Energy Board be advised that the City of Richmond would be pleased to participate in further consultation and stakeholder meetings.

John McGowan Fire Chief (604-303-2734)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Sustainability		No V
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials:	APPROVED BY CAO

### **Staff Report**

### Origin

This report supports Council's Term Goal #1 Community Safety:

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

### **Findings of Fact**

On April 30, 2015, the National Energy Board (NEB) published "Engaging with Canadians on Emergency Response" for public consultation. This consultation was being held to obtain information regarding "concerns about the transparency of emergency management information should a pipeline incident occur" and "specifically, the clarity and consistency of NEB Emergency Procedures Manual filing requirements" to "verify that the public, local authorities, emergency responders, aboriginal groups and other stakeholders have the information they need, when they need it regarding pipeline emergency response".

### Discussion Questions

1. What information would help you better understand how prepared a company is to respond in the event of an emergency, beyond what is currently available?

**City Response:** A company would need to provide evidence of having a comprehensive emergency management program which would be based on the four pillars of emergency management: prevention/mitigation, preparedness, response and recovery and align with the British Columbia Emergency Response Management System.

A comprehensive Hazard Risk Vulnerability Impact Analysis must be completed by the company with input from subject matter experts and considerations from those local authorities, jurisdictions and First Nations that may be impacted.

Public Safety Canada (2012) states that this type of hazard analysis includes but is not limited to the structures and products owned and operated and transported by the company, security of vulnerable infrastructure and includes short and long term impacts on land, environment, waterways, marine life and ecosystems, economy, security, society and psychosocial impacts of the individuals impacted.

This type of hazard analysis has not been completed on recent NEB projects within the region in an acceptable manner to local authorities or stakeholders. For example, local authorities have uncertain jurisdictional authority over many activities on City lands (pipelines, port activity, rail activity), local authorities currently have limited ability to see that risks are identified and

<sup>&</sup>lt;sup>1</sup> Engaging with Canadians on Emergency Response – Public Consultation, National Energy Board, April 30, 2015. Accessed: http://www.neb-one.gc.ca/sftnvrnmnt/mrgnc/rspns/index-eng.html

addressed, and local authorities are challenged to measure risk exposure, as information sharing may be limited for "security" or other reasons.

Currently, there's no formal structure or mandate for local authorities to see that these issues are identified or addressed, even during the project review and approval process. This inability to understand the risks, mitigation and impacts of NEB projects compromises the City's ability to fulfill its mandate under the *BC Emergency Program Act* section 2 (1) which states that"

"A local authority must reflect in the local emergency plan prepared by it under 6(2) of the Act.

- (a) the potential emergencies and disaster that could affect all or any part of the jurisdictional area for which the local authority has responsibility, and
- (b) the local authority's assessment of the relative risk of occurrence and potential impact on people and property of the emergencies or disasters referred to under paragraph (a)"<sup>2</sup>.

The company must demonstrate that a comprehensive Hazard Risk Vulnerability Impact Assessment was completed in good faith, with an acceptable scope and sharing of information with local authorities who require information to meet Provincial legislative requirements. The process and outcomes of identifying risks, impacts and mitigation measures taken to reduce those risks must be shared with local authorities and stakeholders.

<u>Prevention and mitigation</u> is defined by Public Safety Canada as "actions taken to identify and reduce the impacts and risks of hazards before an emergency or disaster occurs". Local authorities and stakeholders would benefit from having a clear understanding as to the types of mitigation steps that were taken during the project planning, design, development and construction to limit potential impacts on infrastructure and containment of product. What engineering controls have been designed and implemented to establish procedures to reduce or eliminate risks? The company should provide documentation to substantiate review of mandates, best practices within the industry and the development of new research and technologies that have been evaluated and implemented.

<u>Preparedness</u> is defined by Public Safety Canada as a process to increase "ability to respond quickly and effectively to emergencies and to recover more quickly from their long-term effects and involves actions taken prior to an event to ensure the capability and capacity to respond". This pillar is characterized by the creation of emergency plans, training and exercising to provide education and demonstrate competency so that should an event occur, the response and communication will be structured, effective and efficient at protecting life safety, property, the environment and the long term effects of an oil spill or related event.

Documentation should reflect the required training and exercise schedule for those individuals with roles within response plans. The BC Oil & Gas Commission Emergency Management Manual (2014) outlines training and exercises for personnel but does not define personnel as

<sup>&</sup>lt;sup>2</sup>Government of British Columbia. Emergency Program Act Local Authority Emergency Management Regulation. Accessed: http://www.bclaws.ca/civix/document/id/complete/statreg/380\_95

<sup>&</sup>lt;sup>3</sup> Public Safety Canada. Emergency Management Planning. March 4, 2014. Accessed: http://www.publicsafety.gc.ca/cnt/mrgnc-mngmnt/mrgnc-prprdnss/mrgnc-mngmnt-plnnng-faq-eng.aspx

<sup>&</sup>lt;sup>4</sup> Public Safety Canada. Emergency Management Planning

including those outside of the company. It would be recommended that training and exercises should be conducted for company staff as well as those agencies and stakeholders who may be responding and/or impacted by an event to increase understanding, expectation, roles and coordination of efforts and communication prior to an emergency.

IPIECA is the international global oil and gas industry association for environmental and social issues and is the industry's principal channel of communication with the United Nations. IPIECA and the International Association of Oil &Gas Producers published The IAOGP/ OGP Report No. 510 (June, 2014) Operating Management System Framework for Controlling Risk and Delivering High Performance. This document reviewed legislative and industry mandates and multiple sector organization and associated organization documents and recognized that although "these [documents] are usually based on similar concept, but often vary in scope; covering such areas as environment, social responsibility, quality, process safety and offshore operations". This document template has been made available to the general public and all oil and gas industry companies and could serve as the basis for a conversation between the companies and the local authorities as a provision of emergency information.

Response is defined by Public Safety Canada as referring to "actions taken during or immediately after an emergency or disaster for the purpose of managing the consequences". Although the company may focus on sector specific requirements and actions taken, there should be inclusion of information to provide understanding, knowledge, guidance and provision of expectations to local authorities to outline the response and steps that may be taken to provide life safety, decrease impacts and aid the community into recovery.

The company should identify what response capabilities exist internally, are contracted externally as well as any limitations that may exist in capacity to respond, such as delay in arrival or access to equipment, etc. Due to the urgent nature of these types of incidents there should also be identified time response thresholds identified to provide local authorities and response agencies with an understanding of expectations of internal and external responders. Providing this information would assist communities in understanding the time line between identification of an incident, communication to responders and stakeholders and having responders on site to begin, assessment, containment and remediation of an oil spill.

<u>Recovery</u> is defined by Public Safety Canada as "actions taken after an emergency or disaster to re-establish or rebuild conditions and services"<sup>7</sup>. This cycle of events, decisions and implementation of strategy to assist the community begins during response and may take longer than any other phase.

Due to the unique nature of every event, it is important that benchmarks to measure recovery are established prior to the event occurring. Areas at risk of impact from construction, operations, or spills must have be documented prior to the initiation of a project. This documentation must be routinely updated as conditions change over the life of the project and as cumulative effects of other projects impact the local and regional ecosystems and communities. This documentation is

<sup>&</sup>lt;sup>5</sup> IPIECA. Operating Management System Framework for controlling risk and delivering high performance in the oil and gas industry. Accessed: http://www.ipieca.org/publication/operating-management-system-framework-controlling-risk-and-delivering-high-performance-

ohttp://www.ipieca.org/sites/default/files/publications/Operating\_management\_system\_framework\_2014.pdf

<sup>&</sup>lt;sup>6</sup> Public Safety Canada. Emergency Management Planning.

<sup>&</sup>lt;sup>7</sup> Public Safety Canada. Emergency Management Planning.

the only way to measure the true impacts of an event, and the success of any longer-term recovery efforts.

A company should have established best practices utilizing current technologies, third party specialists, subject matter experts and response organizations to understand the most likely situations/types of events and possible outcomes. Information regarding these findings should be shared with communities that may be impacted to assist in emergency and recovery planning.

2. What detail in Emergency Procedures Manuals is useful that would improve understanding amongst first responders and emergency personnel should a pipeline incident occur?

City Response: Useful information would include knowledge of site information, processes and procedures to identify and notify local authorities and response organizations that an event has occurred, expected capability/limitations and procedures to assess and respond to the event and provide structure for multiple agencies to effectively integrate in a coordinated response with adequate training and exercises prior to an event. This document should provide an overview of procedures and capabilities that exist within the organization, provided by contractors on behalf of the company and by those local authorities and first responders.

Responders would benefit by obtaining specific information regarding the details and characteristics of the product such as volume of product, site plan, location of response equipment, training (including response and Incident Command System). Emergency Planning Zone maps that are clearly marked with infrastructure, locations of equipment and any other responder information would be useful.

The BC Oil & Gas Commission Emergency Management Manual states that an emergency response map is required as part of the Emergency Management Plan under s.15 of the Emergency Management Regulation<sup>8</sup>. Access to this type of information would be useful for local authorities for emergency planning and response.

3. Please add any additional comments on the transparency and the availability of emergency management and response information that you feel we should hear.

City Response: Guidance is provided by The BC Oil & Gas Commission Emergency Management Manual in identifying that companies "must share emergency management information with local authorities to ensure coordination of emergency response activities and to ensure that the applicant or permit holder is familiar with the local authority's communication procedure and chain of command". There is no guidance on what type or level of information should be shared and therefore it is at the company's discretion which may not meet the needs of the local authority. Due to the legislative mandates to the City by the *Emergency Program Act*, the local authority should have the ability to have input as to the level and amount of information needed to provide adequate planning and response capabilities for the community.

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<sup>&</sup>lt;sup>8</sup> Public Safety Canada, Emergency Management Planning.

<sup>&</sup>lt;sup>9</sup> The BC Oil & Gas Commission. Emergency Management Manual V.1 (2014) accessed: http://www.bcogc.ca/node/5767/download

When communicating information regarding hazards and risks to a community due to a project or existing oil structure/transport system, the information has to be holistic and in good faith. Recently Robyn Allen, former president and CEO of ICBC resigned from the NEB's Trans Mountain Expansion Project hearings due to multiple reasons that included her questioning the transparency and ethics of the review, she stated "the scope of the issues [being presented for review] are so narrow from a professional level that it puts the public interest at risk" and she then utilized the example that the review restricts pipeline activities assessment to 12 nautical miles which is less than minimal distance for areas to be impacted by a large spill. Ms. Allen also highlighted that the project being reviewed is only focused on new facilities and does not include the pre-existing pipeline which is 61 years old. This type of information decreases faith in the review process, transparency of information and can create a lack of trust in the process and information received.

Local authorities require accurate, unbiased, holistic information provided by companies to ensure that understanding of the company, products, infrastructure and possible failures are identified, planned for and that communication, training and exercises take place prior to an event to provide adequate public safety for the community.

### **Financial Impact**

None at this time.

### Conclusion

City staff will continue to participate in further consultation and stakeholder engagement with the NEB, and recommend that the report titled "National Energy Board Public Consultation: Transparency of Emergency Management Information" be submitted to the National Energy Board in response to their request for public consultation.

Deborah Procter Manager, Emergency Programs (604-244-1211)

DP:ar

<sup>10</sup> http://vancouver.24hrs.ca/2015/05/19/economist-says-neb-hearings-rigged



# **Report to Committee**

To:

General Purposes Committee

Date:

May 27, 2015

From:

Jane Fernyhough

File:

11-7000-09-20-079/Vol

Director, Arts, Culture and Heritage Services

01

Re:

Cambie Fire Hall No. 3 Public Art Concept Proposal

### Staff Recommendation

That the concept proposal and installation for the Cambie Fire Hall No. 3 public artwork by artist Daniel Laskarin, as presented in the staff report titled "Cambie Fire Hall No. 3 Public Art Concept Proposal", dated May 27, 2015, be endorsed.

Jane Fernyhough

Director, Arts, Culture and Heritage Services

(604-276-4288)

Att. 2

R	EPORT CONCURRE	ENCE
ROUTED To: Project Development Fire Rescue	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

### **Staff Report**

### Origin

At the November 12, 2013 Council meeting, Council endorsed the Alexandra Neighbourhood Public Art Plan which identifies guiding principles to support the creation of unique public art and to foster a sense of community for the area residents.

At the October 14, 2014 Council meeting, Council formally endorsed the Cambie Fire Hall No. 3 Public Art Plan as the guiding plan for public art opportunities for the new fire hall and recommendations for implementation of the public artwork.

This report presents the artwork concept proposal for the Cambie Fire Hall No. 3 artwork commission, to be integrated with the site in a highly visible location on Cambie Road.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, service, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

### **Analysis**

## Public Art Plan Vision for Fire Hall No. 3

Cambie Fire Hall No. 3 is a unique building consisting of both a new fire hall for Richmond Fire-Rescue and the home of the BC Ambulance Service, which will serve the West Cambie area of Richmond. The public artwork supports the project goals and themes by:

- reflecting tradition and honour of Richmond Fire-Rescue
- representing inclusion/diversity
- reflecting the community identity and place
- illustrating the relationship between Richmond Fire-Rescue and BC Emergency Health Services (BCEHS)

### Terms of Reference - Cambie Fire Hall No. 3

The Public Art Terms of Reference for the Cambie Fire Hall No. 3 public artwork (Attachment 1) describes the art opportunity, site description, scope of work, budget, and selection process. The Terms of Reference were reviewed and endorsed by the Public Art Advisory Committee on September 16, 2014. An invitational artist call for submissions was issued on November 6, 2014, with a deadline of December 4, 2014. Eligibility was for pre-qualified and invited professional artists residing in Canada.

### Cambie Fire Hall No. 3 - Public Art Artist Selection Process

On December 12, 2014, following the Public Art Program's administrative procedures for artist selection for civic public art projects, the selection panel reviewed the artist submissions of the five pre-qualified artists who responded to the Invitational Call to Artists and shortlisted two artists for further consideration.

Members of the selection panel included:

- Ruth Beer, Artist and Professor, Emily Carr University of Art and Design
- Kim Cooper, Artist
- Robert Lange, Design Team Architect
- Ross Penhall, Artist and Firefighter, Retired
- Blake Williams, Artist

### Recommended Artist

On January 6, 2015, following the presentations and interviews of the two shortlisted artists, the public art selection panel reached a unanimous consensus and recommended artist Daniel Laskarin of Victoria, BC for the Cambie Fire Hall No. 3 public artwork commission. The Public Art Advisory Committee supports the Selection Panel's artist recommendation. The artist and City staff engaged a group of stakeholder representatives in a consultation meeting on January 14, 2015. This consultation was utilized to introduce the artist, discuss the artist's past work, and engage the representatives and City staff. Initial ideas, locations and expectations for the public art for the artist to consider while developing the artwork concept with City staff and design team consultants were discussed.

### Recommended Public Art Concept Proposal

On April 21, 2015, the Public Art Advisory Committee reviewed the concept proposal (Attachment 2) and endorsed the triangle/tetrahedron public art concept proposed by artist Daniel Laskarin.

The proposed exterior location for the artwork will be on the northeast side of the site, placed back from the sidewalk and integrated into the landscape design. The artwork is tentatively titled "to be distinct and to hold together" and will be comprised of three interleaved/interlocked triangular panels standing on a raised circular platform. The three panels will form a three-sided pyramidal or tetrahedral form, each to be perforated with water-jet cut text: "FIRE-RESCUE, "AMBULANCE" and "COMMUNITY".

The fire tetrahedron (similar to the combustion triangle) is an iconic symbol of the elements of fire. The sculptural form will rest on (hidden) bearings and can be rotated by passers-by. This will allow different text elements to take a frontal position at different times and will enhance the effect of the LED lights shining from within the structure.

A technical review and coordination phase with the architect-led design team will be included with the design development phase of the artwork. The artist, design consultants, and City staff will continue to meet to review construction coordination and implementation budgets. Any repairs or maintenance required for the artwork will be the responsibility of the Public Art Program.

### **Financial Impact**

There is no new financial impact for this project.

The approved budget of \$90,000, funded from 1% of the total construction budget for Cambie Fire Hall No. 3, includes up to \$80,000 plus GST for artist fees, design, fabrication and installation of artwork, including all related artist expenses. The remaining funds of \$10,000 will remain in the Public Art Budget for administrative expenses and project contingency.

### Conclusion

The new Cambie Fire Hall No. 3 will serve the public for generations to come. This initiative supports the Alexandra Neighbourhood Public Art Plan and Public Art Program Policy to complement and develop the character of Richmond's diverse neighbourhoods, create distinctive public spaces and enhance the sense of community, place and civic pride.

Staff recommend that Council endorse the proposed concept and installation of the Cambie Firehall No. 3 public artwork, by artist Daniel Laskarin, as presented in this report.

Eric Fiss

Public Art Planner (604-247-4612)

5.7

Att. 1: Public Art Terms of Reference for Cambie Fire Hall No. 3

2: Concept Proposal for Cambie Fire Hall No. 3 Public Artwork

# call to artists





Figure 1. Architectural Rendering, DGBK Architects

Eligibility: Open to professional artists

and artist teams residing in Canada who have received a

formal invitation.

Deadline for Submissions: December 4, 2014. 5:00pm [PST]

Budget: \$80,000 CAD\*

\*Artist budget is inclusive of all artist fees, including research, fabrication, installation, travel expenses and applicable taxes. The selected artist will enter into a contract with the City of Richmond.

### OPPORTUNITY

The City of Richmond Public Art Program, in partnership with Richmond Fire Rescue and BC Emergency Health Services, seeks an artist to develop a permanent or site-integrated art project for the new Cambie Fire Hall No. 3, an East Cambie neighbourhood integrated fire hall and ambulance station.

The selected artist will work with the design team, (Architects, Landscape Architects, Engineers, and Parks Planning Staff) and Richmond Fire Rescue staff to create a site-specific, durable artwork. The artist will be asked to address the work and spirit of fire fighters and first responders and the unique character of the surrounding neighbourhood.

Cambie Fire Hall No. 3

(RFQ) Request For Artist Qualifications November 2014

1

# call to artists



### BACKGROUND

Cambie Fire Hall No. 3 is a unique building consisting of both a new fire station for Fire Rescue serving the West Cambie area of Richmond and the home for the BC Ambulance Service, serving Richmond.

### Additional Research:

(The following are hyperlinks to documents on-line)

- Alexandra Neighbourhood Public Art Plan
- Richmond Fire-Rescue
- BC Ambulance Service

### SITE

Cambie Fire Hall No. 3 will be located between Garden City Road and No. 4 Road, on the south side of Cambie Road. The new fire hall will be situated within the Alexandra Neighbourhood in the West Cambie Area of Richmond and will service diverse neighbourhoods.

Located to the north and east are neighbourhoods of established single family residential housing and townhouses. Located to the south and west are new developments of multi-family residential housing. Located to the immediate south is Tomsett Elementary School, and to the immediate west, a planned Greenway connecting Cambie Road to Odlin Road, and ultimately to Alderbridge Way and the Garden City Lands.

### THEME

To be further explored by the artist in conversation with the design team, stakeholders and City staff. Initial themes identified include:

- Reflect tradition and honour of Richmond Fire Rescue
- Represent inclusion/diversity
- Reflect the community and place
- Illustrate the relationship between Richmond Fire Rescue and the BC Emergency Health Services (BCEHS)

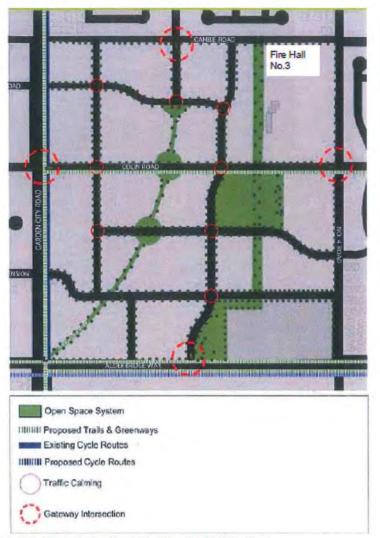


Figure 2 Open Space System Map for the Alexandra Neighbourhood.

### LOCATIONS

The location of the artwork will be determined with the selected artist, design team, stakeholders and City staff. While much of the front facade of the station will be glazed service doors, opportunities both on the glazing and above the doors will be explored. The LED information sign may also be considered as an opportunity for public art.

3

# call to artists





Figure 3 Landscape Architectural Plan, PFS Studio

A public Greenway is situated adjacent to the fire hall site, and serves as a gateway into the Alexandra neighbourhood. The Alexandra Neighbourhood Public Art Plan has identified the Greenway as a potential location of public art, and may be considered by the artist for locating the artwork.

4

# call to artists



#### ARTIST ELIGIBILITY

This project is open to professional artists and artist teams residing in Canada who have received a formal invitation. Qualified artists will have experience working collaboratively with other professional disciplines. City of Richmond staff and its Public Art Advisory Committee members, selection panel members, project personnel and immediate family members are not eligible to apply.

#### ARTIST SELECTION PROCESS

The artist or artist team will be selected for this commission through a two stage process. The five person selection panel will be comprised of representatives from the stakeholder team, plus three art professionals. Based on the selection criteria, the panel will short-list 3 to 5 artists for an interview. The finalists will be invited to an orientation session and final interview. The selection panel will then recommend one artist or artist team for the commission.

#### CONCEPT DESIGN PHASE

- The selected Artist will be required to attend meetings with stakeholders to develop the conceptual framework and identify the preferred siting of a permanent public artwork for the new fire hall.
- The artist will work collaboratively with the design team to develop a concept proposal. Following technical review and stakeholder consultation, the artist will work to produce a detailed design for fabrication and installation.
- Artist and design team to determine scope and responsibilities for implementation (Contract drawings, fabrication, and contract administration).

#### CAMBIE FIRE HALL No.3 PUBLIC ART CONCEPT PROPOSAL

Daniel Laskarin, April 16, 2015

#### **General Description**

This work, with a working title of "to be distinct and to hold together", will be comprised of three interleaved/interlocked triangular panels standing on a raised circular platform near the northeast corner of the fire hall building site (see Plan image). The three panels will form a three-sided pyramidal or tetrahedral form, each to be perforated with waterjet cut text: "FIRE-RESCUE "AMBULANCE", and "COMMUNITY". On each side of the interleaved form, as shown in the provided images, parts of the adjacent triangles will protrude, making the overall form dynamic and more complex than a simple tetrahedron. These protrusions will form a smaller triangular shape, and a part of this will be inset by a small amount. The inset area will be perforated by a series of 1-1/2" holes through which will shine an LED system of constantly changing lighting. This whole tetrahedral form will be supported by a circular platform with a two inch lip and will sit upon a raised concrete base with a height of 18 inches. The sculptural form will rest on (hidden) bearings and can be rotated by passers-by; this will allow different text elements to take a frontal position at different times, and will enhance the effect of the lights shining from within the structure.

#### **Dimensions**

Concrete base is 18" high, then 2" for the lip of the rotating disc, and 7'6" for the tetrahedral structure. Total height 8'-8", diameter 10'.

The base will have a wall thickness of 6"-8" (to be determined) and will house the rotational support and the electronics. There will be an access panel built into the checkerplate. Drainage will have to be determined at the detailed design stage

#### Materials

The main tetrahedral form will be constructed of acid-etched aluminum. The acid etching gives the work a soft protective oxide coat which will show wear but which will naturally re-oxidize should it be scuffed or abraded. Along the outer edges of each panel a coat of durable epoxy paint will provide a bright red strip highlighting outlining the panel itself.

The platform will be stainless steel checkerplate, allowing for the rough and tumble that may accompany the action of pushing the work through its rotation. The concrete base, 18" high will provide space beneath the work to house the electrical components necessary to the LED lighting system.

#### **Preliminary Budget**

ITEM	BASE	GST	TOTAL
AMOUNT			
Artist fee:	\$ 16,000	\$ 800	\$16,800
Insurance (2 years)	1,900	95	1,995
Engineering/Consulting:	5,000	250	5,250
Site Preparation (inc. concrete & elec	t. installation,		
to be undertaken w/ the project contractor)10,000		500	1,500

8,100	405	8,405
gistics) 7,000	350	7,350
32,000	1,600	33,600
	gistics) 7,000	gistics) 7,000 350

#### Implementation

I propose that I, working with appropriate consultants and the project architects, etc., undertake the fabrication, delivery and installation of the artwork. That said, I would like to have the concrete work for the sculpture base and the provision of electricity to the base done as a construction credit, by the construction contractor for the fire hall, in conjunction with the construction of the fire hall (see the item at \$10,000 in the budget above).

#### **Project Schedule**

#### Phase 1: Concept Proposal

January 14, 2015: first team meeting
January 15 to February 13, 2015: research and ideation

February 16 to February 28, 2015: development of Concept Proposal

March 4, 2015: provision of Concept Proposal to City
April 21, 2015: presentation to RPAAC

June 8, 2015: approval of Concept Proposal by City

#### Phase 2: Detailed Design, Revision, and Scheduling

June 8 to August 31, 2015 determining technical requirements (electrical etc.); preparation

of Detailed Design Proposal, timeline and budget

June 22, 2015provision of Detailed Design 50% Submission to CityJuly 5, 2015approval of Detailed Design 50% Submission by CityAugust 17, 2015provision of Detailed Design -- 100% Submission to CityAugust 31, 2015approval of Detailed Design -- 100% Submission by City

#### **Phase 3: Fabrication and Delivery**

**September 2015** to **June 2016** fabrication of components of the Work and delivery of the Work

**Phase 4: Installation** 

**July 2016** installation of Work at the Site

Phase 5: Post Installation

October 2016 unveiling of the Work at the Site



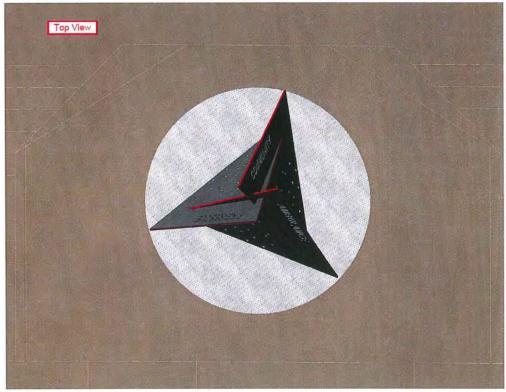
Elevation from Cambie Street



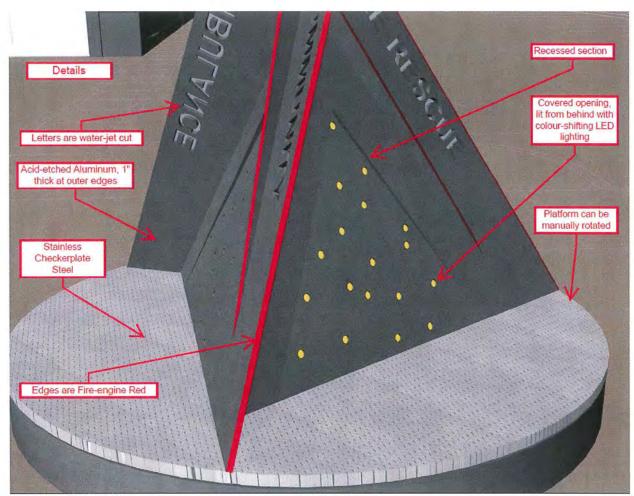
Location on site



View along sidewalk on Cambie Road



Top view



Details of materials



## **Report to Committee**

To:

**General Purposes Committee** 

Date:

May 25, 2015

From:

John Irving, P.Eng. MPA Director, Engineering

File:

10-6125-07-02/2015-

Vol 01

Re:

**Townhouse Energy Efficiency and Renewable Energy policy** 

#### Staff Recommendation

#### That:

- 1. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;
- 2. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans

is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and

3. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

John Irving, P.Eng. MPA

Director, Engineering

(604-276-4140)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:  Law Building Approvals Development Applications Policy Planning	Concurrence	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

#### **Staff Report**

#### Origin

Council adopted the Townhouse Energy Efficiency and Renewable Energy policy for townhouse rezoning in September 2014.

The purpose of this report is to propose amendment of the policy to reference Natural Resource Canada's "Energy Star for New Homes" (ESNH) standard as an additional option to meet rezoning requirements, and thereby align with BC Hydro and Fortis BC incentive programs.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

- 4.1. Continued implementation of the sustainability framework.
- 4.2. Innovative projects and initiatives to advance sustainability.

The recent referral on solar energy that originated out of the Planning Committee Meeting on May 20 will be addressed in a separate report.

#### **Background**

#### Richmond Climate Action Leadership

Increased energy efficiency is supported by Council's adopted policies and plans. The 2041 Official Community Plan (2041 OCP) defines a community-wide energy reduction target of 10% below 2007 levels by 2020, as well as Greenhouse Gas (GHG) reduction targets of 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050, subject to senior government action. The 2014 *Community Energy and Emissions Plan (CEEP)* identifies strategies and action to reduce energy emissions, including:

Action 4: Promote energy efficiency in all rezonings.

#### **Existing Policy**

The City's current policy requires that new townhouse developments resulting from rezoning be designed to achieve an EnerGuide 82 rating (ERS 82). The Richmond OCP Bylaw 9000 states that:

- a) new townhouses are required:
  - to be designed to score 82 or higher on the EnerGuide Rating System (ERS). ... [and]
  - to be solar hot water-ready; or

b) alternatively, new townhouses will be exempt from a) above, if they connect to a district energy utility, or install industry proven renewable energy systems (e.g., geoexchange, solar water heating, photovoltaic energy) which provide the majority (at least 51%) of heating, cooling and/or electrical energy load requirements."

To achieve this target, rezoning applicants are required to retain a Certified Energy Advisor (CEA) to complete an Evaluation Report for improved energy performance on the most marginal (i.e., greatest design heat loss) units, and confirm that the Building Permit specifications for the all units will achieve or exceed an ERS score of 82. The developer would be required to register a covenant on title that all the units are built and maintained to an ERS 82 rating or higher. A design for a new townhouse development could achieve this ERS 82 rating using a variety of different approaches and measures.

#### **Building Act**

The province enacted the *Building Act* in April 2015 with the intent of "ensuring [that] building requirements are the same throughout B.C." Under the *Building Act*, the provincial Minister gains powers for "establishing one or more building codes" and "regulating building generally for matters not included in a building code." The implications of the *Building Act* on the City of Richmond's rezoning policies are unclear at present. The province has stated its intention to enact regulations setting out better-than-building code standards that local governments can choose to adopt. The *Building Act* provides local governments with a two-year transition period once provisions of the Act come into force. To date, however, no part of the *Building Act* has yet come into force, and no regulations under the *Building Act* have been adopted or sent out for consultation.

#### **Analysis**

#### **Building Energy Rating Systems**

Canada's EnerGuide provides the public with information on the absolute energy efficiency of different models of products, and their performance relative to the range of other products in that category. The EnerGuide Rating System (ERS) for houses provides a score of a building's energy performance. All homes, regardless of their energy performance, can receive an EnerGuide label. The ERS is currently referenced as part of Richmond's townhouse rezoning policy.

The Energy Star program (originally developed in the US, and adopted by Canada in 2001), takes a different approach to that of EnerGuide; Energy Star is used to label only those products that meet or exceed premium levels of energy efficiency.<sup>2</sup> Energy Star for New Homes (ESNH)

<sup>&</sup>lt;sup>1</sup> In addition to the ERS requirement, the building must also be designed to be solar hot water-ready. OCP (Bylaw 9000), Chapter 12.4, Objective 2. Policy amended 2014/09/02.

<sup>&</sup>lt;sup>2</sup> http://www.nrcan.gc.ca/energy/efficiency/housing/new-homes/5103

is a standard that designates homes constructed to be approximately 20% more energy efficient than those built to minimum building code requirements within that jurisdiction.<sup>3</sup>

At the start of 2015, BC Hydro and FortisBC switched from using an ERS target to requiring that new homes achieve the ESNH standard in order to qualify for their energy efficiency rebates and incentives. Constructing ESNH—certified homes enables builders of townhouses to obtain a BC Hydro incentive of \$700 per townhouse unit. Installing energy-efficient clothes dryers, gas fireplaces and indoor lighting in these new homes qualifies builders for additional incentives. FortisBC plans to announce the details of its own incentives package shortly.

The ESNH standard allows builders to meet the requirements by following either a performance or prescriptive pathway; both pathways include some prescriptive requirements, including airtightness standards, the effective insulation value of walls, ceilings, floors and foundations, and electricity savings from the home's HVAC and lighting equipment. The ESNH's performance pathway requires the new home to achieve a minimum EnerGuide rating of 81, slightly less than the City's current requirement of ERS 82. The ESNH's prescriptive pathway sets out additional insulation requirements; minimum performances for space heating, water heating (and/or combined heating), and ventilation; requires electricity demand savings of 400 kWh per year (approximately 3.5% average household electricity use); and provides a "Builders Options Package" from which builders must select additional options.

Achieving the Energy Star standard will enable builders to access incentive funding provided by BC Hydro and Fortis gas. As such, the revised policy should not result in any additional costs for builders fully conforming to existing policy.

Staff is continuing to examine using solar energy as a source of power in Richmond and will report back to Council later in the year with findings and recommendations. Both the ERS and ESNH rating systems focus on energy efficiency; designing townhouses with solar domestic hot water and/or solar PV panels could help increase the ERS rating of these homes since the solar energy produced on site would reduce their net energy demand. The ESNH standard also directly supports the installation of CSA-approved solar domestic hot water systems, which could earn almost half of the Builder Option Points needed under the compliance pathway of the ESNH.

#### **Options**

Staff has identified three options for consideration:

## Option 1: Do not implement any change to the townhouse rezoning policy at this time. (Not recommended)

Homes designed to achieve an ERS 82 score would not necessarily meet the more prescriptive requirements of the ESNH standard. Because developers achieving ERS 82 might not be able to access utility incentives despite designing for higher levels of energy efficiency, this option is not recommended.

<sup>&</sup>lt;sup>3</sup> http://www.enerquality.ca/program/energy-star-for-new-homes/

## Option 2: Replace the EnerGuide 82 option with the Energy Star for New Homes standard under the townhouse rezoning policy. (Not recommended)

Adoption of the new ESNH standard is consistent with the direction set by the utilities, and other jurisdictions in Canada. However, by removing the option to design new townhouses to achieve ERS 82 (without reference to the specific prescriptive requirements entailed in the ESNH standard), the City would disallow a compliance option it first introduced only a year ago, potentially creating challenges for orderly project development.

## Option 3: Add the Energy Star for New Homes standard as a third option under the townhouse rezoning policy. (Recommended)

In addition to the City's two existing compliance pathways noted above, the recommended policy would add the following third additional compliance option for rezoning applicants:

New townhouses are required to be designed to achieve the Energy Star for New Homes standard.

Adoption of the ESNH standard will align with the BC Hydro and FortisBC incentives for new home construction noted above. Adding the ESNH standard as an additional option will provide developers with more flexibility in designing for greater-than-code energy efficiency performance. As noted above, while the new ESNH standard sets an ERS score of 81, slightly lower than the existing policy requirement of ERS 82, the more prescriptive approach of the ESNH standard is expected to result in buildings with equivalent performance.

#### Consultation

Staff has reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders additional to those noted below.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

Table 2: OCP Consultation Summary		
Stakeholder	Referral Comment (No Referral necessary)	
Urban Development Institute (UDI)	Discussed at the May 27, 2014 regularly scheduled meeting with UDI. Information on the proposed amendment sent in advance of the meeting.	
Greater Vancouver Home Builders' Association (GVHBA)	Representative present at the May 27, 2014 meeting with UDI. Information on the proposed amendment sent in advance of the meeting.	
Richmond Small Builders' Group	Discussed at a meeting on May 27, 2014. Information on the proposed amendment sent in advance of the meeting.	
BC Land Reserve Commission	No referral necessary, as not affected.	
Richmond School Board	No referral necessary as not affected.	

Stakeholder	Referral Comment (No Referral necessary)
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as not affected.
The Councils of adjacent Municipalities	No referral necessary, as not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as not affected.
TransLink	No referral necessary, as not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as not affected.
Richmond Coastal Health Authority	No referral necessary, as not affected.
Community Groups and Neighbours	No referral necessary, as not negatively affected.
All relevant Federal and Provincial Government Agencies	No referral necessary. Provincial Building and Safety Standards Branch staff indicate that there are currently no plans to restrict municipal powers over rezoning under the BC Building Act.

As noted above, staff presented the proposed townhouse energy efficiency policy change for rezoning with the Urban Development Institute (UDI) on May 27, 2015, at which a representative of the Greater Vancouver Homebuilders Association (GVHBA) was also present. Also on May 27, 2015, staff discussed this initiative with members of the Richmond Small Builders' Association. Staff sent information on the proposed amendment via email to all of these groups in advance of these meetings and requested written feedback.

Stakeholder representatives from both UDI and the Richmond Small Builders Association noted the expense of meeting the EnerGuide 81 standard, highlighting the cost of contracting an energy advisor. UDI stated their understanding that under the *Building Act* local governments can no longer impose building standards beyond code. Staff responded that the intent of the policy amendment was to provide builders with more options, and facilitate their access to energy efficiency incentives provided by the utilities. The *Building Act* has yet to enter into force, and staff understand that the *Building Act* is not intended to affect rezoning processes. Furthermore, there will be two-year transition period after each part of the *Building Act* enters into force, and the province has stated that it will develop beyond-code building standards that municipalities can voluntarily adopt during this transition period. As of yet, no such regulations have been produced by the province.

Detailed feedback from these groups is provided in attachment to this report.

#### Proposed 2041 Official Community Plan Text Amendment

The proposed Townhouse Energy Efficiency and Renewable Energy OCP amendment provides clarity and transparency to all applicants. The recommendation is that the OCP amendment be applied to those rezoning applications received after the adoption of the proposed OCP amendment.

Each rezoning application would be considered on its own merit and all utility incentives would continue to be available to developers who meet higher energy standards (e.g., BC Hydro incentives). New townhouse applicants who also seek to amend the 2041 OCP land use designation may be expected to exceed these minimum expectations.

#### **Financial Impact**

None.

#### Conclusion

Richmond has demonstrated leadership in increasing building energy efficiency and reducing related GHG emissions. The 2041 Official Community Plan and Community Energy and Emissions Plan together are a strong framework to pursue the City's community-wide targets. While Richmond is already a leader in townhouse development, further action is needed to achieve improved energy efficiency. The proposed policy provides new townhouse developers with flexible ways to identify and implement more cost effective and energy efficient townhouses at the construction stage. This approach is aimed at providing future townhouse owners with lower energy costs.

Nicholas Heap

Sustainability Project Manager (TFT)

(604-276-4267)

- Att. 1: Richmond Official Community Plan Bylaw 9000: Amendment Bylaw 9254 (Townhouse Energy Efficiency and Renewable Energy)
- Att. 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy.

**Bylaw 9254** 

## Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy)

The Council of the City of Richmond enacts as follows:

- 1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at section 12.4 by deleting Objective 3, Policy a) in its entirety and substituting the following:
  - "a) at the time of rezoning, new townhouses proposed for a development site will be required to be designed to:
    - be solar hot water-ready; and

#### either

- score 82 or higher on the EnerGuide Rating System (ERS); or
- meet the Energy Star for New Homes Standard.

To achieve this requirement, developers are to retain a certified energy advisor (CEA) to complete and submit an Evaluation Report, satisfactory to the General Manager, Engineering & Public Works for improved energy performance on the most marginal (i.e., greatest design heat loss) units, which identifies construction specifications for all units so as to achieve or exceed either: (a) an ERS score of 82; or (b) the appropriate technical specifications for British Columbia in the latest available version of the "Minimum Requirements for ENERGY STAR® Qualified New Homes" document published by Natural Resources Canada. The developer would be required to register a covenant on title to build and maintain all the units in compliance with the Evaluation Report. If the requirement is to meet the Energy Star for New Homes Standard, the applicable standard is the version in force at the time the rezoning bylaw is adopted and confirmation that all the units meet the standard is required before final inspection permitting occupancy."

2. This Bylaw is cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9254".

FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED for content by originating dept.
SECOND READING		APPROVED
THIRD READING		for legality by Solicitor
ADOPTED		
MAYOR	CORPORATE OFFICER	

Attachment 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy

#### **UDI - Richmond Liaison Committee Meeting**

May 27, 2015, 12:00 pm - 1:30 pm Richmond City Hall

#### Attendees included:

- Dana Westermark, UDI
- Mark Sakai, Greater Vancouver Home Builders Association (GVHBA)

UDI members noted that the Richmond market for townhouses is currently very strong, with all units built selling quickly.

Staff noted that the amended policy, if adopted, would provide builders with more options, and facilitate access to energy efficiency incentives provided by the utilities, plus additional incentives for lighting, clothes dryers, etc.

Dale Westermark (UDI) made the following points:

- The additional cost of meeting the EnerGuide (ERS) 82 requirement, citing \$4,000/unit. (Another developer in attendance noted an additional cost of \$6,000/unit.) Developers had been told the added costs of meeting ERS 82 would be minimal.
- At a recent meeting hosted by UDI, provincial staff stated that municipalities are not allowed to impose these kinds of conditions under the new Building Act.

#### Staff noted the following:

- The Building Act has not yet come into force (parts of the Act will come into force by Order in Council, any by the adoption of regulations by the Minister);
- Once parts of the Building Act enter into force, there is a two year transition period during which municipalities can align their bylaws with the Building Act.
- The province has stated its intention of developing better-than-code provincial regulations that local governments can choose to adopt. However, the province has yet to draft or adopt any regulations under the Building Act.
- The City's Law department understands the Building Act would not be used to alter conditions for rezoning applications.

In conversation with staff after the meeting, Mark Sakai (GVHBA) noted that he would remind his members to provide written comments on the proposed policy amendment to City of Richmond staff by the end of day, Friday, May 29, 2015. As of Saturday morning, May 30, no written comments were received from GVHBA or UDI members.

## Meeting with Richmond Small Builders' Association

May 27, 2015, 3:00 – 4:00 pm Richmond City Hall

#### Attendees:

- Raman Kooner (in place of Ajit Thaliwal)
- Rick Sian, Sian Group
- Aleksandar Kos, Core Concept Consulting
- Bruce Duffy, Core Concept Consulting
- Clive Alladiy, Bacaudra Development
- Alen Postolka, City of Richmond
- Nicholas Heap, City of Richmond

#### Members of the Richmond Small Builders Association noted the following:

- The Energy Star maximum size restriction of 600m2 should be compatible with current building practice of building "blocks" of 6-10 townhouses (to avoid falling under Part 3 of the Building Code).
- The additional cost of meeting the EnerGuide 82 requirement was up to \$10,000 per unit (the cost of hiring an energy advisor). The cost of DCCs, fees, permits, labour and land are all rising at the same time: this is one more thing on top.
- Because Energy Star requires a lower ERS 81 score, members thought it sounded like an easier option than the ERS 82 pathway, even with the mandatory elements required.
- Several attendees noted that the previous policy (formally adopted last year) appeared to have been applied retroactively. Attendees requested that the City clarify how the old policy was implemented.
- Given that the new policy provides more flexibility, the Association members stated they were in favour of this new policy being applied retroactively to applications already received.
- Staff was requested to set up a workshop for Richmond home builders where BC Hydro and FortisBC could explain their inventive offerings to local builders, and facilitate builders' access to these incentives.



### Report to Committee

Planning and Development Division

To:

Planning Committee

**Date:** June 8, 2015

From:

Re:

Wayne Craig

File:

RZ 07-394294

Director of Development

Application by G & B Estates Ltd. for Rezoning at 3868, 3880 and 3900 Steveston

Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new "Neighbourhood

Commercial (ZC36) - Steveston" zone

#### Staff Recommendation

1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,

- a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
- b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);

be introduced and given first reading.

- 2. That Bylaw 9252, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans:

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) - Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) - Steveston" zone, be introduced and given first reading.

Wayne Craig

jue

Director of Development

WC:sb Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

#### **Staff Report**

### Origin

G & B Estates Ltd. has applied to the City of Richmond for permission to rezone 3868, 3880 and 3900 Steveston Highway (Attachment 1) in order to construct a commercial development with approximately 2,109 m<sup>2</sup> commercial space in three (3) one-storey buildings (Attachment 2 & 3). The application includes rezoning the properties from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new site specific "Neighbourhood Commercial (ZC36) – Steveston" zone.

The application also includes proposed amendments to the Official Community Plan (OCP) land use designations of 3868 and 3880 Steveston Highway in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to reflect the proposed commercial development (Attachments 4 & 5).

#### **Findings of Fact**

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 6).

#### **Surrounding Development**

Surrounding development is as follows:

- To the North: across Steveston Highway are one-storey and two-storey commercial developments, zoned "Local Commercial (CL)" and single family homes, zoned "Single Detached (RS1/A)".
- To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned "Special Needs Residential (ZR2)"; and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned "Medium Density Low Rise Apartments (RAM1)".
- To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL1)" and a 17-unit two-storey multi-family development, zoned "Low Density Townhouses (RTL3)".
- To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned "Single Detached (RS1/A)".

#### Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1<sup>st</sup> Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge. In 1972, the east half of 1<sup>st</sup> Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3880 Steveston Highway.

This lot was leased to the current owner in 1972 and then purchased by the owner in 2001. In 2010, the west half of 1<sup>st</sup> Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3868 Steveston Highway. This lot was purchased by the owner in 2010.

The subject rezoning application has taken a number of years of review. The former corner gas station site was contaminated both onsite and into the City roadway. A detailed remediation program was completed and certificates of compliance were issued by the Province.

Now that remediation is completed and an anchor tenant has been secured, the owner is requesting a rezoning of all three properties to develop a new commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy with cosmetics and groceries, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants that may be interested in opening their businesses at the subject location.

#### **Related Policies & Studies**

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856 and the Public Art Program.

#### Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendments

The site is located in the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The 2041 OCP Land Use Map identifies the corner commercial property at 3900 Steveston Highway as "Neighbourhood Service Centre" and both the commercial property at 3880 Steveston Highway and the vacant lot at 3868 Steveston Highway as "Neighbourhood Residential" (Attachment 4).

The Steveston Area Plan Land Use Map identifies the corner commercial property at 3900 Steveston Highway as "Commercial" and both the commercial property at 3880 Steveston Highway and vacant lot at 3868 Steveston Highway as "Single-Family" (Attachment 5).

Both the OCP maps are proposed to be amended to accommodate the proposed commercial development. OCP amendment Bylaw 9252 is provided for Council consideration.

#### Floodplain Management Implementation Strategy

The development proposal is required to comply with the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is a consideration of rezoning (Attachment 7).

#### Noise Regulation Bylaw No. 8856

The development proposal is required to comply with the Noise Regulation Bylaw No. 8856. Registration of a legal agreement on Title is a consideration of rezoning (Attachment 7) ensuring that the building envelope is designed and appropriate rooftop HVAC units are specified to avoid

generated noise from penetrating into neighbouring residential properties that exceed noise levels specified in the bylaw.

#### Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning (Attachment 7). The contribution rate for commercial developments is \$0.42 per buildable square foot (for a total contribution of \$16,820).

#### Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

Staff have reviewed the proposal, with respect to the BC Local Government Act and City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation.

Table 2: OCP Consultation Summary		
Stakeholder	Referral Comment (No Referral necessary)	
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.	
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).	
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed.	
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.	
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed.	
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.	
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.	
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.	
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.	

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed. The applicant has reviewed the proposal with the owners of the neighbouring single detached homes to the west, and the resident manager and executive director of the neighbouring multi-family developments to the south. The applicant advises that the neighbours were supportive of the proposal.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed.

#### **Analysis**

The proposed rezoning would allow for the redevelopment of the existing Minato Village neighbourhood service centre with expansion into the vacant area of the former corner gas station and the undeveloped lot at 3868 Steveston Highway.

### a) Proposed Site Specific "Neighbourhood Commercial (ZC36) – Steveston" Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific "Neighbourhood Commercial (ZC36) – Steveston" zone and to rezone the subject site to the new zone. The proposed ZC36 zone has been prepared to manage development on the subject site and is based on the existing "Neighbourhood Commercial (CN)" zone, which currently applies to the existing shopping centre. The CN zone permits a range of commercial businesses as permitted uses; residential and minor community care uses as secondary uses; and retail liquor 2 as an additional use. Different from the CN zone, the new zone does not include retail liquor 2 or residential uses and does include commercial education and indoor recreation as additional permitted uses. Also different from the CN zone, the new zone does not include tenancy size restrictions for retail uses. Zoning amendment Bylaw 9253 to create the new zone and to rezone the subject site is provided for Council consideration.

#### b) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a commercial development with approximately 2,109 m<sup>2</sup> of commercial space located in three (3) one-storey buildings (Attachment 2). A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit will include examining:

- Compliance with Development Permit Guidelines for commercial projects in the 2041 Official Community Plan Bylaw 9000. In addition to the applicable design guidelines, staff will work with the project architect to ensure the form and character provides an appropriate gateway to the Steveston Village Heritage Conservation Area.
- Detailed architectural and landscape designs, including design development to provide adequate articulation, visual interest and animation along Steveston Highway and No. 1 Road, to provide a strong corner presence at the intersection as well as sensitive interfaces to the adjacent single-family and multi-family developments.

- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading (two medium SU-9 spaces).
- Sustainability strategy for the development proposal. Since commercial tenants have control over the building interiors, the owner is investigating how to provide solar powered exterior lighting (e.g., parking area, building and/or landscaping).
- Crime Prevention through Environmental Design.

#### c) Transportation and Site Access:

- i) The development proposal includes two (2) driveways for this corner commercial development, one (1) on No. 1 Road and one (1) on Steveston Highway. The access to No. 1 Road is to be limited to right-in/right-out plus left-in movements only (No left-out movement from the site). Appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island are to be designed and constructed through the required Servicing Agreement (Attachment 7).
- ii) The proposal includes the creation of a new left turn lane, providing Steveston Highway traffic with access to the site's Steveston Highway driveway. Submission of a functional road plan is a requirement of rezoning and the left turn lane is to be designed and constructed through the required Servicing Agreement (Attachment 7).
- iii) The conceptual architectural design includes two (2) required medium loading spaces (SU-9 size trucks) located one in front of the other on the south side of the west building. The owner has agreed to register a legal agreement on title to prohibit large (WB-17) trucks from entering the site as a consideration of rezoning (Attachment 7).
- iv) A Traffic Impact Assessment prepared by MMM Group was submitted regarding the proposal and identifies that the proposal requires 89 parking spaces. The conceptual development plans include 84 parking spaces. Staff have reviewed and support the proposed 6% parking reduction as permitted under the Zoning Bylaw 8500 on the basis of the applicant providing the following TDM package as a consideration of rezoning (Attachment 7):
  - Registration of a legal agreement on title to prohibit assignment of parking spaces to a
    particular tenant so that the parking spaces remain unassigned and accessible to all
    customers at all times.
  - Granting of two (2) statutory rights-of-way (1.5 m x 9 m) to accommodate new bus shelters at the existing bus stop locations on Steveston Highway and No. 1 Road.
  - Design and construction of concrete bus shelter pad and accessible concrete pad at the (2) two bus stop locations as part of the required Servicing Agreement.
  - Voluntary contribution of \$50,000 for two (2) bus shelters for the bus stop locations.
  - Voluntary contribution of \$30,000 towards a future TDM in the vicinity of the site to be constructed by the City. This may include: an asphalt walkway along Steveston Highway from the site to 2nd Avenue; or alternate TDMs in the vicinity of the site to be determined by the City.

#### d) <u>Tree Retention and Replacement:</u>

- i) A tree survey was submitted in support of the application. A tree retention / replacement plan is attached (Attachment 3). The one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected.
- ii) An existing overgrown hedge along the west property line is proposed to be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south.
- iii) Tree Protection Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration of rezoning.

#### e) <u>Infrastructure Improvements</u>:

The owner has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning (Attachment 7) for the design and construction of road network infrastructure improvements. Works include: frontage improvements along Steveston Highway and No. 1 Road; traffic signal improvements at Steveston Highway and No. 1 Road intersection; bus stop improvements; and 2 m wide road dedication along both frontages for future road widening.

#### **Existing Legal Encumbrances**

A statutory right-of-way is registered on title to 3900 Steveston Highway (F41649). The statutory right-of-way is no longer needed and staff recommend that it be discharged from title. Discharge is a consideration of rezoning (Attachment 7).

#### Financial Impact or Economic Impact

None.

#### Conclusion

The proposal would provide a commercial development with approximately 2,109 m<sup>2</sup> commercial space in three (3) one-storey buildings. The proposal would facilitate the redevelopment of a vacant corner gas station site and an older commercial shopping centre, enhancing the corner of No. 1 Road and Steveston Highway.

Amendments are required to the land use designations for 3868 and 3880 Steveston Highway in the 2041 OCP Land Use Map and Steveston Area Plan. The development proposal is consistent with the proposed "Neighbourhood Commercial (ZC36) – Steveston" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single

detached homes, multi-family developments and commercial developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance the convenience and safety of pedestrian, cycling, rolling, public transit and vehicle movement in the neighbourhood.

It is recommended that Official community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252 and Zoning Bylaw 8500, Amendment Bylaw 9253 be introduced and given first reading.

Sara Badyal, MCIP, RPP

Sara Brown

Planner 2

Terry Crowe

Manager, Policy Planning

SB:rg

Attachment 1: Location Map & Aerial Photo

Attachment 2: Conceptual Development Plans

Attachment 3: Tree Retention / Removal Plan

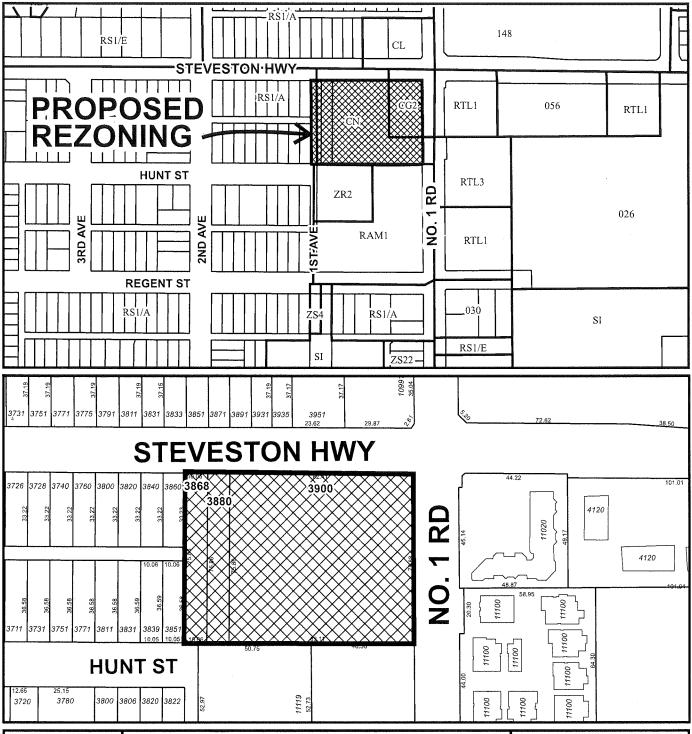
Attachment 4: Context Land Use Map - 2041 OCP Land Use Map

Attachment 5: Context Land Use Map - Steveston Area Plan Land Use Map

Attachment 6: Development Application Data Sheet

Attachment 7: Rezoning Considerations





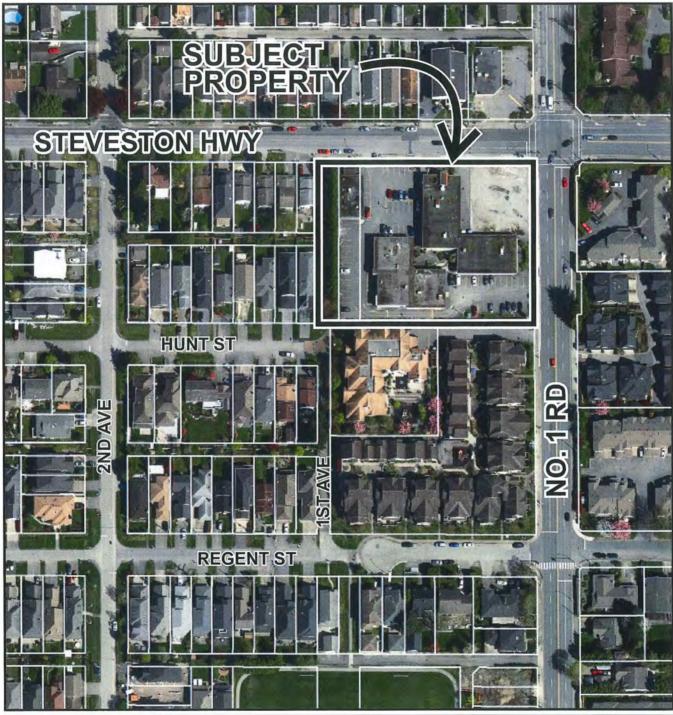


RZ 07-394294

Original Date: 12/13/07

Revision Date: 05/12/15







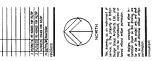
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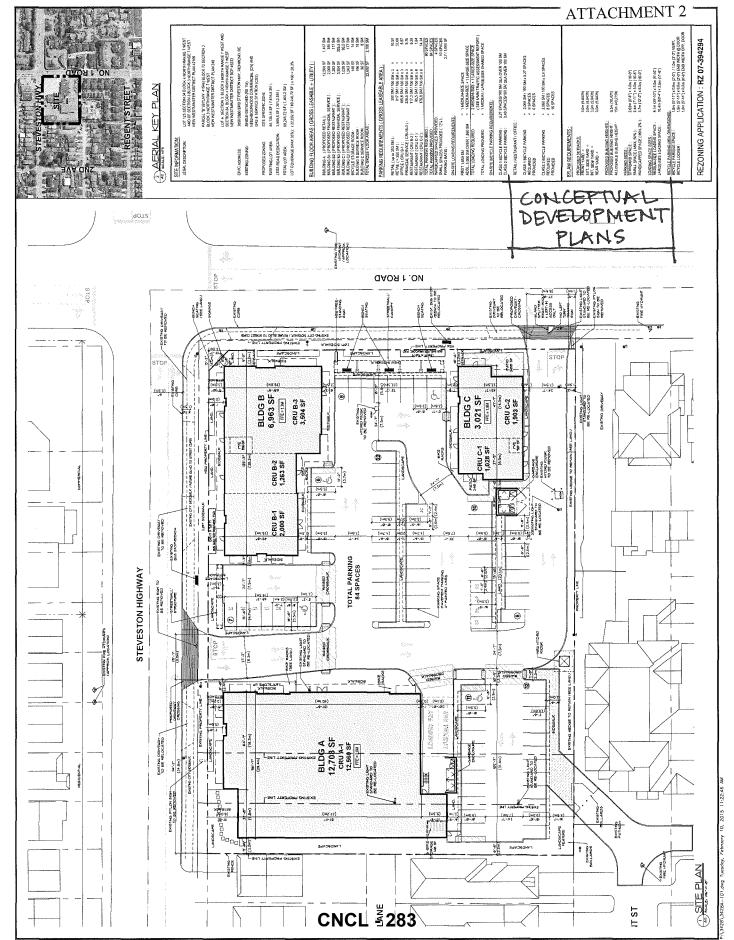
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Revision Date: 05/12/15



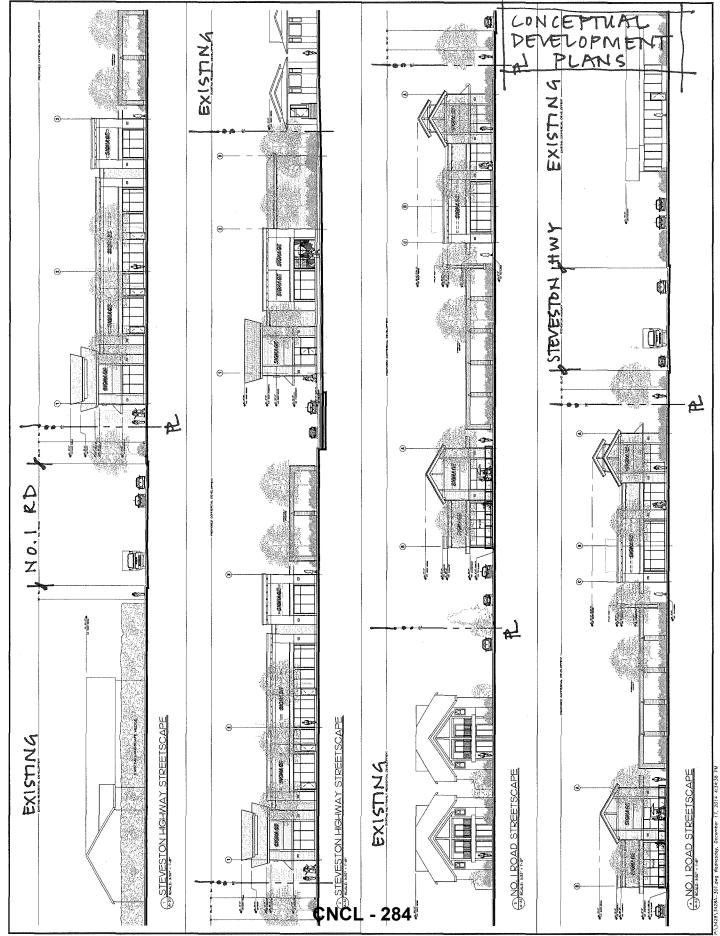


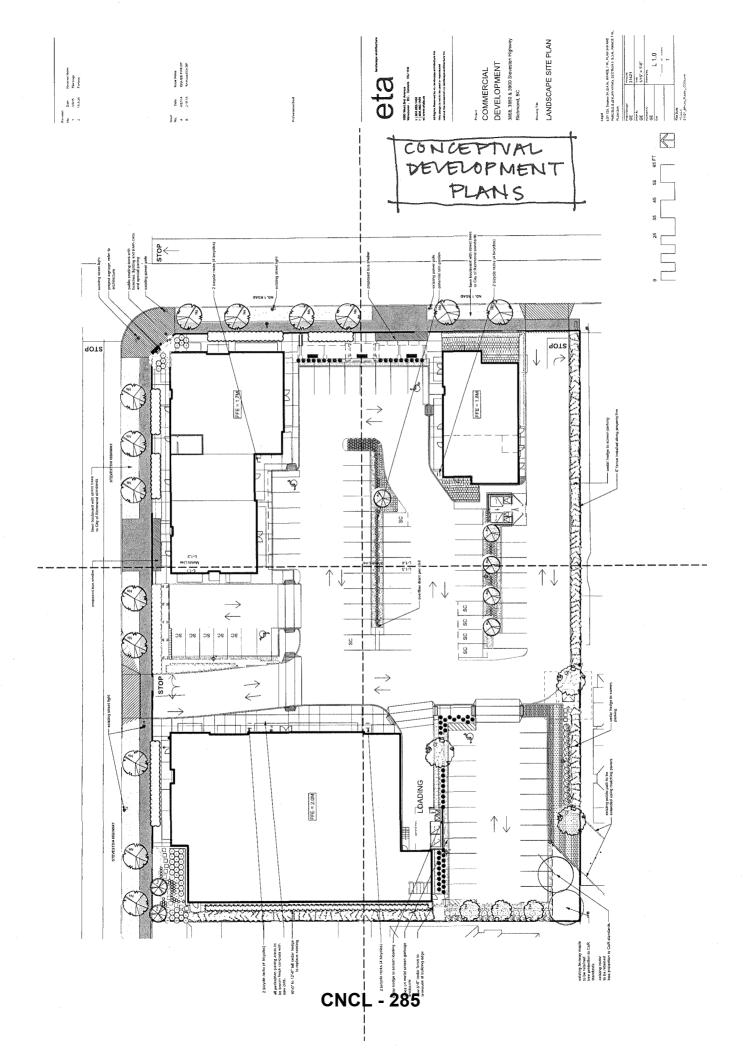


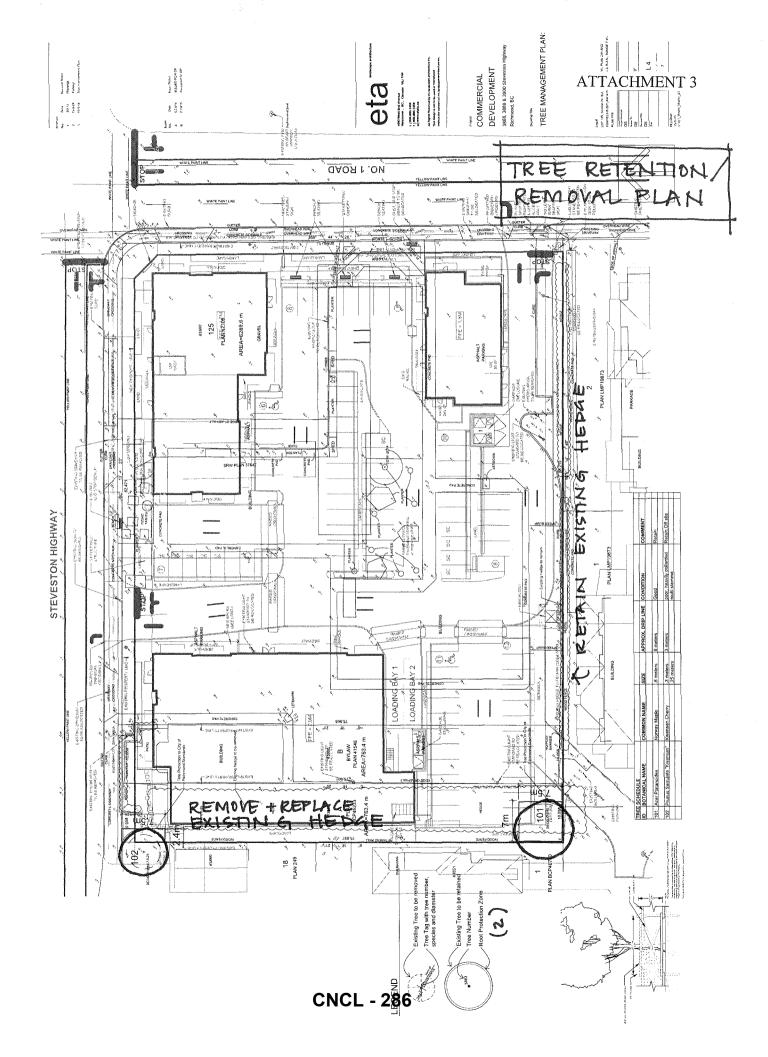




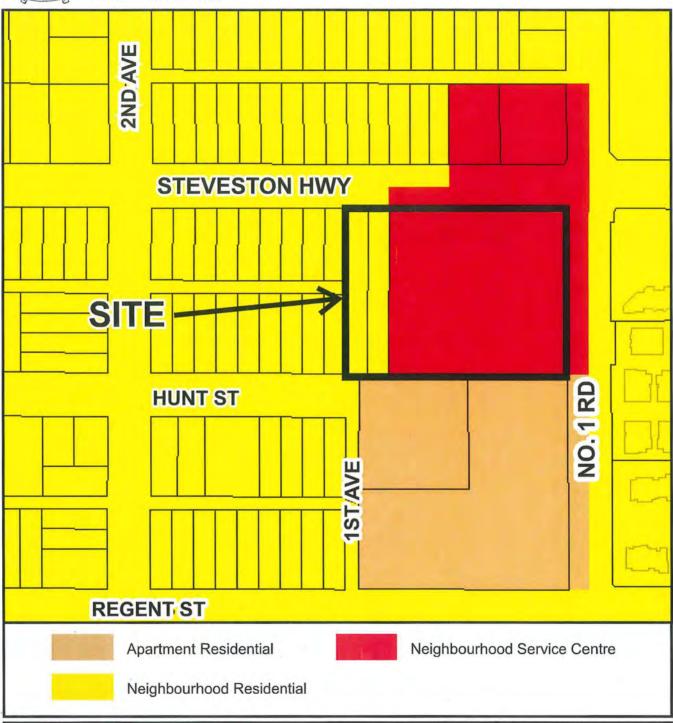












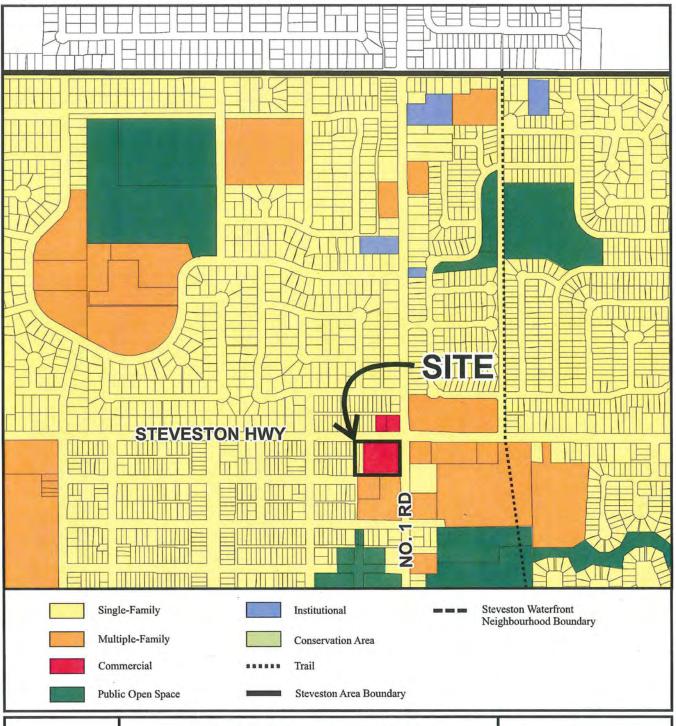


Context Land Use Map 2041 OCP Land Use Map (RZ 07-394294)

Original Date:

Revision Date: 05/12/15







Context Land Use Map Steveston Land Use Map (RZ 07-394294)

Original Date: 05/12/15

Revision Date:



## **Development Application Data Sheet**

**Development Applications Department** 

RZ 07-394294 Attachment 6

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: G & B Estates Ltd.

Planning Area(s): Steveston				
	Existing		Prop	osed
Owner	G & B Estates Ltd. No Change			
Site Size	3880 Steveston Hwy 76 3900 Steveston Hwy 6,28	64.0 m <sup>2</sup> 64.0 m <sup>2</sup> 88.5 m <sup>2</sup> 16.5 m <sup>2</sup>	Development site Road dedication Total	
Land Uses	Commercial and vacant lands Commercial			
OCP Designation	Neighbourhood Service Ce and Neighbourhood Reside			
Area Plan Designation	Commercial and Single-Fa	I and Single-Family Commercial		
Zoning		thbourhood Commercial (CN), & Service Stations (CG2) and le Detached (RS1/A)  Neighbourhood Commercial (ZC36) – Steveston		
Number of Units	1,870 m <sup>2</sup> in 20 units	2,109 m <sup>2</sup> in 6 units in 3 buildings		
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio	Max. 0.5		0.28	None permitted
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	'	,	•
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	0.28	None permitted
Lot Coverage	Max. 35%	28%	None
Setbacks: No. 1 Road Steveston Highway Interior Side Yard (South) Rear Yard (West)	Min. 3 m Min. 3 m Min. 3 m Min. 3 m	3 m Min. 3 m Min. 10.5 m Min. 3 m Min.	None
Height	Max 9 m	6.7 m to 9 m	None
Tenancy size One large tenancy	Max. 330 m <sup>2</sup> Max. 1,170 m <sup>2</sup>	Max. 326 m² 1,167 m²	None
Off-street Parking Spaces	84 with TDMs	84 with TDMs	None
Accessible Parking Spaces	Min 2% (2 Spaces)	4.8% (4 spaces)	None
Small Car Parking Spaces	Max 50% (42 Spaces)	12% (10 spaces)	None
Tandem Parking Spaces	Not permitted	None	None

File No.: RZ 07-394294



### **Rezoning Considerations**

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

Address: 3868, 3880 and 3900 Steveston Highway

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, the developer is required to complete the following:

- 1. Receipt of Ministry of Environment release or determination that no investigation is required as per the Environmental Management Act.
- 2. Final Adoption of OCP Amendment Bylaw 9252.
- 3. Consolidation of all the lots into one development parcel.
- 4. 2 m road dedication along the entire No. 1 Road and Steveston Highway frontages, along with a 4 m x 4 m corner cut measured from the new property line along No. 1 Road and the back of 1.75 m SRW PROP as identified in 5a below. The City does not take responsibility for any residual contamination of soil or groundwater that may be found within these frontages. All conditions listed in Schedule B of the December 7, 2011 Certificates of Compliance issued for Site ID 10343, and any other liabilities related to contamination present in these dedicated lands, remain the responsibility of the persons responsible for the contamination.
- 5. The granting of the following statutory rights-of-ways:
  - a) Approximately 1.75 m wide statutory rights-of-way (public-rights-of-passage and utilities) along the entire Steveston Highway frontage to accommodate a portion of the new sidewalk as a result of the new Steveston Highway left turn lane at driveway. A Detailed Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm the functionality and operational requirements for the road with the addition of the westbound left-turn lane to the site access on Steveston Highway. This is required prior the final statutory rights-of-way plans.
  - b) two (2) 1.5 m x 9 m statutory rights-of-way (public-rights-of-passage and utilities) to accommodate new bus shelters behind the new sidewalks at the existing bus stop locations along the No. 1 Road and Steveston Highway frontages. The developer is required to finalize the exact locations with CMBC. Bus shelter concrete pads to be constructed by the owner at their sole cost via required Servicing Agreement. City responsible for future maintenance of concrete pad and City utilities.
- 6. Registration of a flood indemnity covenant on title (Area A).
- 7. Registration of a legal agreement on title for commercial development within 30 m of residential uses indicating that they are required to mitigate unwanted noise and ensure that the building envelope is designed to avoid noise generated by the internal use from penetrating into neighbouring residential properties that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
- 8. Registration of a legal agreement on title prohibiting assignment of parking spaces to a particular tenant so that parking spaces are unassigned and accessible to all customers at all times.
- 9. Registration of a legal agreement on title prohibiting large trucks from accessing the site (e.g., WB-17)
- 10. Discharge of obsolete statutory right-of-way from title of 3900 Steveston Highway (F41649).
- 11. City acceptance of the developer's offer to voluntarily contribute \$0.42 per buildable square foot (e.g. \$16,820) to the City's public art program.
- 12. Voluntary contribution of \$50,000 to go towards two (2) bus shelters.
- 13. Voluntary contribution of \$30,000 towards future TDM in vicinity of the site, including possible provision of asphalt walkway along Steveston Highway from the west edge of the site to 2nd Avenue, or alternate TDMs near the vicinity of the site to be determined by the City.
- 14. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

- 15. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- 16. Submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
- 17. Submission of a Detailed Ultimate Road Functional Plan to the satisfaction of the Director of Transportation. The plan is to be based on survey information and indicate all road cross section elements and lane tapers to the Transportation association of Canada (TAC) standards. The plan is to indicate all road features including, but not limited to new curb alignment, bus stops, concrete bus pads, parking, etc. and is to extend from the east side of the No. 1 Road and Steveston Highway intersection to west of the development to illustrate the tie in to the existing roadway. The cross section south from the existing centerline on Steveston Highway at the site access is to be:
  - 3.3 m westbound left-turn lane
  - 3.3 m eastbound thru lane
  - 3.25 m eastbound curb lane (to accommodate parking where possible and bus loading)
  - 0.15 m curb
  - 1.5 m landscaped boulevard with grass and street trees
  - 2.0 m concrete sidewalk
- 18. Enter into a Servicing Agreement\* for the design and construction of engineering and roadway improvements. Works include, but may not be limited to:
  - a) Frontage improvements:
    - i. No. 1 Road: New 2 m wide concrete sidewalk at new property line and remaining space to existing curb (existing curb to remain) to be landscaped boulevard with grass and street trees (Min. 1.5 m wide). All elevation changes between the street curb and the site are to be accommodated by the onsite design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual.
    - ii. Steveston Highway: Pavement widening is required as well as new curb and gutter to be located as per the Ultimate Steveston Highway Road Functional Plan to be submitted for approval, prior to rezoning adoption. Behind the new south curb, will be required a minimum 1.5 m landscaped boulevard with grass and street trees and 2 m sidewalk at the back of the final SRW PROP line along the Steveston Highway frontage. All elevation changes between the street curb and the site are to be accommodated by the on site design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual. As a result of the new south curb alignment along Steveston Highway including the southwest corner of the intersection with No. 1 Road, all civil, utility and traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:
      - Traffic pole/base relocations
      - Hydro pole relocation and other utility relocation
      - Junction box/conduit relocations
      - Associated traffic signal cables/conductors and vehicle detector loops.
      - Signal head additions or modifications
      - Pavement markings and signage, including yellow truncated dome tactile warning strips
      - Traffic signal modification design drawings. (to be identified during the SA process.) The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners.
      - Associated civil works as a result of road geometry changes and traffic signal modifications.
    - iii. Street lighting Review the existing street lighting levels along No. 1 Road and Steveston Highway frontages and upgrade lighting along the development's frontages.
    - iv. Concrete bus shelter pad and accessible concrete pad at the two (2) bus stop locations. The developer is required to finalize the exact locations with Translink and CMBC.

- v. Site Access –The access to No.1 Road is to be limited to right-in/right-out plus left –in movements only (No outbound left-out from site), including appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island.
- b) Traffic Signal improvements at Steveston Highway and No. 1 Road intersection:
  - Removal of two existing traffic signal poles;
  - Supply & installation of a new signal pole complete with hardware and base;
  - Relocation and/or upgrade of the signal junction boxes;
  - Reinstatement and/or upgrade of the vehicle detection;
  - Replacement of the signal cable and conductors as required;
  - Supply & installation of Audible Pedestrian Signals (APS); and
  - Supply & installation of illuminated street name signs.
- c) Water Service Water service connection for the entire site shall be from the existing 300mm diameter watermain along Steveston Highway.
- d) Sanitary Sewer The developer is required to remove the existing City sanitary system located within the development site and install a new manhole at the end of the existing sanitary sewer. The new manhole is to be located within the dedicated undeveloped City lane, or on the development site within a 3 m x 3 m statutory right-of-way for utilities (at west property line of 3868 Steveston Hwy). Proposed hedging along the west property line of 3880 Steveston Highway shall be planted in such a way that access to the proposed sanitary manhole is not obstructed. Via the SA design review process, the developer shall inform the owner of 3860 Steveston Highway that a sanitary manhole shall be installed within the dedicated undeveloped City lane adjacent to their rear yard and any damage to their existing landscaping shall be reinstated at developer's cost. Written consent from the owner of 3860 Steveston highway is required. If consent to install the proposed manhole is not granted for whatever reason, the proposed manhole will be required just east of the west property line of the development site in a SRW for utilities.
- e) Storm Sewer Storm connection for the entire site drainage is to be directed to existing manhole STMH220 (approximately 20 m east of the west property line of 3868 Steveston Hwy).
- f) Private Utilities Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground private utility structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
  - To provide rights-of-ways to accommodate on-site the required private utility equipment (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) and required street light and traffic light kiosks (e.g., service kiosks, UPS cabinets, etc.)

#### g) General:

- i. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard storm sewer, etc.) fronting or within the development site and provide mitigation recommendations.
- ii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

# Prior to a Development Permit\* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Provision of a sustainability strategy for the development proposal, including solar powered exterior lighting (e.g., parking area, building and/or landscaping). **CNCL - 292** 

#### Prior to Building Permit Issuance, the developer must complete the following requirements:

- 1. Incorporation of sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
- 2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow for fire fighting. Using the OCP 2021 Maximum Day Model, there is 520 L/s available at 20 psi residual. Based on your proposed rezoning, your site requires a minimum of 200 L/s. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing frontage size. If frontage is less than 150 mm, the frontage must be upgraded to 150 mm as per City requirements.
- 3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed	Date



### Richmond Official Community Plan Bylaw 7100 and 9000 Amendment Bylaw 9252 (RZ 07-394294) 3868, 3880 and 3900 Steveston Highway

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by repealing the existing land use designation of the following area and by designating it "Neighbourhood Service Centre".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by repealing the existing land use designation in the Land Use Map thereof of the following area and by designating it "Commercial".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

 This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252".

FIRST READING	CITY OF RICHMOND
PUBLIC HEARING	APPROVED
SECOND READING	APPROVED by Manager
THIRD READING	or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



### Richmond Zoning Bylaw 8500 Amendment Bylaw 9253 (RZ 07-394294) 3868, 3880 and 3900 Steveston Highway

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following section:

### "22.36 Neighbourhood Commercial (ZC36) – Steveston

#### 22.36.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community.

#### 22.36.2 Permitted Uses

- animal grooming
- · child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- · service, financial
- · service, household repair
- · service, personal
- veterinary service

#### 22.36.4 Permitted Density

1. The maximum floor area ratio is 0.50.

#### 22.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

#### 22.36.6 Yards & Setbacks

- 1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
- 2. The minimum **interior side yard** and **rear yard** is 3.0 m.

#### 22.36.7 Permitted Heights

- 1. The maximum **height** for **buildings** is 9.0 m.
- 2. The maximum **height** for **accessory structures** is 9.0 m.

#### 22.36.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

#### 22.36.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

#### 22.36.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

#### 22.36.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

Bylaw 9253 Page 3

 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 "NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

P.I.D. 006-329-896

LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9253".

FIRST READING	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	APPROVED by
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



## **Report to Committee**

To: Planning Committee

Date: May 26, 2015

From: Wayne Craig

File: 6360-05

Director of Development

Road Naming for the New Road Connecting Ackroyd Road to Elmbridge Way

#### Staff Recommendation

That the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.

Wayne Craig

Director of Development

KT:blg

Att.

Re:

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Transportation		- De Evres		
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO		
AGENDA NEVIEW GOBOOMMITTEE	mo	the Dan		

#### **Staff Report**

#### Origin

The purpose of this report is to seek Council approval for a new section of road in the Lansdowne Village (Attachment 1), which will be developed as part of a rezoning and Development Permit located at 5931, 5891 No. 3 Road and 5900 Minoru Boulevard. The Rezoning (RZ 06-341234) and Development Permit (DP 07-359083) were approved by Council on September 13, 2010. This development will consist of five (5) mixed-use high rise buildings for residential and commercial retail along with a Community Centre and Post Secondary Institution. A significant portion of road has already been completed, and the name for the new section of road is required at this time, as the remaining connection work to existing roads will be completed shortly.

#### **Findings of Fact**

#### Road Naming Policy

City Council adopted "Policy 1310 – Road Naming" in 1997, which provides direction on and establishes the process for the selection of new road names in the City. Suggestions for new road names must be made in accordance with the road naming criteria and road type designations included in the Policy. The Policy permits a wide range of naming options, including: names from the primary and secondary lists of potential road names, names with local significance, and theme names. The Policy also provides for Council to consider road names suggested by developers and citizens.

#### **Staff Comments**

#### Background

The Key Street Improvements Map in the City Centre Area Plan (CCAP) identifies the new section of road as the "Ackroyd Road Extension"; one of seven (7) roadways in the Lansdowne Village which are priority for street improvements in order to establish a tighter street grid, connectivity between City Centre neighbourhoods and improve access to local businesses. The CCAP's proposed "Ackroyd Road Extension" is detailed in the plan as the *Westward extension from No. 3 Road to Minoru Boulevard that aligns with Elmbridge Way* (Attachment 2). Additionally, the Lansdowne Village Land Use Map in the CCAP identifies the new section of road as "Pedestrian-Oriented Retail Precincts-High Street & Linkages" (Attachment 3) to provide access to properties between No. 3 Road and Minoru Boulevard.

Although this new section of road will align with Elmbridge Way, the name "Ackroyd Road" will only be used for the portion of the road up to Minoru Boulevard. Renaming existing Elmbridge Way to Ackroyd Road is not recommended, due to the many existing properties addressed off Elmbridge Way, west of Minoru Boulevard. When this new section of road has been completed, it will be appropriately signed to reflect that Ackroyd Road ends at the intersection of Minoru Boulevard and that the road will continue as Elmbridge Way.

Staff recommend the name "Ackroyd Road" for this new section of road, as this designation is indicated in the CCAP of the Official Community Plan (OCP). As the new road will be an extension of the existing Ackroyd Road continuing westbound from No. 3 Road, Transportation staff also recommends the selection of the name "Ackroyd Road" to assist in wayfinding and provide access for emergency services and for the general public.

#### Financial Impact

None.

#### Conclusion

Staff recommend that the name "Ackroyd Road" be selected for the extension of the east-west road located in Section 5 Block 4 Range 6, connecting Ackroyd Road to Elmbridge Way.

Kathy Tong

Property Records Clerk

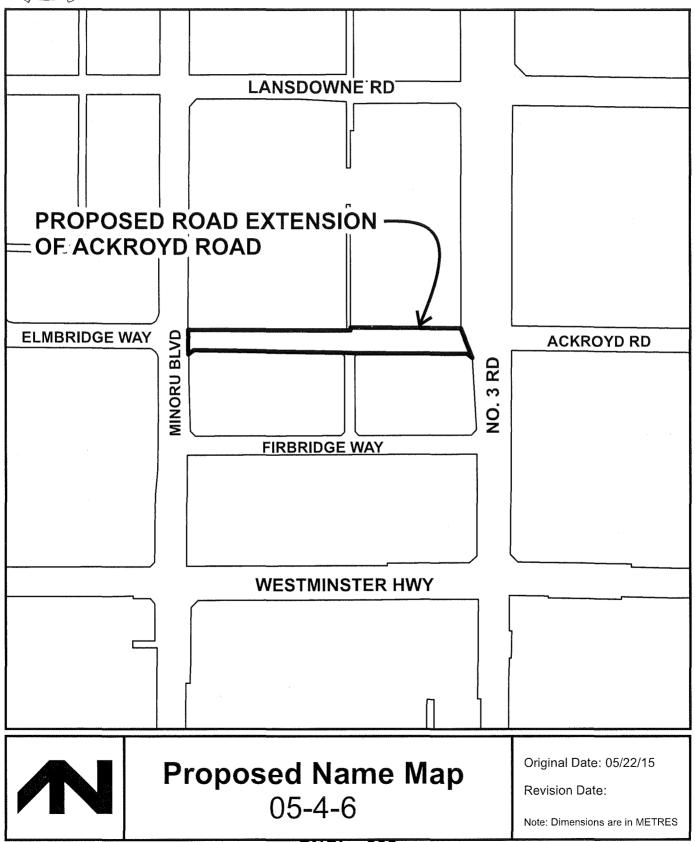
(604-276-4314)

KT:blg

Attachment 1: Location Map of Proposed Road Name Attachment 2: Key Street Improvements Map (2031)

Attachment 3: Specific Land Use Map: Lansdowne Village (2031)





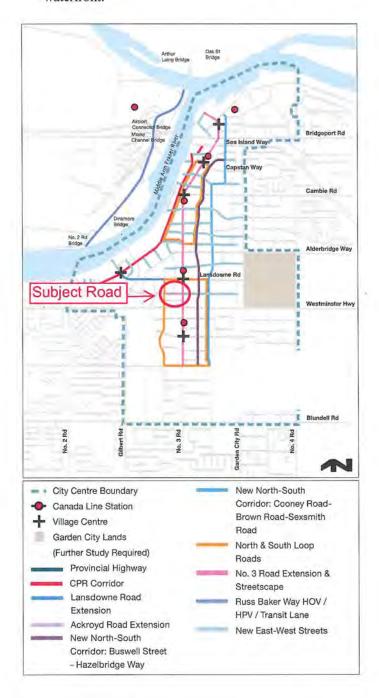
**CNCL - 302** 

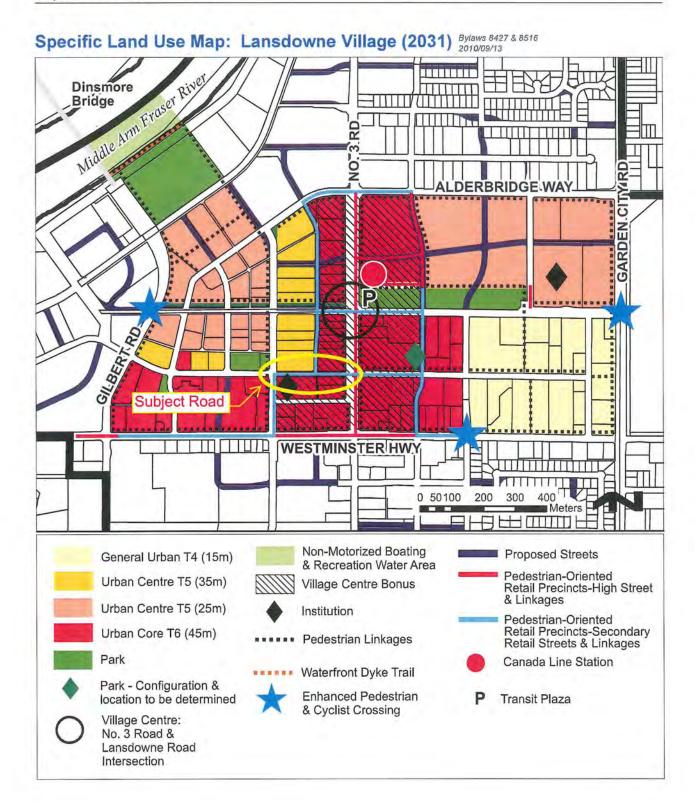
Roadway	Improvement		
CPR Corridor	New four-lane road with bike lanes and centre median. Enhances access to local businesses as well as to north Richmond for through traffic. Forms western leg of North Loop Road. Allows conversion of some sections of River Road to become waterfront park.		
Lansdowne Road Extension	Westward extension from Minoru Blvd. to Hollybridge Way.     Incorporates a major greenway that is a critical link between Oval site, No. 3 Road and Garden City lands.		
Ackroyd Road Extension	Westward extension from No. 3 Road to Minoru Blvd. that aligns with Elmbridge Way.     Improves local access and circulation.		
No. 3 Road Extension & Streetscape Enhancements	Realigned and extended at northern end with the creation of a waterfront plaza at its terminus.     Streetscape enhancements north of Granville Avenue.		
New North- South Corridors	Buswell Street-Hazelbridge Way. Cooney Road-Brown Road-Sexsmith Road. Continuous streets that enhance cross-town travel.		
New East-West Streets	New streets improve access to the waterfront and local businesses.		
North & South Loop Roads	North Loop Road: CPR Corridor, Capstan Way, Hazelbridge Way, Leslie Road. Complements the completed South Loop Road: Minoru Blvd., Lansdowne Road, Cooney Road, Granville Avenue. Enhance local traffic access to City Centre destinations.		

## Key Street Improvements Map (2031) Bylaw 8841 2013/02/12

These street improvements have a higher priority as they are key to:

- establishing a tighter street grid;
- enhancing connectivity between City Centre neighbourhoods;
- improving access to local businesses as well as the waterfront.







### **Report to Committee**

Planning and Development Division

To:

Planning Committee

Date:

June 8, 2015

From:

Wayne Craig

File:

ZT 14-677144

Re:

Director of Development

Application by First Richmond North Shopping Centres Ltd. for a Zoning Text

Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area"

Zone for the Building at 9291 Alderbridge Way

(on the Property at 9251 Alderbridge Way)

#### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and

2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.

Wayne Craig

Director of Development

SB⁄:blg Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

#### **Staff Report**

#### Origin

First Richmond North Shopping Centres Ltd. has applied to the City of Richmond for a Zoning Text Amendment to amend the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located on the property at 9251 Alderbridge Way in the building to be addressed as 9291 Alderbridge Way (Attachments 1 & 2). This application is for the relocation of the existing private liquor store (Licensee Retail Store or LRS) from unit 8088 Park Road on the property at 8080 Park Road to the subject site (Attachment 3).

Staff recommends that the Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone also includes replacing references to "High Street" to refer to "McClelland Road", as the road name was approved by Council on October 27, 2014.

Staff also recommends that the subject Zoning Text Amendment application (ZT 14-677144) be accompanied with a second Zoning Text Amendment to amend the "Downtown Commercial (CDT1)" zone to remove the permitted additional use of type 2 retail liquor store on the property at 8080 Park Road (Attachment 3).

During a discussion at their meeting on December 3, 2013, Planning Committee carried a referral motion asking staff to provide information regarding the potential change in provincial legislation that would permit the sale of liquor in grocery stores as noted later this report. This referral will be addressed in a separate staff report at a later date. The subject application has been reviewed in relation to, and does not propose any changes to, existing City policy.

#### **Findings of Fact**

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 4).

#### **Surrounding Development**

Surrounding Development is as follows:

- To the north, across Alexandra Road, a four-storey to six-storey mixed-use development is under construction with limited commercial and more than 500 apartment units (DP 13-631492).
- To the south, across Alderbridge Way, is the City-owned "Garden City Lands" within the Agricultural Land Reserve (ALR) and zoned "Agriculture (AG1)".
- To the east, across future May Drive, is City park land and a single-family residential lot, zoned "Single Detached (RS1/F)".
- To the west, across the McClellan Road right of way, is the western portion of the subject neighbourhood commercial centre.

#### Background

On July 28, 2014, Council approved the rezoning (RZ 10-528877) and Development Permit (DP 13-650988) to develop the subject neighbourhood commercial centre (Attachment 5) on the properties at 4751 McClelland Road and 9251 Alderbridge Way. The approved design for 9251 Alderbridge Way includes a number of buildings, including a large anchor building at the west edge of the site and the subject smaller building at the corner of future May Drive and Alderbridge Way (area 'C' in the proposed text amendment Bylaw 9256).

The intent of the subject zoning text amendment application is to allow the relocation of an existing private liquor store LRS license from 8080 Park Road (Attachment 3) to a new location in the subject neighbourhood commercial shopping centre. Specifically, the proposal would allow a 322 m² (3,466 ft²) liquor store in the building addressed 9291 Alderbridge Way (on the property at 9251 Alderbridge Way). The existing liquor store is 278.7 m² (3,000ft²) in area.

The "Neighbourhood Commercial (ZC32) – West Cambie Area" zone must be amended to allow the type 2 retail liquor use as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to a maximum floor area of 325 m² (3,498 ft²). Confirmation of the LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.

In accordance with previous direction from Council that liquor stores only be permitted on sites where a liquor store is located, staff are recommending removing the type 2 retail liquor permitted use from the "Downtown Commercial (CDT1)" zone. The CDT1 zone permits type 2 retail liquor as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to the 8080 Park Road site. The 8080 Park Road site is the only property affected by the proposed removal of the type 2 retail liquor use from the additional uses in the CDT1 zone.

#### Referral

The following motion was carried at the December 3, 2013 Planning Committee meeting:

"That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back."

The subject application is the first staff report involving liquor retail sales since the referral motion was carried. However, this application for the relocation of an existing private liquor store does not include liquor sales in a grocery store setting and does not propose any changes to existing City policy. As noted above, this referral will be addressed in a separate staff report at a later date.

#### **Public Consultation**

Information signage is posted on the subject site; a neighbourhood survey was conducted by the applicant and on-site polling was conducted by the applicant at the existing liquor store location to notify the public of the subject application. In addition, the statutory Public Hearing will provide further opportunity for public input regarding the Zoning Text Amendment application. The results of the consultation indicate mixed opinions about the proposed Zoning Text Amendment application, as explained below.

Maps, prepared by staff, are attached to this report showing household locations for form letters in support of the proposal submitted to the applicant during the on-site polling (Attachment 6).

#### Neighbourhood Survey

In accordance with Council Policy 9307 regarding Licensee Retail Store (LRS) rezoning applications, a neighbourhood survey was conducted by the independent market research company – The Reid Agency – between April 20, 2015 and May 11, 2015. A summary report, dated May 14, 2015 was submitted to the City (Attachment 7) describing the neighbourhood survey and including completed survey forms. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the relocated liquor store from residences within 200 m of the proposed liquor store location. Mail surveys were mailed out by the applicant to all 612 civic addresses for residences in the identified neighbourhood survey minimum catchment area. Eight (8) completed surveys were received by The Reid Agency; representing a 1.3% response rate.

The following table summarizes results from the applicant's neighbourhood survey (mail survey for properties within neighbourhood survey catchment area):

	Support	Do Not Support	Total
Mail Survey Forms	3	5	8

#### Additional Public Consultation Undertaken by Applicant

The summary report and form letters indicate that 73 customers polled at the existing private liquor store location completed form letters in support of the proposal between April 28, 2015 and May 7, 2015. The form letters received in support of the proposal include 49 civic addresses within Richmond.

The following table summarizes results from the applicant's public consultation (on-site polling):

	Support	Do Not Support	Total
On-site Polling (8088 Park Road)	73	0	73

#### Public Input

The summary report indicates that the following comments were expressed by the public in the 8 mail survey forms, on the 73 form letters of support submitted by the applicant and during conversation as part of on-site polling [followed by staff comments in 'bold italics']:

- Extended hours of operation preferred over those of Government-owned liquor stores The existing private liquor store hours of operation are 9 am to 11 pm every day, including holidays. Depending on the location, BC liquor stores hours of operation are: 9:30 am to 9 pm Monday to Thursday; 9:30 am to 9 pm or 11 pm Friday to Saturday; and 11 am to 6 pm Sunday and Holidays.
- Proposal supports local business in neighbourhood within walking distance, time and gas savings and convenience *Proposed location is located in the Alexandra neighbourhood (West Cambie)*.
- Retention of existing location and addition of proposed location preferred As discussed below, it is Council Policy to discourage the proliferation of stand-alone private liquor stores. The application is only for the relocation of an existing private liquor store, not the opening of an additional private liquor store.
- Existing location preferred The existing location at 8088 Park Road is at best a short-term location because the existing older building is on a property that has significant redevelopment potential under the City Centre Area Plan. The applicant is looking for a long-term location.
- Concern regarding a liquor store close to residence *Mixed comments were received regarding proximity to residences, with both support and concern expressed.*
- Concern regarding alcohol consumption and liquor stores *The proposal is to relocate an existing private liquor store*.
- Tea or juice store preferred The proposal is to relocate an existing private liquor store. There are opportunities for additional businesses to provide services such as those requested in the overall approved neighbourhood shopping centre development.
- Concern that the proposed liquor store will attract questionable individuals The proposal is to relocate an existing private liquor store. RCMP staff and the BC Liquor Control and Licensing Branch have reviewed the application and do not have any objections to the proposal. Confirmation of the LRS license relocation approval from the BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.

#### **Related Policies & Studies**

Official Community Plan/West Cambie Area Plan

The proposed Zoning Text Amendment is consistent with the City's Official Community Plan (OCP Bylaw 9000) and the West Cambie Area Plan (Schedule 2.11A of Bylaw 7100).

#### Floodplain Management Implementation Strategy

The approved neighbourhood shopping centre development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8104 and a legal agreement was registered on Title as part of the approved rezoning application.

#### Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (Attachment 8) is intended to generally discourage the proliferation of stand-alone private liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

As stated above, a neighbourhood survey was conducted by an independent market research company to collect public opinion on the proposed location of the liquor store (Attachment 7). Through the neighbourhood survey and onsite polling, both concerns about and support for the proposal were received.

The proposal to relocate an existing private liquor store within the City is consistent with Council's direction that liquor stores only be allowed on sites where a store physically exists, is in keeping with the intention to discourage the proliferation of liquor stores and the Public Hearing will provide the public with an additional opportunity to provide input. On this basis, the proposal is considered supportable by staff.

#### Policy 9309 Guidelines for Free-standing Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9309 (Attachment 9) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

The proposal complies with the following aspects of the Policy 9309:

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of another Licensee Retail Store or BC Government operated liquor store. The closest Licensee Retail Store to the proposed location is approximately 1.2 kilometres away; at 5300 No. 3 Road.
- The proposed location is not within 500 m of a school or community centre.
- The proposed location will be within a commercial shopping centre that caters to the day to day needs of nearby residents. The approved aggregate floor area of 34,615 m<sup>2</sup> (372,595 ft<sup>2</sup>) meets the 2,800 m<sup>2</sup> (30,150 ft<sup>2</sup>) minimum aggregate floor area identified in the policy.
- The proposed 322 m² (3,466 ft²) liquor store size is significantly smaller than the maximum floor area of 510 m² (5,490 ft²) recommended in the policy and permitted under Zoning Bylaw 8500 for a type 2 retail liquor store. The proposed site specific zoning allowance for the type 2 liquor store is proposed to be limited to a maximum floor area of 325 m² (3,498 ft²).
- The 9291 Alderbridge Way building will be setback from Alderbridge Way, behind a landscaping area and fronts onto both Alderbridge Way and May Drive, and is surrounded by the internal parking area. The shopping centre has vehicle accesses from McClelland Road,

May Drive and Alexandra Road and dedicated pedestrian connections to McClelland Road, Alderbridge Way and May Drive.

- The approved neighbourhood shopping centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the proposal and have no objections to the Zoning Text Amendment.

The proposal does not comply with the following aspect of Policy 9309:

• The proposed location is within 500 m of the Garden City lands to the south across Alderbridge Way and the West Cambie park located one block to the north. However, the proposed location is separated from the Garden City lands by Alderbridge Way (a major arterial road), which effectively separates the commercial properties from the park site and the proposed location is over 300 m from the West Cambie park. Further, the proposed use complies with the Mixed-Use designation for the site in the West Cambie Area Plan.

#### Financial Impact or Economic Impact

None.

#### Conclusion

The proposed rezoning will expand the range of services offered in the approved neighbourhood shopping centre in the West Cambie area. The proposed site specific Zoning Text Amendment to "Neighbourhood Commercial (ZC32) - West Cambie Area" will allow the relocation of an existing Licensee Retail Store (private liquor store). Based on the approved Neighbourhood Service Centre commercial development at Alderbridge Way between Garden City Road and May Drive and the proposal's general compliance with City policies and Provincial regulations that limit the proliferation of new Licensee Retail Stores, staff recommend support for the proposal to relocate the liquor store to 9291 Alderbridge Way.

It is recommended that Zoning Bylaw 8500, Amendment Bylaws 9256 and 9258 be introduced and given first reading.

Sara Badyal, MCIP, RPP

Sour Brdyal.

Planner 2

(604-276-4282)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, the applicant is required to complete the following:

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9258; and
- Confirmation of LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch.

Attachment 1: Location Map & GIS Aerial Photo

Attachment 2: Site Plan

Attachment 3: Location Map of Existing Location at 8088 Park Road

Attachment 4: Development Application Data Sheet

Attachment 5: Context Map - Development Application History

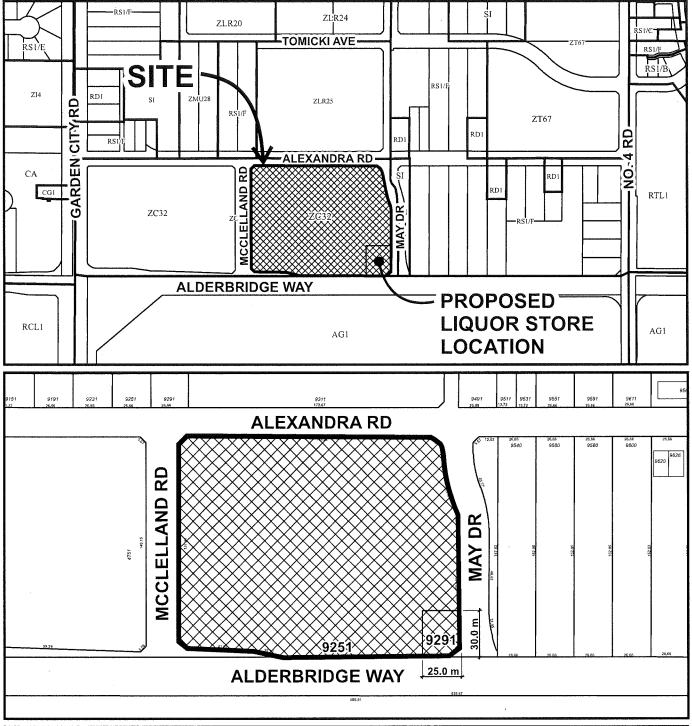
Attachment 6: Neighbourhood Survey and On-Site Polling Maps

Attachment 7: Neighbourhood Survey Summary Report

Attachment 8: Council Policy 9307 (LRS Rezoning Applications)

Attachment 9: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)







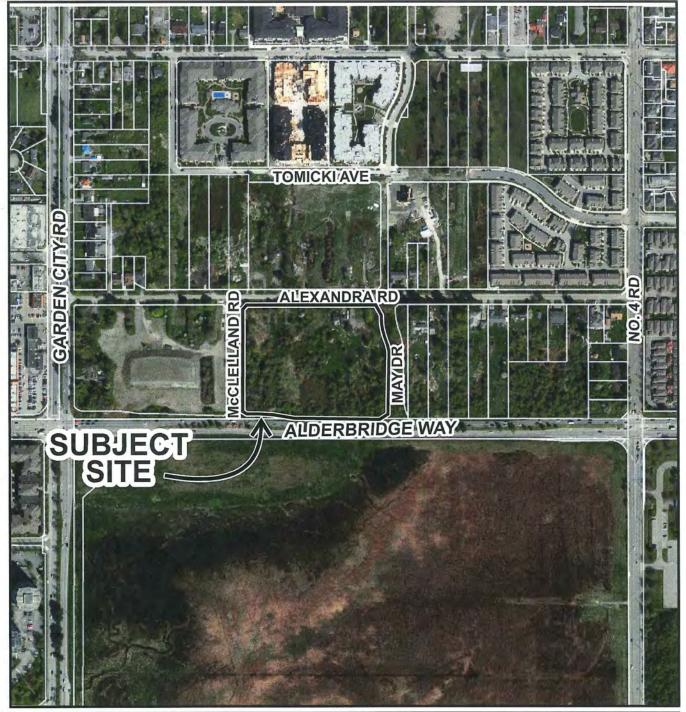
ZT 14-677144

Original Date: 12/08/14

Revision Date: 05/22/15

Note: Dimensions are in METRES





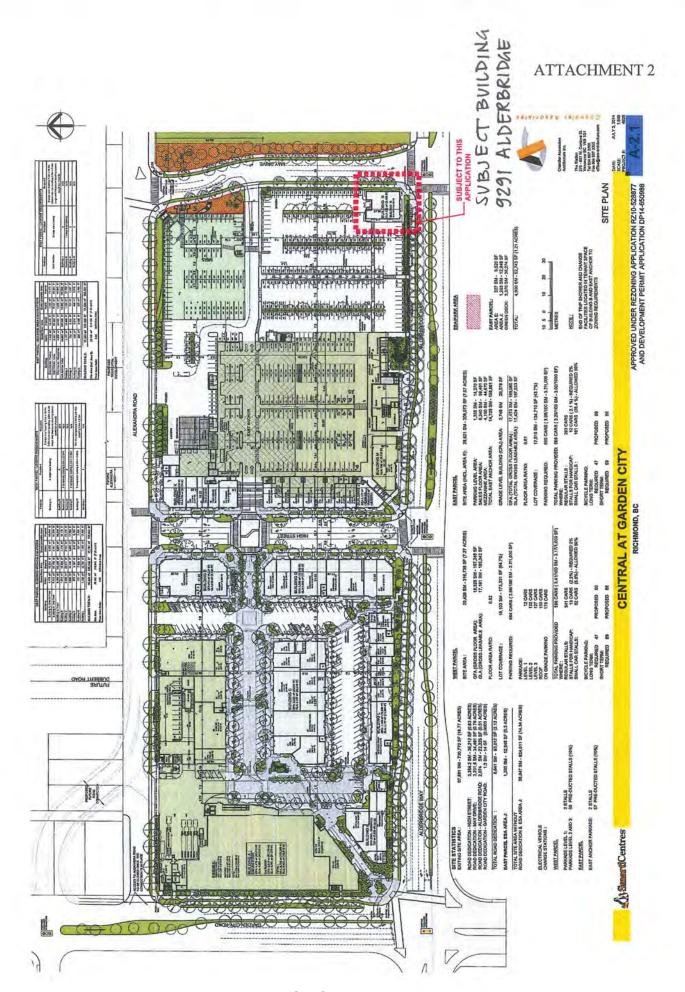


ZT 14-677144

Original Date: 12/08/14

**Revision Date** 

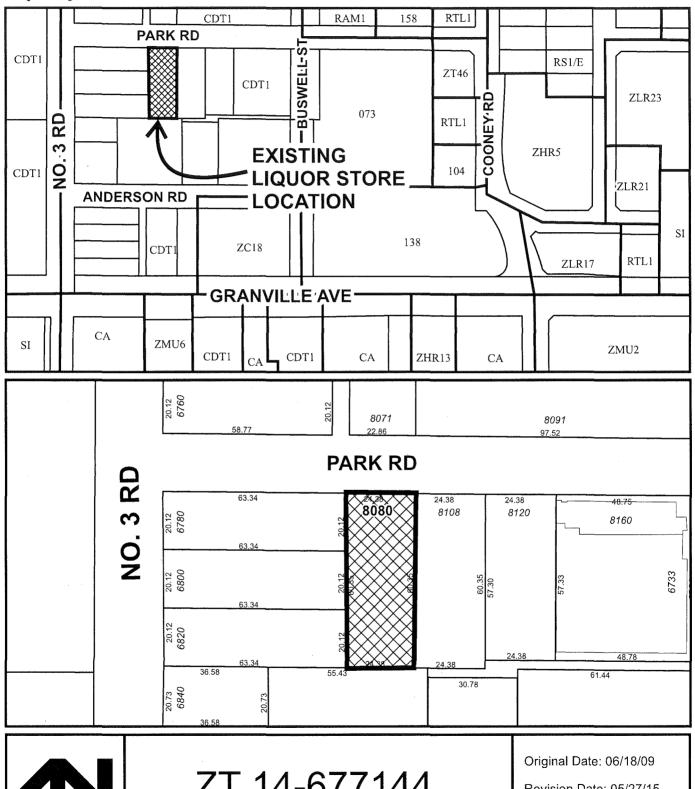
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**CNCL - 315** 



# City of Richmond





ZT 14-677144

Revision Date: 05/27/15

Note: Dimensions are in METRES

CNCL - 316



## **Development Application Data Sheet**

Development Applications Department

ZT 14-677144 **Attachment 4** 

Address: 9291 Alderbridge Way

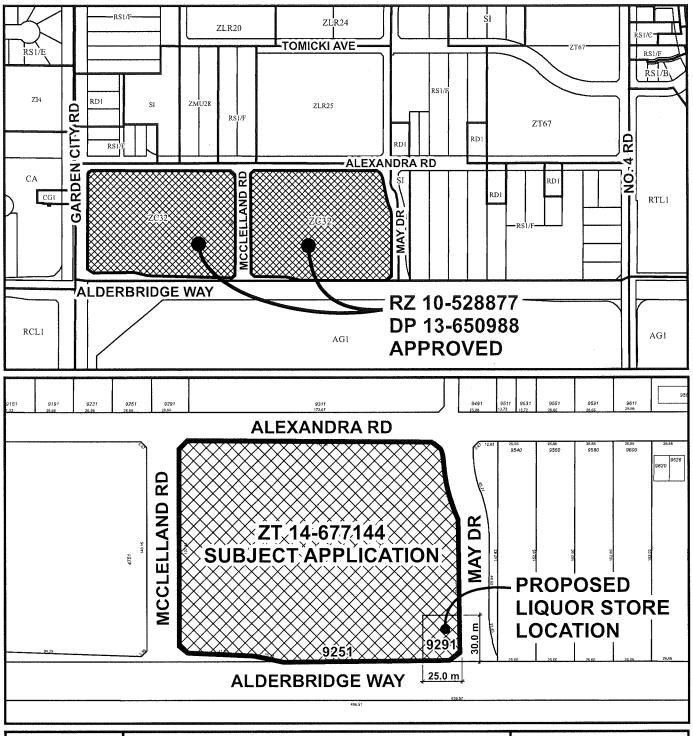
Applicant: First Richmond North Shopping Centres Ltd.

Planning Area(s): West Cambie

	Approved DP 13-650988	
Owner	First Richmond North Shopping Centres Ltd.	Remains the same
Site Size	28,649 m²	Remains the same
Land Uses	Commercial under construction	Remains the same
OCP Designation	Commercial	Remains the same
Area Plan Designation	Mixed-Use	Remains the same
Zoning	Neighbourhood Commercial (ZC32) - West Cambie Area	
Units	17,424 m <sup>2</sup> on 9251 Alderbridge Way site; 322 m <sup>2</sup> in 9291 Alderbridge Way building	Remains the same

	Approved DP 13-650988	Proposed	
	For 9251 Alderbridge Way site:		
Floor Area Ratio	0.62 FAR	Remains the same	
Lot Coverage	erage 54.3%		
Off-Street Parking Spaces	Off-Street Parking Spaces 567		
Bike Parking: Class 1 secure spaces Class 2 rack spaces	69 spaces provided in parking structure 86 spaces	Remains the same	
	For 9291 Alderbridge Way building:		
Setbacks: May Drive Alderbridge Way	1.5 m 2 m	Remains the same	
Height	8.7 m Remains the same		





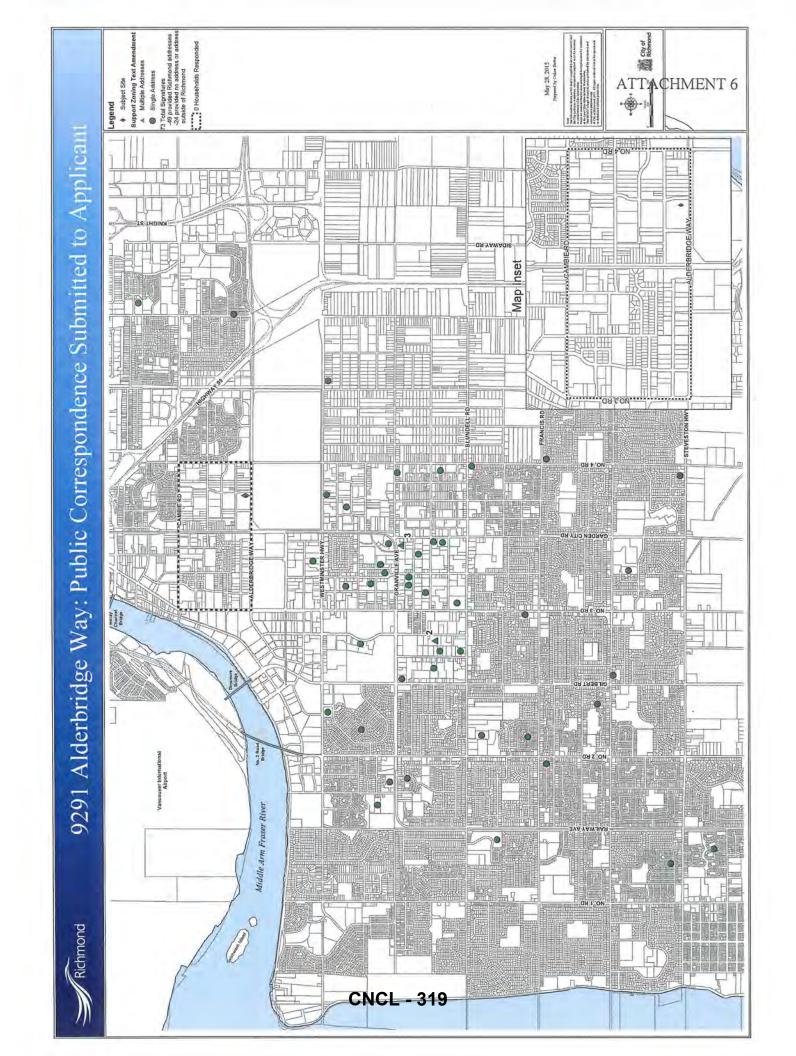


Context Map
Development Application History
ZT 14-677144

Original Date: 12/08/14

Revision Date: 05/22/15

Note: Dimensions are in METRES



## Final Report May 14th, 2015

#### Client:

0789586 BC Ltd

Liquor Retail Store Relocation City of Richmond

#### Proposed site:

9291 Alderbridge Way, City of Richmond ZT 14-677144

#### **Municipal Government:**

City of Richmond Sara Badyal, Planner 2

#### Market Research:

The Reid Agency

Liquor Retail Store Relocation from 8088 Park Road, Richmond to 9291 Alderbridge Way in the City of Richmond ZT 14-677144

#### Overview

First Richmond North Shopping Centres Limited has applied to the City of Richmond for a Zoning Text Amendment to allow a Type Two (2) liquor retail store located at 9291 Alderbridge Way on a site zoned Neighbourhood Commercial (ZC32) West Cambie area. The proposed size of the liquor retail store is 3,466 square feet (322 square metres) and located in Building N at the south-east corner of our development, fronting Alderbridge Way and May Drive. 0789586 BC is proposing to move their liquor retail store from 8088 Park Road, Richmond to the new location being developed by First Richmond North Shopping Centres Limited located at 9291 Alderbridge Way, Richmond.

The Reid Agency is a market research company working on behalf of a liquor retail store - 0789586 BC Ltd. and First Richmond North Shopping Centres Limited. The Reid Agency has prepared and is conducted a neighbourhood survey with nearby civic addresses on behalf of their clients, informing occupants that a Zoning Text Amendment has been submitted to the City of Richmond. The enclosed survey will enable residents to provide comments relating to this application and also includes additional consumer related questions.

The Reid Agency conducted research with occupants of civic addresses within the area provided by the City of Richmond:

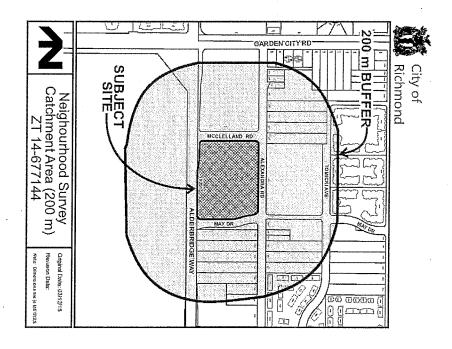
- Direct mail communication was sent on April 20<sup>th</sup>, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and <u>all</u> comments to The Reid Agency in a self-addressed stamped envelope by May 11<sup>th</sup>, 2015
- In addition, The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28<sup>th</sup> and completed on May 7<sup>th</sup>, 2014. Customers were informed about the proposed liquor retail store relocation. A Letter of Support was made available for customers to sign if they so wished. Contact information for City of Richmond planner was provided for direct submission of comment or questions. No customer opted to take the letter home to send it in themselves to the City of Richmond. The Reid Agency collected all information as it relates to customers position on the Text Amendment Application. Information was collected to reflect supporters, non-supporters and those who were neutral.

6 9 8

• All market research material received from residences and businesses will be delivered to the City of Richmond by The Reid Agency. This includes any Letters of Support or other information as it relates to the proposed Text Amendment Application

#### Direct Mail Campaign:

- Direct mail communication was sent on April 20<sup>th</sup>, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and <u>all</u> comments to The Reid Agency in a self-addressed stamped envelope by May 11<sup>th</sup>, 2015
- The Reid Agency distributed a direct mail to residents within the geographical area as outlined by the City of Richmond. This direct mail reached 612 civic addresses within the area outlined by the City of Richmond (see map below).
- 612 packages were distributed by a direct mail house.
- 8 survey forms were returned to The Reid Agency by May 11<sup>th</sup>, 2015.



Rated Question results:

1.	Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291							
	Alderbridge Way in the City of Richmond:							
	Yes –3 Responses	No – 5 Responses	Total Surveys Received 8					
2.	How important is the con		wn neighbourhood for you and your fa	mily?				
	1 (7) 0 (0)	2 (2)	<b>7</b> (2)					
3.	1 (3) 2 (0)	3 (2) 4 (0)	5 (3) munity market for your shopping need	109				
٦,	How important is it to be	sable to walk to your local com-	mumity market for your snopping need	18 :				
	1 (3) 2 (0)	3 (2)4 (1)	5 (2)					
4.	How important is suppor	rting local business to you and y	our family?					
	1 (3) 2 (1)	3 (2) 4 (0)	E (2)					
5.		3 (2) 4 (0) cal retail stores in your neighborhood	5 (2)					
٥.	110W Official do you visit to	carretan stores in your neighbo	All nood:					
	Everyday Once a weel	Conce every two weeks		hop locally				
	(1) (4)	(2)		1)				
6.	How often do you shop a	t a Wine Beer Liquor Retail Sto	ore?					
	1 – 2 times a week 1 –	2 times a month Every coupl	le of months Rarely I don't buy li	iauer products				
	(1)	(0)    (1						
7.	What products are you n	What products are you most likely to purchase at Wine Beer Liquor Retail Store?						
	VQA Wine Wine Imp	oorted Beer Domestic Beer	Spirits None of the above					
	1 1	2 2	1 5					
8.		Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique						
	selection of spirits in you	selection of spirits in your neighbourhood?						
	Yes May	whe *No I would not sup	port a this retail store					
	3 0	5	port a this retain store	•				
9.			of Richmond for a retail store specializing					
	Wines, Imported and Dom	estic Beers and a unique selection	n of spirits at 9291Alderbridge Way, Rich	nmond, BC?				
	Yes Maybe	No						
	2 1	5						

		·						
Sample of comments:								
In Favour:								
"I prefer extended hours than BC Government stores."								
"Save time with driving, gas, convenience within walking distance, support local business!! Within walking distance is important."								
Opposed:								
"I prefer the liquor store to	"I prefer the liquor store to stay at its current location at 8088 Park Raod."							
"I don't want a liquor store of any kind near my house!"								
"I would not want a liquor	store close by where I liv	ve. Rather, I would	l prefer to have a te	a or juice store close by."				
·								

#### **On-site Polling:**

- The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28<sup>th</sup> and completed on May 7<sup>th</sup>, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond
- 73 individuals signed letter of support for the on-site polling.

The following information outlines the feedback:

Date	Total Polled
April 28th	17
April 29 <sup>th</sup>	10
May 1 <sup>st</sup>	14
May 2 <sup>nd</sup>	15
May 3 <sup>rd</sup>	10
May 7 <sup>th</sup>	7
The second control of	14 (14 (14 (14 (14 (14 (14 (14 (14 (14 (
Total Participants	73

#### **Activity Summary:**

The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28<sup>th</sup> and completed on May 7<sup>th</sup>, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond.

Residents and business owners signed letters indicating their support for the opening of a liquor retail store specializing in VQA Wine, Imported and Domestic Beer and specialty spirits.

#### Letters received:

- 60 Letters of support within the City of Richmond 9 Letters of support outside the City of Richmond
- 3 Households without addresses available
- 1 Not signed

#### Sample of comments from residents in favor of the liquor retail store:

"It's about time there was a liquor store in in our neighbourhood – looking forward to the big centre and a liquor store for one stop shopping."

"We need to be able to walk to a store to get our beer – keeps us out of our cars."

"People need to understand that businesses in this area will benefit from the store opening – they will shop locally and everyone wins."

#### Samples of comments from those not in favour of a liquor retails store:

"I don't drink and don't support a liquor store."

"Will attract questionable individuals."

#### Summary:

#### **Direct Mail Communication:**

- 612 information packages were mailed on April 20<sup>th</sup>, 2015 to local civic addresses within the area outlined by the City of Richmond
- 8 completed survey forms were returned to The Reid Agency by May 11<sup>th</sup>, 2015
- 3 respondents were in favour of the application
- 5 respondents were opposed to the application

#### **On-site Polling:**

- 73 letters of support were received in support of the liquor store relocation
- 60 Letters of support within the City of Richmond
- 9 Letters of support outside the City of Richmond
- 3 Households without addresses available
- 1 Letter was unsigned

The Reid Agency will be delivering the complete package of information obtained from individuals particiating in the market research including all correspondence received through Canada Post and the on-site polling.

Please contact Karen Reid Sidhu at 604.813.7503 with any questions you may have relating to this project.

# Direct Mail Communication Completed Survey Forms

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:						
1.	Do you support t Richmond:	he zoning text amendm	ent application	n to allow a type 2 liquor	r store located at S	9291 Alderbridge Way in the City of
	Yes					
	, No					
2.	How important is	the convenience of sh	opping in your	own neighbourhood for	you and your fam	ily?
			,			
	1 2	3	4	(5)		
3.	How important is	it to be able to walk to	your local con	nmunity market for your	r shopping needs?	
				_		
	1 2	3	4	5		
4.	How important is	s supporting local busi	ness to you and	l your family?		
						•
	1 2	3	4	5		
5.	How often do yo	u visit local retail stores	in your neighb	ourhood?		
	Everyday	Once a week	Once ever	y two weeks O	nce a month	I don't shop locally
6.	How often do yo	u shop at a Wine Beer I	iquor Retail Sto	ore?		
	1 – 2 times a we	ek 1 – 2 times	a month	Every couple of month	hs Rarely	I don't buy liquor products
7.	What products a	re you most likely to pu	rchase at Wine	Beer Liquor Retail Store	e?	
	VQA Wine	Wine Imp	orted Beer	Domestic Beer	Spirits	None of the above
8.	Would you suppo neighbourhood?	ort a local retail store sp	ecializing in VO	QA Wines, Imported and	l Domestic Beer ar	nd a unique selection of spirits in your
	Yes	No Ma	ybe No I	would not support this	Wine Beer Liquo	Retail Store
9.				City of Richmond for a re	•	ring in VQA Wines, Imported and Domestic
	Yes May	be No				
10.	. Comments					·
	I would	not want a	liquor:	store close by	where I	live. Rather, I would
	project to h	ave a tea c	v juice	store close by	y .	

Rated questions - on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions: 1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond: □ No How important is the convenience of shopping in your own neighbourhood for you and your family? 1 2 How important is it to be able to walk to your local community market for your shopping needs? 1 2 How important is supporting local business to you and your family? 1 2 How often do you visit local retail stores in your neighbourhood? Everyday Once a week Once every two weeks Once a month I don't shop locally How often do you shop at a Wine Beer Liquor Retail Store? Rarely 1 - 2 times a week 1-2 times a month Every couple of months I don't buy liquor products What products are you most likely to purchase at Wine Beer Liquor Retail Store? VQA Wine Domestic Beer) Wine Imported Beer Spirits None of the above Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? Yes No Maybe No I would not support this Wine Beer Liquor Retail Store 9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC Yes Maybe 10. Comments Prefer extended hours than BC Cignor store

Rat	ted questions	– on a scale of :	1 to 5 with 5 being m	ost important and 1 k	eing the least im	portant, plea	se answer the following questions:
1.	Do you suppo Richmond:	ort the zoning te	xt amendment appli	cation to allow a type 2	2 liquor store loca	ited at 9291 A	lderbridge Way in the City of
ŪΊ	'es				•		
	lo						
2.	How importa	nt is the conven	ience of shopping in	your own neighbourh	ood for you and y	our family?	
			$\widehat{}$				
	1 2			5			
3.	How importa	nt is it to be abl	e to walk to your loca	al community market f	or your shopping	needs?	
	1 2	!	3 (a)	5			
4.	How importa	int is supporting	g local business to yo	u and your family?			·
	1 2	:	4	5			<i></i>
5.	How often do	you visit local r	etail stores in your n	eighbourhood?		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
	Everyday	Once a v	veek Once	every two weeks	Once a mon	th Ido	n't shop locally
6.			Wine Beer Liquor Ret		· ·		
	1 – 2 times a	week 1	L – 2 times a month	Every couple of	months Ra	arely I	don't buy liquor products
7.	What produc	ts are you most	likely to purchase at	Wine Beer Liquor Reta	ail Store?		
	VQA Wine	Wine	Imported Be	er <b>Domest</b>	ic Beer	Spirits	None of the above
8.	Would you su		tail store specializing	in VQA Wines, Import	ed and Domestic	Beer and a u	nique selection of spirits in your
(	Yes	No	Maybe	No I would not suppo	ort this Wine Bee	r Liquor Reta	il Store
9.				the City of Richmond derbridge Way, Rich		specializing in	VQA Wines, Imported and Domestic
(	Yes N	/laybe	No				
10.	Comments						

Rated questions - on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions: 1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of ☐ No 2. How important is the convenience of shopping in your own neighbourhood for you and your family? How important is it to be able to walk to your local community market for your shopping needs? How important is supporting local business to you and your family? 5. How often do you visit local retail stores in your neighbourhood? Once a week Once every two weeks Once a month I don't shop locally 6. How often do you shop at a Wine Beer Liquor Retail Store? 1 – 2 times a week 1-2 times a month Every couple of months Rarely I don't buy liquor products 7. What products are you most likely to purchase at Wine Beer Liquor Retail Store? **VQA** Wine Wine Imported Beer **Spirits** None of the above Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your \_neighbourhood? Maybe Yes No No I would not support this Wine Beer Liquor Retail Store Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC Yes No Maybe 10. Comments Safe time with driving I gas I convient walking distance. Support local business!! Walking distance is important

Ra	ated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:
1.	Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:
	Yes
<b>⊡</b> ∕i	No
2.	How important is the convenience of shopping in your own neighbourhood for you and your family?
	1 2 3 4 5
3.	How important is it to be able to walk to your local community market for your shopping needs?
_(	1 2 3 4 5
4.	How important is supporting local business to you and your family?
	1 2 3 4 5
5.	How often do you visit local retail stores in your neighbourhood?
	Everyday Once a week Once every two weeks Once a month I don't shop locally
6.	
	1 – 2 times a week 1 – 2 times a month Every couple of months Rarely I don't buy liquor products
7.	What products are you most likely to purchase at Wine Beer Liquor Retail Store?
	VQA Wine Wine Imported Beer Domestic Beer Spirits None of the above
8.	Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?
	Yes No Maybe No I would not support this Wine Beer Liquor Retail Store
9.	Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC
	Yes Maybe No
10.	. Comments

Ra	ted questions – on a	a scale of 1 to 5 with 5	being most im	portant and 1 being the lea	est important, please answer the following questions:
1.	Do you support the Richmond:	zoning text amendme	ent application 1	to allow a type 2 liquor store	e located at 9291 Alderbridge Way in the City of
	Yes				
	No				
2.	How important is the	ne convenience of sho	pping in your o	wn neighbourhood for you a	and your family?
(	1 2	<b>3</b>	4	5	
3.	How important is it	to be able to walk to	your local comr	munity market for your shop	pping needs?
/	-				
(	1 2	3	4	5	
4.	How <b>important is</b> s	upporting local busin	ess to you and	your family?	
f	<b>1</b> ) 2	3	4	5	
 5.		visit local retail stores			
٦.	now often do you	visit local retail stores	iii your neighbo	arrioda:	
	Everyday	Once a week	Once every	two weeks Once a	month I don't shop locally
6.	How often do you	shop at a Wine Beer Li	quor Retail Stor	re?	
	1 – 2 times a week	1 – 2 times a	month	Every couple of months	Rarely I don't buy liquor products
7.	What products are	you most likely to pur	chase at Wine I	Beer Liquor Retail Store?	
	VQA Wine		orted Beer	Domestic Beer	Spirits None of the above
8.	Would you support neighbourhood?	: a local retail store sp	ecializing in VQ/	A Wines, Imported and Dom	nestic Beer and a unique selection of spirits in your
	Yes	No May	be No I v	vould not support this Wind	e Beer Liquor Retail Store
9,				ty of Richmond for a retail s dge Way, Richmond, BC	tore specializing in VQA Wines, Imported and Domestic
	Yes Maybe	No			
10.	Comments				

Rated questions - on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions: 1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond: ☐ Yes No 2. How important is the convenience of shopping in your own neighbourhood for you and your family? 1 How important is it to be able to walk to your local community market for your shopping needs? 1 4. How important is supporting local business to you and your family? 1 How often do you visit local retail stores in your neighbourhood? Everyday Once a week Once every two weeks Once a month I don't shop locally 6. How often do you shop at a Wine Beer Liquor Retail Store? 1 - 2 times a week 1 - 2 times a month Every couple of months Rarely I don't buy liquor products 7. What products are you most likely to purchase at Wine Beer Liquor Retail Store? **VQA** Wine Wine **Imported Beer Spirits** None of the above **Domestic Beer** 8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? No I would not support this Wine Beer Liquor Retail Store Yes No Maybe 9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

10. Comments

Yes

Maybe

I prefer the Liquor Store to Stay at its current location at 8088 Park Road.

Ra	ted questions — on a	scale of 1 to 5 with 5 being	g most important and 1 being the least important, please answer the following questions:
1.	Do you support the a	zoning text amendment app	plication to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of
□ <b>'</b>	<b>Yes</b>		
	No		
2.	How important is the	e convenience of shopping i	in your own neighbourhood for you and your family?
	1 2	3 4	(5)
3.	How important is it t	to be able to walk to your lo	ocal community market for your shopping needs?
	1 2	3 4	(5)
4.	How important is su	pporting local business to	you and your family?
	1 2	3 4	<b>(5)</b>
5.	How often do you vi	sit local retail stores in your	r neighbourhood?
	Everyday	Once a week One	ce every two weeks Once a month I don't shop locally
6.	How often do you sh	nop at a Wine Beer Liquor R	Retail Store?
	1 – 2 times a week	1 – 2 times a montl	h Every couple of months Rarely I don't buy liquor products
7.	What products are y	ou most likely to purchase a	at Wine Beer Liquor Retail Store?
	VQA Wine	Wine Imported B	Beer Domestic Beer Spirits None of the above
8.	Would you support a neighbourhood?	a local retail store specializi	ing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your
	Yes	No Maybe	No I would not support this Wine Beer Liquor Retail Store
9.			to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Alderbridge Way, Richmond, BC
	Yes Maybe	No No	, identifiage way, identificia, be
10			
	I don't w	iont a liquor	Store of any kind near my home

On-site Polling

Letters of Support

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Maxian Pennell.
Print Name
CON PANIOLOGO
Signature
Address
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
XM. Doshard	
Print Name	
X NON BOSHARD	
Signature	
X 4316 8300 Col	noal Dr
Address	
ADH 128 2015	`
Date	
Email	
Phone Number	<del></del>

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Cameron Resch
Print Name
Rish
Signature
207-8870 Citation de
Address
DDT125,205_
Date
Email
Phone Number

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

Yours truly.

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

VINO		
Print Name		
Jaa		
Signature		-
404 - 8080	JONES	RIT
Address		
2015 -04 2	18	
Date		
· · · · · · · · · · · · · · · · · · ·		
Email		
Phone Number		

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
X Scott / Versombe
Print Name
1 Sillanson la
Signature
× 9900 Francille Like VS/ 18
Address
PORIL 28 2015
Date
Email
9/8 /2 / 1/327
Phone Number t

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
hose ANZULOVICH
Print Name
Market
Signature
Swo PARE RO F3F
Address
April 28,0015  Date
Date
Email
Cour 644-5372
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
TASON DOSHARA	
Print Name	
I Bush	
Signature	
8200 blx Coloneal	De
Address	,
901 28,2015	
Date	
Email	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
DOUG /0000
Print Name
D. Goung
Signature
307 8291 PARK RD
Address
April 28, 2015 Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Print Name
Gevald Samuek
Signature
104 60 Mb, star
Address
Anilos, 2015
Date
Email
Phone Number

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

Yours truly,

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Print Name

Signature

#107- 4728 Dawson St. Burnaby
Address

Date

Email

604 764-8363

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Print Name
1 thit ivanie
Josh Speight
Signature
1060 Fast 61st
Address
2015-154-28
Date
Email
778 239 8710
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
& Justin Lucke
Print Name
X AlfBerle
Signature
X4779 36th Ave Della BC
Address
April 28 - 2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
X Andrew Corter
Print Name
x Mayliff
Signature
x 9373 Homlock dr.
Address
April 28,2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
DANTEL HAN SON
Print Name
Daniel Hanha
Signature
MA
Address
April 28,2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours, truly,
Helen Jack SON
Print Name
Helen Jacks On
Signature
Address
ADVIL 28 2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
X MANDY KE
Print Name
X Manda
Signature
x 3254 Parker St. Vanconiver
Address
April 28, 2015.
Date
··
Email
Dhone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,		
Print Name Print Name		
Print Name	·	
M	•	
Signature		
#14 - 14995 /	Taine DA	WhiteRock
Address		
April 28,2015 Date		
Date		
Email		
Phone Number		

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Greg Billel
Print Name
My WW
Signature
10659 1504n 5+
Address
April 28,2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
x Bonon Phillips	
Print Name	•
x Tolarling	
Signature	
x 528 toustay L.	OHTONA
Address	
April 29, 2015	
Date	
Email	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,  X TO CO	
Print Name	
Signature  980 So Hyal Plant, RMSBC V7D 2N2  Address	_
April 29 2015 Date	
Email	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Heria Hex
Print Name
Signature
#59-12110 BAFGRE
Address
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alde oridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

AND RUSGICKEC

Print Name

Signature

1206-7040 GRANVICEL RUE

Address

Date

Email

604 270-4500

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,  Print Name  Signature	Pol	2 chmond	BL
Address		(140,000	
April 29, 2015  Date			
Email			
Phone Number			

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Part to and
Print Name
Print Name
PAT)
Signature
4516-46 Act-V4K-25M6
Address
Ppril 29,2015
Date
Y • ¥
Email
778-668-1061
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
CARIL GICARUS
Print Name
Dar Dichust
Signature
46/5651 LACRNER CRES.
Address
April 29,205
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,		
JEFF 1	NILU,n	5_
Print Name	1 ,	
Bow		and the second second section of
Signature		
.8975	JOWES	KC
Address		
900125	D015	
Date		
Email		
Phone Number	The second secon	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
Brenda Crams	
Print Name	
#13-8640 Bennet	f Road.
Address Date  Email	(would like to see one at Park Rd Stay of additional at Addubidge Way)
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,		
X Daniel Pasoual.		
Print Name		
X Dustolland		
Signature		
X12 8191 Creveral	Curre	Rd
Address		
May 1,2015  Date J + 2015		
Email		
Phono Number		

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
X Janse Bowlet
Print Name
XX/
Signature
X 326 Johnston 5th
Address
May 1, 2015
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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

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I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
x Vent Usky wine
Print Name
x gov.
Signature
x 18-6100 Alder Richmand
Address
May 1, 2015
Date J
Email
· · · · · · · · · · · · · · · · · · ·
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
Matt Nelson	
Print Name	
Atter Man	
Signature	j
6211 Doulton	Av
Address	
May 1,2015	
Date	
Email	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
Ka Vanns	
7 \ 7	
Print Name	
Il H	
Signature	
4935 Potensan	Dr
Address	
MQY 1,2015	
Date	
Email	
271-706-1538	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly	y,	X	- (Ow	fail
Print Nam	ie Hard	Que/		
Signature	Ylo	XRI	) Dime	\ \ \
Address	2015			
Date				
Email				
Phone Nu	mber			

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	200-	
Print Name		
Signature ()	y, for	
Address		
Date	<u>-</u>	
Email	_	
Phone Number		

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
Print Name	
Signature	
7460 MOTOR Richard Address	enc) BC
Date Date	
Email	
Phone Number	

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

Phone Number

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
KEW STARCHUK
Print Name
150
Signature
11320 CARAVEL CRT. RICH. B.C.
Address
MOV1,805
Date '
Email
елиан

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,	
Tray Stewart	
Print Name	
Signature	
213-7411 Minora Blud.	Rich
Address	•
101/1/2015 Date	-
Email	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,  ZAC FOMONDSON	
Print Name	
Signature	
302-7840 MOFFATT A	COAL
Address	
Date 1,005	
Email 604-719-6469	
Phone Number	

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Print Name
Signature Signature
9330 Glancian Dr. Address
Date 1,0015
Email Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,				
x Achilley Osado				
Print Name				
x fill				
Signature			4	
X # 28 - 11211	<u>₩</u> €	New	West-	13115EE
Address				
May 15 2015				
Date $J$				
Email				
Phone Number				

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
Xlon Hanger
Print Name
X. I Hanson
Signature
X8391 BELLUETT RD
Address
May and 2015 Date
Date ()
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

Yours truly,
x Amber Torris
Print Name
rambu Jam
Signature
221- 6071 Azure rd
Address
May 2205  Date
Date
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

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Yours truly,	
BOB STEVARE"	
Print Name	
Signature	0
6481 STE21001	RD
Address	
MAY 7/15.	
Date	
Email	
Phone Number	

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

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Yours truly,	
Dagan Welkes	
Print Name	
Signature	
7511 No 4 Road RMD	V644K
Address	
May 2215	
Date /	
Email	***
Phone Number	

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

Attention: Sara Badyal, Planner 2

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Yours truly,
SRYAN PIEBELKORN
Print Name
- Wall
Signature
14-86314320 2Mb.
Address
124220B
Date '
Email
Phone Number

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

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

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Yours truly,	STAN		
Print Name			
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Address Date	401-73	33 ALB.	PARS
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Phone Number	<u> </u>	XP	

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

Yours truly,

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Print Name

Signature

Com Burner Report, Richmone

Address

Email

Phone Number

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

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Yours truly,
MICHAGL GOBEY
Print Name
And Gody
Signature
8660 GRAWUILE A
Address
May 2,2015
Date '
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

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Yours truly,
CHAPLIE CHAPAU
Print Name
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Signature Signat
LAND NO. 4 MOHOLONY
Address
Mai 2md 2015
Date J
Email
Phone Number

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,
× Jag Opil
Print Name
x for
Signature
* 10429 Canso Cres.
Address
May 2nd 2015
Date
·
Email
Phone Number

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

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Yours truly,		
x. Julisse Lecca		
Print Name Signature		•
V # 29-6800 Lynas	lane,	Richmond, BC
Address		
<u>Mão</u> 200 2015 Date		
Email		
Phone Number		

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

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Yours truly,
Print Name
Signature COULTER
X317-7437 MOFFATTRO - RM-Address
May 2/2015  Date
Email
Phone Number

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

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Yours truly,
X JOHN MEAR
Print Name
x Ah Mal
Signature /
#316 6655 LYNASLANE
Address
May 2, 2015
Date /
Email
Phone Number

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

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Yours truly,
X PAUL GRUTHIER
Print Name)
× & Addition
Signature
X 6340 MARA CREEK
Address
May 3, 2015
Date
PMLTG 50 (a) GMAN. Com
Email
778 321-2350
Phone Number

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

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Yours truly,
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Phone Number

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

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Yours truly,	
Brad Nowogan	
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City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1 Canada

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

Yours truly,

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Print Name

Signature

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Address

Date

Email

Phone Number

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

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Yours truly, SHPREE LOF1	
Print Name	
Signature) U	11,14
15-7431 MINORU Address	DVP
MN 3235	-
Date <sup>'</sup>	
Email 604-1210-0818	-
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City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1 Canada

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Yours truly,
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Print Name
GOLLNER AUE
Signature
Address
May 5,2015
Date '
Email
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Phone Number

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

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Yours truly,
Adam Sicol
Print Name
Signature
5760 Sored Cours
Address
Date Date
Date
Email
Dhana Numbau
Phone Number

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

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Yours truly,
Ezter Szekely
Print Name
266
Signature
32-8471 Ryph RJ
Address
Date Date
Email
Phone Number

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

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

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

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Yours truly, CAWACHUIC
Print Name
Signature
399 (KOSTA RD
Address
May 7, 2015
Date U
Email
Phone Number

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

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Yours truly,	
* Linda Alexander	
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800 7080 William	is RC/
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May 7/2015	
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Phone Number	

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

Phone Number

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Yours truly,
EDEAN DENNIS.
Print Name  * Signature
X5780 LINSCOTT COURT
Address
May 7, 2015  Date
Email
604 401-3395

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

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

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Yours truly,
Dan Veaudoy
Print Name
Signature
GS85 Corney Hed
Address
718/18
Date
Email
Phone Number

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

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# City of Richmond

# **Policy Manual**

Page 1 of 1	Adopted by Council: April 25 <sup>th</sup> , 2005	Policy 9307
File Ref: 4105-00	Licensee Retail Store (LRS) Rezoning Applications	

### Policy 9307:

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

- 1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
- 2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
- 3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
  - i. the minimum catchment area for the required neighbourhood survey;
  - ii. the name of the market research company selected by the applicant to conduct the Survey;
  - iii. the method used to conduct and compile the results of the neighbourhood survey; and
  - iv. the dates during which the neighbourhood survey must be conducted.
  - 4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will <u>not</u> be required to conduct a neighbourhood survey.



# City of Richmond

# **Policy Manual**

Page 1 of 1	Adopted by Council: July 25 <sup>th</sup> , 2005	Policy 9309
	Amended by Council: December 19 <sup>th</sup> , 2005	
File Ref: 12-8275	GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STAPPLICATIONS	ORE (LRS) REZONING

## Policy 9309:

### It is Council policy that:

#### 1. Definitions:

**Free Standing Licensee Retail Store** – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

#### 2. Guidelines:

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

- (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:
  - (a) Public and private schools, especially secondary schools;
  - (b) Public parks and community centres; and
  - (c) Other Licensee Retail Stores or BC government operated liquor stores.
- (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 m<sup>2</sup> (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m<sup>2</sup> (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.
- (4) The following matters are to be addressed:
  - Adequate vehicle and pedestrian circulation;
  - Vehicle Loading/unloading;
  - Off-street parking;
  - Traffic and safety concerns; and
  - Crime Prevention Through Environmental Design (CPTED).



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9256 (ZT 14-677144) 9291 Alderbridge Way

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
  - a. Deleting Subsection 22.32.3 in its entirety and substituting the following:

"22.32.3

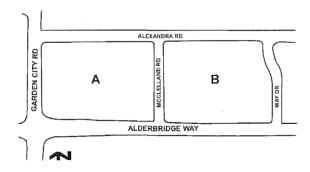
A. Secondary Uses

amenity space, community

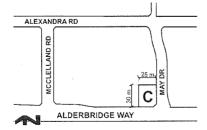
22.32.3

B. Additional Uses

- retail liquor 2"
- b. Deleting Diagram 1 in Section 22.32.2 and substituting the following:



c. Inserting the following as "Diagram 2" into Section 22.32.2:



- d. Deleting Clause 22.32.6.1.e in its entirety and substituting the following:
  - "e) 3.0 m for McClelland Road."
- e. Inserting the following into Section 22.32.11 (Other Regulations):
  - "5. A **retail liquor 2** store is only permitted in the area identified as "C" in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m<sup>2</sup>."
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9256".

FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



# Richmond Zoning Bylaw 8500 Amendment Bylaw 9258 (ZT 14-677144) 8080 Park Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by:
  - a. Deleting "**retail liquor 2**" from Subsection 9.3.3.B.
  - b. Deleting Clause 9.3.11 in its entirety and substituting the following:
    - "1. A retail liquor 1 store is only permitted on the following listed sites and is limited to one per lot:
      - a) 7331 Westminster Highway Strata Plan LMS3174; and
      - b) 7551 Westminster Highway
        P.I.D. 015-676-692
        Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly:
        Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by
        Plan LMP38351; Section 5 Block 4 North Range 6 West New
        Westminster District Plan 84515
    - 2. Telecommunication antenna must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
    - 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

2.

FIRST READING	CITY OF RICHMOND
PUBLIC HEARING	APPROVED by 2
SECOND READING	APPROVED by Director
THIRD READING	or Solicitor
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER

This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9258".



# **Report to Committee**

To: Public Works and Transportation Committee Date: April 24, 2015

From: Victor Wei, P. Eng. File: 10-6360-01/2015-Vol

Director, Transportation 01

Re: Proposed Implementation Strategy for River Parkway: Gilbert Road to Cambie

Road

#### Staff Recommendation

 That the proposed implementation strategy for River Parkway (Gilbert Road-Cambie Road), as described in the staff report dated April 24, 2015 from the Director, Transportation, be endorsed; and

2. That the project to extend River Parkway from 200 m northeast of Gilbert Road to Cambie Road be submitted for Council's consideration as part of the City's budget process.

Victor Wei, P. Eng. Director, Transportation (604-276-4131)

Att. 2

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
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Engineering			
REVIEWED BY STAFF REPORT /	INITIALS:	APPROVED BY CAO	
AGENDA REVIEW SUBCOMMITTEE	ms	(1)	
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### **Staff Report**

## Origin

The interim realigned River Road at the south end of Dinsmore Bridge was opened to the public in August 2014. Since the opening, the City had received feedback from the public regarding the new roadway, particularly related to the long wait time at the new Gilbert Road/River Road traffic signal and the configuration of the interim roadway with the 90-degree turns at both ends. To date, a number of short-term traffic measures had successfully been implemented to address these concerns by reducing the overall wait time from all intersection approaches while planning work continued for the extension of River Parkway<sup>1</sup> further to the north to replace the interim realigned River Road.

This report outlines the proposed implementation strategy to expedite the River Parkway extension (along the former CP Rail corridor) north of Gilbert Road to Cambie Road as a longterm traffic improvement solution and an ultimate replacement of the existing River Road, which is consistent with the City Centre Area Plan.

### **Analysis**

The construction of a new four-lane arterial roadway along the former CP Rail corridor from No. 2 Road to Capstan Way is a key component of the City Centre Area Plan (CCAP) in support of the City's vision to:

- improve public open space and access to the river by establishing and extending the Middle Arm Waterfront Park; and
- establish a continuous north-south major thoroughfare across the City Centre that provides an alternative route for through traffic.

To achieve the City's vision, such a roadway has been implemented sequentially starting from the south/west at No. 2 Road, either through City's capital program or as part of development frontage works. The most recent effort was the construction of a new roadway between Hollybridge Way and Gilbert Road that included a new temporary roadway immediately northeast of Gilbert Road and just south of the Dinsmore Bridge. This interim road transition is necessary to maintain network continuity and accommodate existing traffic flows along existing River Road until River Parkway is extended further to the north to provide a viable alternative to this existing road.

### **Project Objectives**

The planned northward extension of River Parkway will fulfill the following objectives:

- enhance traffic operations of the existing River Road-Gilbert Road intersection by eliminating the interim roadway connection;
- improve overall network traffic operations in the City Centre by providing a continuous alternate route to No. 3 Road and existing River Road;

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<sup>&</sup>lt;sup>1</sup> The name "River Parkway" for this roadway section from Gilbert Road to Capstan Way was announced at the July 28, 2014 open Council meeting. **CNCL - 418** 

- facilitate the development of the Middle Arm Waterfront Park as well as the redevelopment of abutting properties by improving access;
- advance the implementation of the CCAP road network and minimize the amount of interim roadway construction that would be rendered obsolete; and
- complete the new roadway connection in advance of the expiry in 2028 of a City-YVR lease agreement that permits the City's interim road connection of the realigned River Road back to the existing River Road to cross YVR property located underneath the Dinsmore Bridge, and thus continue to accommodate existing road users traveling between West Richmond and Cambie Road.

#### Ultimate and Interim Standards

The interim standard for River Parkway proposed for this project would comprise a two-lane road with paved shoulders for cyclists and pedestrians, streetlights, and traffic control devices at intersections (see Attachment 1 for cross-section). The ultimate standard would comprise a four-lane major arterial road with turning lanes at intersections, centre median, curb and gutter, treed boulevard, directional off-street bike paths, and sidewalks (see Attachment 1 for cross-section). The interim standard will be upgraded to the ultimate standard as fronting properties redevelop.

#### Initial Construction via Development Process

The River Parkway section from Gilbert Road to 200 m northeast (see Attachment 2) will be constructed via the development process per a Council-approved rezoning application (i.e., RZ 11-585209). Generally, the developer (Onni) will construct the full road cross-section along the length of the north site frontage to the north curb inclusive, which includes two east- and two westbound travel lanes with grass and tree-lined boulevards on either side of an off-street eastbound bike path located between the eastbound vehicle lanes and sidewalk. This roadway section is to be completed as part of Phase 2 of the development, which is anticipated in the next two years.

### Continued Extension via City Capital Program: Proposed Project Scope

Beyond the construction scope secured through the development process as described above, the overall scope for the further extension of River Parkway would continue from 200 m northeast of Gilbert Road to Cambie Road and have the following features (see Attachment 2).

- <u>200 m North of Gilbert Road to Cambie Road</u>: two-lane road approximately 0.95 km in length built to the interim standard with paved shoulders for cyclists and pedestrians, streetlights, and traffic control devices at intersections.
- <u>Intersecting Streets</u>: there would be a connection at Leslie Road on opening day. Staff investigated the potential to establish a connection at Browngate Road as part of this project but recommend that this link be deferred due to limited right-of-way availability (i.e., only approximately 8.5 m wide) and no material benefit at this time given the close proximity of the Cambie Road intersection (i.e., approximately 220 m further north). A connection at Browngate Road would be made in the future as part of frontage works by abutting development as per the CCAP. The intersection configurations at Gilbert Road, Leslie Road and Cambie Road would be further assessed and their exact alignments reported back via the 5-Year Capital Program process.

- <u>Driveways</u>: no private access would be provided to fronting properties at this time. The approved Onni development described earlier will have access from River Parkway via Cedarbridge Way, which will be extended from Alderbridge Way as part of the development requirements.
- <u>Private Crossing</u>: there is an existing private crossing over the road right-of-way for the Ebco site, which is bisected by the former railway corridor. As part of the proposed project, staff would work with Ebco to incorporate any necessary enhancements at the crossing to ensure that it meets current crossing standards.
- West End of Existing River Road: a turn-around will be provided at the west end of the existing River Road alignment near the Dinsmore Bridge (i.e., the existing interim road connection between Gilbert Road and River Road would be closed).

### **Proposed Implementation Strategy**

Staff propose to include the extension of River Parkway from 200 m northeast of Gilbert Road to Cambie Road for implementation starting in 2018 as part of future 5-Year Capital Programs, which are subject to Council approval.

The order of magnitude project cost is anticipated to be \$11.3 million by 2019. The updated project scope and costs will be incorporated into the upcoming review of the DCC Program, which will be brought forward to Council for consideration.

The significant expenditure for this project noted above cannot be accommodated within a two-year design and construction period by the Roads DCC Program as allocating this amount would have a significant impact on other transportation projects funded annually by the Program (e.g., Neighbourhood Walkway Program, Traffic Calming Program, Traffic Signal Program, Transit-Related Roadway Improvement Program, Arterial Roadway Improvement Program). The reduction in funding level would also constrain the City's ability to address community-based traffic concerns as they arise as well as limit the opportunities to undertake improvements in the short-term to further other goals of the Official Community Plan.

Therefore, staff will examine various options for a funding strategy, such as borrowing internally or externally, for implementing this project as part of 2016-2020 Five-Year Capital Program process. Should Council wish to implement this project earlier than 2018, staff would include options such as borrowing earlier to secure the necessary project funding to meet the preferred timeline.

#### Potential Need for Soil Remediation

As the corridor is a former railway line, a contaminated site study would be undertaken to determine the extent of any soil remediation required. Staff note that a contaminated site study completed for the development at the northeast corner of Gilbert Road and River Parkway described earlier found that only minor soil remediation was required.

#### **Public Consultation**

Should the detailed design process identify that any fronting businesses may be impacted by the works, staff would undertake direct consultation with those business owners/operators. Consultation with the general public would be undertaken via the City's annual capital projects

open house and associated notices (e.g., local newspaper advertisements, information on City's website).

## **Financial Impact**

None at this time. The financial impact associated with implementation of the project will be presented as part of the City's budget process, which is subject to Council's approval.

#### Conclusion

Endorsement of the proposed implementation strategy for the northward extension of River Road as River Parkway will enable the timely construction of this key link in the City Centre road network, thereby significantly advancing the vision, goals and objectives of the City Centre Area Plan.

Fred Lin, P.Eng., PTOE

Senior Transportation Engineer

(604-247-4627)

Joan Caravan

Transportation Planner

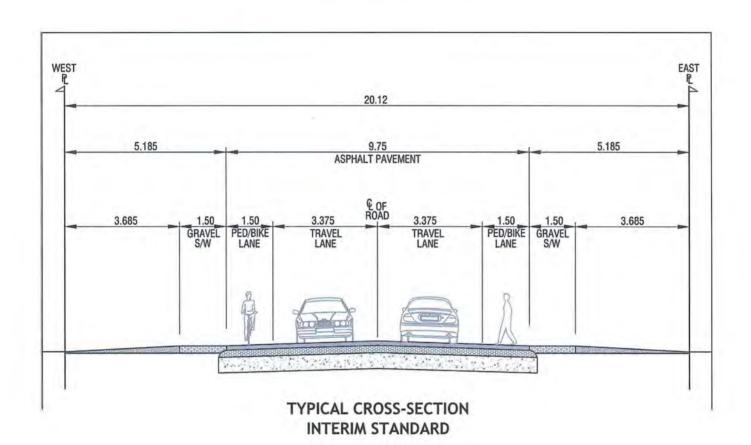
(604-276-4035)

JC:jc

Att. 1: Interim and Ultimate Proposed Cross-Sections of River Parkway

Att. 2: River Parkway: Proposed Project Scope

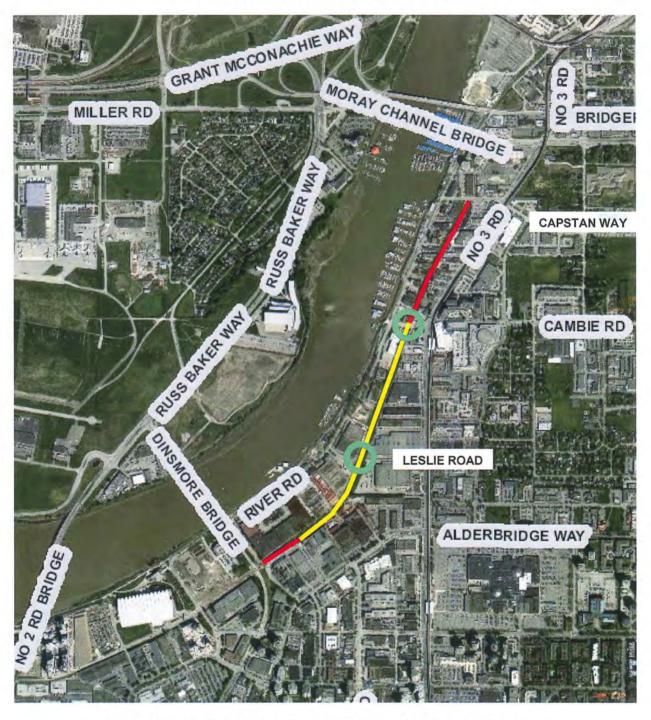
# River Parkway: Proposed Cross-Sections

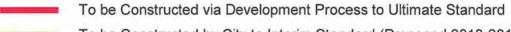


26.2m R.O.W. 3.0 1.55 1.8 3.25 3.2 3.25 1.8 1.55 3.0 INTERSECTION TURNING LANE/ MEDIAN SIDEWALK (PROP-SROW) BUFFER BUFFER SIDEWALK (PROP-SROW) 分 分

TYPICAL CROSS-SECTION ULTIMATE STANDARD

## River Parkway: Proposed Project Scope





To be Constructed by City to Interim Standard (Proposed 2018-2019) and to Ultimate Standard as Adjacent Development Occurs

New Intersection as Part of City Construction



# Report to Committee

To:

Public Works and Transportation Committee

Date:

May 20, 2015

From:

John Irving, P.Eng. MPA Director, Engineering File:

10-6125-07-02/2015-

Vol 01

Re:

**BC Climate Leadership Plan** 

#### Staff Recommendation

That a letter under the Mayor's signature be sent to the Premier's office, with copies to the Minister of Environment, the Chair of the BC Climate Leadership Team, the provincial Climate Action Secretariat, and Richmond MLAs, requesting that the comment period for the draft "Framework for the Climate Leadership Plan" be extended to September 30, 2015, to provide sufficient time for local government review.

John Irving, P.Eng. MPA Director, Engineering (604-276-4140)

REP	ORT CONCURRI	ENCE
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol	Unit 🗹	160
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

### **Staff Report**

## Origin

In 2010, Council adopted targets in Richmond's Official Community Plan to reduce greenhouse gas emissions 33 percent below 2007 levels by 2020 and 80 percent by 2050, noting Council's understanding that actions by the province to effect emissions reductions within provincial jurisdiction are necessary to achieve these targets. This report provides information on the process to develop the BC Climate Leadership Plan, and recommends steps for the City to inform the content of the plan.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

- 4.1. Continued implementation of the sustainability framework.
- 4.2. Innovative projects and initiatives to advance sustainability.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

### **Analysis**

### Background

In 2008, the province of British Columbia released a Climate Action Plan, which outlined an array of climate action commitments. Key pillars of the 2008 Climate Action Plan include:

- Legislated targets to reduce greenhouse gas emissions (GHG) 33 percent below 2007 levels by 2020, and 80 percent by 2050;
- The revenue-neutral carbon tax, and commitments to work as part of the Western Climate Initiative to develop a cap-and-trade system for industrial sector emissions;
- A commitment to a carbon-neutral provincial public sector, and encouragement of local governments' carbon neutral commitments as part of the Climate Action Charter.
- A variety of strategies, policies and programs serving a range of different sectors, including transportation, residential and commercial buildings, industry, waste management, agriculture, forestry, and the energy sector. This includes amendments to the Local Government Act (Bill 27, 2008), requiring local governments to include greenhouse gas emission targets, policies and actions in their Official Community Plans and Regional Growth Strategies.

Correspondingly, in 2010, Council adopted targets in Richmond's OCP to reduce community GHG emissions 33 percent below 2007 levels by 2020, and 80 percent below 2007 levels by 2050. Council specified that these targets are "subject to the understanding that senior levels of government undertake necessary GHG reduction improvements within their jurisdictions with the necessary assistance being provided to the City."

Richmond's subsequent 2014 Community Energy and Emissions Plan (CEEP) outlines an array of strategies that the City is taking to pursue its energy and emissions goals. Importantly, the CEEP recognizes that City emissions reduction targets will only be achieved with "Big Breakthroughs," including widespread uptake of zero GHG transportation systems and new buildings, and deep energy retrofits of existing buildings. The CEEP recognizes that these reductions are not achievable by the City alone; rather, they require provincial and federal regulatory changes, market innovation, increasing carbon pricing, and coordinated efforts between all levels of government and industry. Moreover, the CEEP includes the following strategy:

Strategy 12: Encourage Sustained Action by Senior Levels of Government.

### Provincial Climate Leadership Plan

On May 12, 2015, the province announced the formation of a Climate Leadership Team, which is tasked with providing recommendations to inform the province's development of its second Climate Action Plan. As described in the government's news release announcing the initiative, the mandate of the Climate Leadership Team is to provide advice and recommendations on:

- How to maintain B.C.'s climate leadership;
- Updates to the current Climate Action Plan as well as new programs and policies required to meet B.C.'s greenhouse gas reduction targets while maintaining strong economic growth and successfully implementing the BC Jobs Plan, including the liquefied natural gas strategy;
- Actions to achieve GHG reductions required across the industrial sector, transportation sector and built environment;
- How to further the Province's government-to-government relationships with First Nations while constructively finding climate solutions; and
- How to further the Province's collaboration with local governments within the context of mutually-beneficial climate actions.

The Climate Leadership Team is scheduled to release a draft "Framework for the Climate Leadership Plan" in July, and to complete their work on a revised plan by October 2015. This document will provide input for a new provincial government Climate Leadership Plan. A draft version of the Climate Leadership Plan is scheduled for release in December 2015, and the final Plan is scheduled for release in March 2016.

#### City Input into the Climate Leadership Plan

The development of the Climate Leadership Plan is a key opportunity for the City to provide input and comments on how the province might best support climate action by local government. There are a variety of changes in provincial regulations or policy that could facilitate action to reduce emissions at the local scale. There is an opportunity to communicate to the Province the City's perspectives on key opportunities for climate leadership, both during the initial development of the Climate Leadership Plan, as well as during comment periods for both the "Framework for the Climate Leadership Plan" and the Province's draft Plan. However, the proposed 30-day consultation period for the Draft Framework for the Climate Leadership Plan makes it difficult for stakeholders to respond meaningfully. In order to provide comment, staff recommend that:

• A request be made to extend the comment period for the Draft Framework for the Climate Leadership Plan. Currently, the Province plans for a 30 day comment period sometime in July and August. This limited comment period may preclude Council from reviewing the Draft Framework at a scheduled Council meeting. Therefore, staff recommend that a letter be sent to the Premier's office, copying the Minister of Environment, the Chair of the BC Climate Leadership Team, the provincial Climate Action Secretariat, and Richmond MLAs, requesting that the comment period for the draft "Framework for the Climate Leadership Plan" be extended to September 30, 2015, to provide sufficient time for review.

Staff will continue to monitor the process and provide updates as developments occur.

# **Financial Impact**

None.

#### Conclusion

The Province has announced a process to develop a Climate Leadership Plan. This report recommends how the City can provide comment on the Plan, to ensure that local government perspectives on climate action opportunities are best accounted for.

Brendan McEwen

Manager, Sustainability

(604-247-4676)

BM:bm

Nicholas Heap

Project Manager, Sustainability

(604 276-4267)



# **Report to Committee**

To:

Public Works and Transportation Committee

Date: May 27, 2015

From:

John Irving, P.Eng. MPA Director, Engineering File: 10-6125-07-02/2015-

Vol 01

Re:

Water and Energy Conservation Programs for Businesses and Residential

**Properties** 

### Staff Recommendation

That, as presented in the staff report titled Water and Energy Conservation Programs for Businesses and Residential Properties dated May 27, 2015, from the Director, Engineering:

- 1. The implementation of a program to install efficient, low-flow water fixtures in businesses and institutions be endorsed;
- 2. The Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to execute a funding agreement with FortisBC and other potential partners to implement the program; and
- 3. The City's existing water conservation kit offered to properties with a water meter be expanded to include all residential customers.

John Irving, P.Eng. MPA Director, Engineering (604-276-4140)

REPORT	COM	CHR	RENG	E

CONCURRENCE OF GENERAL MANAGER

REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE INITIALS:

APPROVED BY CAO

### **Staff Report**

# Origin

This report proposes programs that will install efficient water fixtures in businesses and residences, as part of City efforts to reduce energy, emissions, and water consumption in Richmond.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.2. Innovative projects and initiatives to advance sustainability.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

## **Analysis**

### Background

Richmond's Climate & Energy Action

Richmond's 2041 OCP includes aggressive targets to reduce community GHG emissions 33 per cent by 2020 and 80 per cent by 2050, below 2007 levels. Additionally, the City has a target to reduce energy use 10 per cent by 2020. The 2014 Community Energy and Emissions Plan (CEEP) identifies that significant energy improvements to most existing buildings are necessary for Richmond to meet the City's targets. Accordingly, Strategy #3 in the CEEP is to "Improve the Performance of the Existing Building Stock," and includes the following actions:

- Action 7: Promote building efficiency through outreach and education
- Action 8: Provide incentives for building retrofit action
- Action 9: Develop a residential energy conservation program to support housing affordability

Additionally, as a signatory to the Climate Action Charter, the City has committed to being "carbon neutral" in its corporate operations. Carbon neutrality is achieved by reducing emissions, and balancing remaining emissions with carbon credits. The Joint Provincial-UBCM Green Communities Committee has established protocols for how local governments can generate carbon balancing credits by supporting energy projects in their communities.

#### Richmond's Action on Water Conservation

The City is committed to water conservation in our community. Water conservation helps protect the environment, while deferring or eliminating the costs of water system upgrades to serve a growing community. To this end, the City has established a number of customer based water conservation programs, including:

- The Single-Family and Multi-Family Water Meter Programs. The City is on track to have single-family dwellings universally metered by 2018. Multi-family dwelling residents have the opportunity to volunteer for a water meter and pay for water based on what they use. Through these programs, participants can receive water saving devices at no cost to the participant.
- The Toilet Rebate Program.
- The Clothes Washer Rebate Program.
- The Rain Barrel Program.

Efforts that reduce hot water consumption (such as the Clothes Washer Rebate and the provision of low-flow showerheads and faucet aerators under the Water Meter Programs) have the added benefit of additional reductions of energy use and emissions.

### Proposed New Water and Energy Programs

A new program is proposed to provide water conserving fixtures free of charge to businesses and institutions. Additionally, it is proposed that the provision of water savings kits be expanded to serve any residential customer, instead of only those customers that have a water meter. The goals of these initiatives are to:

- Save businesses and households on energy and water costs.
- Evaluate businesses and institutions for deeper energy and water conservation opportunities, and connect them with additional programs that can further reduce energy and water consumption.
- Determine if "carbon balancing" credits can be generated via the programs, to count towards the City's carbon neutral commitments, and subsequently develop these credits.

Further detail on the programs is provided below.

#### Business Water and Energy Saving Program

This program will initially target businesses and institutions with commercial kitchen facilities. The program will provide direct installation of efficient pre-rinse spray-valves (used to clean dishes) as well as low-flow faucet aerators. Additionally, participants will be provided with an energy, water and waste Opportunities Assessment, to identify additional conservation opportunities. The program will subsequently communicate with participants, to connect them with further sustainability opportunities, such as FortisBC's "Efficiency A la Carte" service for restaurants, BC Hydro incentive programs, and others. Communications of retrofit options will be uniquely tailored based on each business or institution's Opportunities Assessment. The program will initially target 100 participants.

Experience from past implementations of such programs suggest that the efficient pre-rinse spray-valves and faucet aerators:

- Reduce average water consumption per participant by over 500,000 liters per year.
- Save a restaurant \$200 to \$600 in annual water and energy costs.
- Reduce annual GHG emissions 1 to 4 tonnes per participant.

Providing a spray-valve, faucet aerator, and Opportunities Assessment to a business will cost \$290. Staff are currently working with FortisBC, who may co-fund the program. Should partnership with FortisBC be confirmed, it is anticipated that the terms of the agreement will include:

- The City will be responsible for administering the program.
- The City will share data on participants with FortisBC, for the purposes of FortisBC providing further promotions to customers of their energy programs.
- FortisBC will provide 50 per cent of the program's cost for purchase of spray valves, installer contracting, marketing materials, program evaluation and administration, to be applied only to customers that use natural gas for hot water heating (likely the majority of participating businesses).

## Expanded Water and Energy Savings Kit Program

Water savings kits are currently available at no charge to households and multifamily properties participating in the City's Water Meter Programs. It is proposed that the offer of water savings kits be expanded to all households in Richmond. Reducing water consumption in properties not currently water metered will benefit the City by reducing overall demand for water, while reducing energy use and greenhouse gas emissions.

#### **Financial Impact**

The business and institution program is budgeted for \$40,000. City funding for the program will be split between the Toilet Rebate Account, and the existing neighbourhood energy retrofits programs initiative within the Sustainability operating budget. The expansion of the water savings kits to all residential customers will be accommodated as part of the existing water savings kit program, funded through the Toilet Rebate Account. FortisBC may provide funding covering approximately 50 per cent of the business and institution program's cost, reducing City spending.

## Conclusion

This report proposes a business water and energy saving program, and an expansion to the City's pre-existing water savings kits program to all residential customers. These programs will help the City pursue its climate, energy, and water conservation goals.

Brendan McEwen

Manager, Sustainability

(604-247-4676)

BM:bm

Lloyd Bie, P.Eng.

Manager, Engineering Planning

(604-276-4075)



## Report to Committee

Planning and Development Division

To:

Planning Committee

Date: June 10, 2015

From:

Wayne Craig

File:

08-4430-01/2015-Vol 01

Director of Development

Re:

Proposed Zoning Bylaw Amendments to Regulate Building Massing and

**Accessory Structures in Single-Family Developments** 

#### Staff Recommendations

- 1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;
- 2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and
- 3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.

Wayne Craig

Director of Development

GW/BK/Je:blg

Att.

REPORT CONCURRENCE				
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REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials:	APPROVED BY CAO		

#### Staff Report

#### Origin

At the Public Hearing held April 20, 2015, Council passed the following referral motion:

- (1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:
  - a. what other municipalities are doing;
  - b. enforcement options; and report back through Planning Committee;
- (2) That staff consult with stakeholders, residents, architects and home designers on the matter; and
- (3) That staff refer the matter to the Richmond Advisory Design panel for analysis and comment.

This report responds to this referral and brings forward a number of proposed amendments to Richmond Zoning Bylaw No. 8500 as follows:

- i. Amend the calculation of density in single-family zones and the exemption clause for over height areas.
- ii. Revise the permitted vertical and horizontal single-family building envelope regulations.
- iii. Revise the calculation of maximum building height for single-family dwellings.
- iv. Revise setbacks and size limits for accessory buildings.
- v. Introduce new height and massing regulations for attached garages to single-family house construction.
- vi. Presents information related to non-compliant construction.

#### Background

The referral motion was made in response to recent comments raised by members of the public during the April 20, 2015 Public Hearing regarding the style and massing of new single-family house construction in a number of neighbourhoods in the City. These comments echo similar concerns raised by residents through email submissions to Mayor and Councillors, and recent news stories published in the local media.

Issues regarding the compatibility of new single-family development (largely relating to house size, height and massing) raised by the public are not unique to Richmond, as municipalities throughout the region are facing similar challenges as redevelopment occurs within the context of established single-family neighbourhoods.

The proposed bylaw amendments outlined in this report would be only applicable to lots regulated under Richmond Zoning Bylaw 8500. Single-family and two-unit dwelling residential properties regulated by Land Use Contracts would not be subject to the proposed regulations. Should successful early discharge of Land Use Contracts be accomplished and those properties regulated under Richmond Zoning Bylaw No. 8500, these regulations would then be applicable to all single-family and two-unit dwelling residential lots in the City.

#### **Analysis**

#### **Existing Zoning Regulations**

Current zoning bylaw provisions regulate building height and massing for single family and twounit dwellings through a range of measures, including:

- Maximum building height is 9 m, measured to the mid-point of the roof, with an additional 1.5 roof height above the mid-point to a maximum peak height of 10.5 m for a sloped roof meeting specified slopes of between 4:12 and 12:12 pitch.
- The residential vertical and horizontal building envelopes regulate how and where building massing can be constructed in relation of property lines.
- The calculation of floor area permits an exception for floor area over 5 m (16 ft.) high, up to a maximum 10 m<sup>2</sup> if that area is used for stairway and entry.
- Accessory buildings less than 10 m<sup>2</sup> in area have no minimum required setback from property lines.
- The height of an attached garage can be the same as the principal building.

On April 20, 2015 Council adopted Richmond Zoning Bylaw Amendment Bylaw 9223 which incorporated a number of amendments to regulate 2 ½ storey massing and roof designs. The new regulations are now if effect and regulate building form for single detached and two-unit dwellings.

When first crafted, the Zoning Bylaw regulations regarding building height and massing were generally adequate to address the construction practices and house style of the day. With the passage of time, the fundamental designs of single-family and two-unit dwellings have changed. Recent construction practices have seen an increase in floor to ceiling heights from the 'standard' 8 ft. ceiling height of the past, to a more common 11 ft. ceiling height for the ground floor and a 10 ft. height for second floor. The demand for taller interior spaces has raised the basic height and massing of a single-family dwelling.

In addition, there is demand for tall living room, dining room, and 'great room' spaces, many of which employ a higher interior space. Designers are also incorporating vaulted, cathedral or coffered ceilings, which may result in increased vertical massing of the building, often expressed as large wall faces and tall entry features.

#### **Practices in Other Jurisdictions**

Staff have undertaken a review of zoning bylaws and massing regulations in a number of jurisdictions in the region, and a summary table is provided in Attachment 1. While the City of Richmond is among the cities with provisions to allow an interior ceiling height over 4 m, the 10 m<sup>2</sup> exemption for over-height ceiling areas for foyer and entry is also consistent with several other cities in the region.

#### **Proposed Zoning Bylaw Amendments**

To address the Council referral from April 20, 2015, staff have reviewed our existing zoning regulations, and have drafted Zoning Bylaw Amendment Bylaw 9249 to better regulate the

height and massing of single-family and two-unit developments, and address concerns with accessory buildings. The proposed amendments are presented below.

Maximum Height for Single-Family Zones: Richmond Zoning Bylaw 8500 specifies that the maximum height for a building is measured from finished site grade to the mid-point of a pitched roof at 9.0 m (29.5 ft), with an allowance for an additional 1.5 m (5 ft.) above that point to the roof ridge, so long as specified roof pitch is met. The maximum height is therefore 10.5 m (34.5 ft).

Staff propose that the measurement of maximum height be amended to lower the height for two-storey house to 9 m (29.5 ft.) to the roof peak, eliminating the use of the mid-point of the roof, and the allowed additional 1.5 m (5 ft.).

Staff propose to retain the provision to measure the maximum height for 2 ½ storey single-family dwellings to the mid-point of roof, to preserve the ability to achieve a functional half-storey concealed within a pitched roof. By allowing the additional 1.5 m (ft) above the mid-point of a sloping roof, the half-storey floor area can be more effectively designed to be within the roof line and provide adequate light, air and functional habitable space. The amendments to the Zoning Bylaw 8500 approved on April 20, 2015 through Bylaw 9223 would be applicable to any proposed 2 ½ storey house.

<u>Residential Vertical Lot Width Envelope:</u> Section 3.4 of the Zoning Bylaw provides descriptions and graphic representation of how horizontal and vertical building envelopes are to be determined. Revisions are proposed to increase the spatial separation between houses, reducing the impact of upper storey massing, and allow more light into required yards. Staff propose amendments to better reflect the range of lot widths currently possible under the Zoning Bylaw. The major changes are to change the angle at which the envelope is calculated for wider lots from 45° to 30°, and to clarify the articulation of the building envelope.

In order to accommodate the substantive regulations proposed, it is necessary to remove the definition and graphic from Section 3.4 Use and Term Definitions, and create a new section 4.18 in Part 4 – General Development Regulations. These amendments will re-define the envelope for lots less than 10 m in width, between 10 and 18 m in width, and greater than 18 m in width.

Staff propose to insert the amendments as a new Section 4.18 - <u>Residential Vertical Lot Width Envelope</u>, and these are shown in proposed Bylaw 9249.

<u>Interior Ceiling Height:</u> In response to the referral from Council, staff propose that the Zoning Bylaw be amended as presented in Bylaw 9249 to:

- Create a new definition of ceiling height which specifically ties the maximum ceiling height to a structural component such as roof truss or floor joist above, eliminating the use of dropped ceilings to achieve the height requirement.
- Reduce the maximum ceiling height before the area is double counted for the purpose of determining the maximum Floor Area ration (FAR) from 5 m (16 ft.) to 3.7 m (12 ft.).

In recognition of the importance the building community has placed on tall interior ceiling spaces, the proposed bylaw amendment would allow additional  $15 \, \text{m}^2$  of higher ceiling area – up to a maximum height of  $5 \, \text{m}$  ( $16 \, \text{ft.}$ ) located internally to the building to be counted once (rather than double) towards the maximum floor area. This  $15 \, \text{m}^2$  space must be set back an additional  $2.0 \, \text{m}$  ( $6 \, \text{ft.}$ ) from any required interior side yard or rear yard setback. This  $15 \, \text{m}^2$  exception is in addition to the  $10 \, \text{m}^2$  exception for exclusively entry and stair purposes.

Exterior Wall Ceiling Expression: Recent house trends, including the general increase of the height of the top ceiling plate which has resulted in tall building facades. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 would address this issue by requiring that no exterior wall that fronts onto the required rear or interior side yard setback can have an eave line or other exterior expression taller than 3.7 m above the finished floor, if the construction takes advantage of the exceptions for interior ceiling height (i.e. 10 m² exception for entry and stair purposes and the 15m² general exception for ceiling height between 3.7 m and 5 m). This proposed amendment would not preclude a 'traditional' two-storey house design with two (2) stacked floors.

A simplified cross-section of how this revised provision would be implemented is shown in Figure 2.

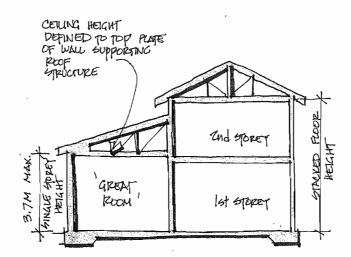


Figure 2 – Interior Ceiling Height Regulation (Recommended)

Staff are of the opinion that the combination of the reduced interior ceiling height of 3.7 m (12 ft.) from 5.0 m (16 ft) before the floor area is counted twice for density purposes, in combination with the proposed additional setbacks for the additional 15 m<sup>2</sup> (215 ft<sup>2</sup>) permitted exception will result in reduced massing on the exterior of the house and should address a number of the concerns raised by Council and members of the public.

We note for Council that these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house.

Any homeowner or builder can submit a Building Permit showing a ceiling height greater than the proposed 3.7 m limit, but the overall floor area of the house must be reduced accordingly.

Accessory Buildings: Staff have recently encountered a number of issues arising from the current zoning regulations of accessory buildings on single-family lots. Specific areas of concern are:

- The permitted size of a detached accessory building in rear yards.
- The maximum 5 m (16 ft.) permitted height for an accessory building.
- Existing required setbacks for accessory buildings.

Size of Detached Accessory Building in Rear Yard: We note for Council that the BC Building Code does not require a Building Permit to be issued for small accessory buildings of 10 m<sup>2</sup> or less in area. Richmond Zoning Bylaw No. 8500 allows an accessory building to be constructed in a rear yard, so long as any portion of the portion of the accessory building which exceeds 10 m<sup>2</sup> is counted towards the overall floor area of the house. If the detached building is used for on-site parking, the building can be 50 m<sup>2</sup> in area before the building is counted towards floor area of the principal building. There have been recent Building Permits submitted which have resulted in an accessory building used for parking to be only marginally smaller than the single-family dwelling on the property.

Setbacks for Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building of less than 10 m² in area to be constructed with no setback to any property line. An accessory building greater than 10 m² must be constructed at a minimum of 3.0 m (10 ft.) from a constructed road, and 1.2 m (4 ft.) from any other property line. Recently, construction of accessory buildings less than 10 m² in area have been sited according to the bylaw, but have resulted in poor interface to adjacent roads and surrounding properties.

To better regulate the size and setbacks for detached accessory buildings, staff propose amendments to General Development Regulations in Part 4 of Zoning Bylaw No. 8500 as follows:

- Detached accessory buildings up to 70.0 m<sup>2</sup> may be located within the rear yard.
- The area of all detached accessory buildings located entirely or partially in the rear yard cover no more than 40% of the rear yard.
- The setback from the front lot line must be at least 20.0 m.
- The setback from the exterior side lot line must be at least 7.5 m.

Height of Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building to be constructed with a maximum height of 5 m (16.2 ft.). Recent construction of detached accessory buildings has resulted in unacceptable impacts on neighbourhood character. To better control the height of accessory buildings in residential zones staff propose amendments to General Development Regulations in Part 4 of the Zoning Bylaw as follows:

- The maximum height for detached accessory buildings less than 10 m<sup>2</sup> is 3.0 m for a detached accessory building with a pitched roof, and 2.5 m for a detached accessory building with a flat roof.
- The maximum height for detached accessory buildings greater than 10 m<sup>2</sup> is 4.0 m to the roof ridge for an accessory building with a pitched roof, and 3.0 m for an accessory building with a flat roof.

Staff are of the opinion that this amendment in tandem with the revised setbacks for detached accessory structures will mitigate the recent issues associated with these buildings.

Height of Projecting Attached Garage: Recent construction trends for single-family and two-unit dwellings have seen increasingly tall garage roofs for forward projecting attached garages. These projecting garages are a dominant architectural feature, and have the potential for subsequent illegal conversion to habitable space. This is one of the most common forms of illegal conversion, which results in the overall house size exceeding that permitted by the Zoning Bylaw. Staff propose an amendment to Richmond Zoning Bylaw 8500 to limit the height of an attached garage:

• The maximum height for an attached garage constructed as part of a principal building is 6.0 m to the roof ridge for a garage with a pitched roof, and 4.5 m for a garage with a flat roof.

We note that the proposed bylaw amendment to limit the height of attached garages is beyond the scope of the April 20, 2015 referral, but staff are of the opinion that tall garage roofs are a contributing factor to the overall massing of a single-family dwelling. Should Council choose to not support the inclusion of this amendment, the bylaw could be amended at the Planning Committee meeting to delete proposed Section 4.14.4 (c) from Bylaw 9249, and the revised bylaw forwarded to Council for consideration of first reading.

#### Richmond Advisory Design Panel Commentary

These proposed amendments to Richmond Zoning Bylaw 8500 were presented to Richmond's Advisory Design Panel at their May 21, 2015 meeting. Panel members posed a number of questions, and made a comment that the Richmond Zoning Bylaw interior ceiling height allowance of up to 5 m (16 ft.) was very generous compared to other jurisdictions and suggested that it be reduced. Panel members cited their experience with similar massing regulations and cautioned staff that there can be unintended consequences of massing regulations; such as increased homogeneity of house design or somewhat odd upper storey configurations based on building envelope regulations.

Design Panel comments were generally supportive of the direction proposed. Minutes of the Advisory Design Panel Meeting are provided in Attachment 2.

#### **Bylaw Enforcement**

There is a perception that many new homes are being altered after building permit inspections through post-approval changes and/or illegal construction. Staff in the Building Approvals Department has inspection and enforcement powers to address any illegal construction, which is

adequate to address these issues. The Building Approvals Department investigates all claims related to construction that may be occurring without a City issued Building Permit and appropriate action is taken to rectify these situations.

To improve the existing inspection and enforcement aspects of their work, Senior Management in the Building Approvals Department will be implementing new processes to ensure that Senior Management is immediately notified of any field alterations to approved Building Permit documents that result in changes to the calculation of density. Work to those portions of the construction shall stop, and may not resume until revised drawings demonstrating compliance to all zoning and building regulations are submitted and approved. If compliance cannot be demonstrated, the non-approved work will be removed or remediated to achieve compliance.

To further improve compliance at Plan Review stage, staff will request additional drawings and specifications; such as multiple cross-sections and large scale plans of over height floor areas to show accurately their extent and contribution to density. Ambiguous or unclear plans will require revision or supplemental information.

#### **Additional Consultation**

Staff presented the suite of proposed amendments to the Richmond Small Builders Group, a representative of the Greater Vancouver Home Builder's Association, the Urban Development Institute, and members of the public.

The Urban Development Institute and the Greater Vancouver Home Builder's Association raised concerns regarding the imposition of additional regulations stifling the creativity of house designers, and commented on the underlying market trends which have led to the current style of house deign and massing throughout the City.

A meeting was held with the Richmond Small Builders Group, and with interested members of the public on May 26, 2015. There was general commentary that the visual impact of the overheight ceiling areas was a major concern, along with the general height of new house construction. Members of the public raised questions regarding the use of other planning tools; such as single-family design guidelines in the Official Community Plan (OCP) or various area plans.

Staff note for Council that guidelines for single family development cannot be implemented without designation of single family areas as Development Permit areas, which would result in a Council issued Development Permit being required before a Building Permit could be considered. Pursuing the Development Permit designation would require a comprehensive legal review, considerable community consultation, amendments to the OCP and all areas plan. It is further noted that implementing such an approach would result in significant additional process requirements for single family development and require considerable new staff resources to administer. Staff are of the opinion that the amendments proposed in Bylaw 9249 will address many of the concerns raised by residents. Minutes of the May 26, 2015 meeting are provided in Attachment 3.

The Richmond Small Builders Group expressed concerns with a number of the proposed amendments, including a desire to maintain higher ceilings, and to not make the single-family design process overly complicated. The Small Builders Group have suggested that reducing the height of two-storey houses to 9.0 m, and maintaining the 5 m ceiling height, but requiring measurement from the top of floor to the underside of the floor structure above, would be sufficient changes to address the complaints recently heard by Council.

Some builders in attendance and the public mentioned that a single-family 'Design Panel' could be considered as a mechanism to review house design. Staff do not recommend that a single-family Design Review Panel be pursued, as such a review panel would have no impact unless the Development Permit Area designation described above is implemented. Other correspondence received by staff is provided in Attachment 4.

#### Implementation

Upon adoption of the bylaw, staff will immediately implement the changes, and all Building Permit applications submitted after the adoption date will be required to meet the amended requirements.

Staff will also assess the changes to building design and massing over a period of one year and will report back to the Planning Committee on the impact of the proposed changes.

#### Alternate Bylaw Options for Interior Ceiling Height and Density Calculation

Staff have attached two (2) additional bylaws: Bylaw 9265 and Bylaw 9266 to this report, should Council wish to consider other options. Staff are of the opinion that recommended Bylaw 9249 successfully addresses Council's April 20, 2015 referral, and provides a framework for improved single-family and two-unit dwelling massing.

These two (2) bylaws are identical to Bylaw 9249; which staff recommend, save for the clauses related to Interior Ceiling Height. These options are discussed below.

Bylaw 9265 - 3.7 m internal ceiling height: Bylaw 9265 (Attachment 5) would reduce the maximum permitted ceiling height to 3.7 m (12 ft.) and would maintain the area exempt from floor area calculation at  $10 \text{ m}^2$ . This bylaw also includes the provisions to clarify how ceiling height is measured, and contains the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

Bylaw 9266 - 5.0 m internal ceiling height: Bylaw 9266 (Attachment 6) would permit a maximum ceiling height of 5.0 m (16 ft.) limit before the over-height area is counted for floor area, and would leave the exemption area at 10 m<sup>2</sup>. This bylaw includes the same provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element and , and the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

#### Financial Impact or Economic Impact

None.

#### Conclusion

City Council passed a referral motion that staff examine measures and options to better regulate the massing of new single-family houses. Staff have reviewed current bylaw standards and practices from adjacent municipalities regarding these issues. Zoning Bylaw Amendment Bylaw 9249 is attached for Council's consideration, and presents a range of amendments to better regulate massing of single detached and two-unit dwellings.

The proposed amendments amend and clarify the building massing regulations in the Richmond Zoning Bylaw 8500 to make it easier for Building Division staff to review plans, and ensure that submitted Building Permits conform to the Zoning regulations. The proposed bylaw also provides a number of changes to address the range and scope of issues raised by residents in the recent past.

It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9249 be introduced and given first reading.

Gavin Woo

Senior Manager, Building Approvals

(604-276-4113)

Barry Konkin

Program Coordinator, Development

(604-276-4138)

James Cooper

Manager, Plan Review

(604-247-4606)

#### GW/BK:blg

Attachment 1: Practices in Other Jurisdictions

Attachment 2: Minutes of the May 21, 2015 Advisory Design Panel Meeting

Attachment 3: Meeting Notes from Public Consultation Meeting of May 26, 2015

Attachment 4: Other Correspondence Received

Attachment 5: Bylaw 9265 (Not recommended)

Attachment 6: Bylaw 9266 (Not recommended)

District	Maximum Height (Pitch Roof)	Maximum Height (Flat Roof)	Maximum Accessory Structure Height	Ceiling Height	Exempted Area for Foyer/ Staircase
City of Surrey	m 0.6	9.0 m	4.0 m	> 3.7 m (12ft)	19 m²
City of North Vancouver	9.14 m	N/A	3.6 m (12ft)	> 4.57 m (15ft)	Staircase and landings are visible from the street.
District of North Vancouver	7.3 - 8.53 m	6.71 m	3.66 m (for a flat roof) / 4.67 - 5.64 m (to peak)	> 3.66 m	No exemptions.
City of Burnaby	9.0 m	7.4 m	4.6 m	3.7 m (12ft) measured to exterior top plate with an additional 4ft interior allowance (16ft)	9.3 m²
City of White Rock	8.5 m	7.7 m	3.0 m	N/A	N/A
City of New Westminster	9.0 m (to midpoint) / 10.67 m (to peak)	6.1 m	4.57 m	N/A	N/A
City of Vancouver	9.5 m (10.7 m at discretion)	N/A	3.7 m (for a flat roof) / 4.6 m (to peak)	> 3.7 m (12ft)	Up to 1% of maximum FAR to improve light and ventilation.
Corporation of Delta	9.5 m	8.0 m	3.75 m (for a flat roof) / 4.6 m (to peak)	> 4.3 m (14ft)	10 m²
City of Richmond¹	9.0 m (to midpoint) / 10.5 m (to peak)	7.5 m	5.0 m	> 5 m (16ft)	10 m² for entry and stairs.

### Thursday, May 21, 2015

Time:

4:00 p.m.

Place:

Rm. M.1.003

City of Richmond

Present:

Grant Brumpton, Chair

Tom Parker Xuedong Zhao Michael Mammone Jane Vorbrodt Jubin Jalili

Also Present:

Diana Nikolic, Planner 2 David Brownlee, Planner 2

Suzanne Carter-Huffman, Senior Planner/Urban Design Barry Konkin, Program Coordinator-Development

James Cooper, Manager, Plan Review

Gavin Woo, Senior Manager, Building Approvals Rustico Agawin, Auxiliary Committee Clerk

Lisa Jones – Auxilliary Architect, Building Approvals Division

Absent:

Matthew Thomson

Paul Goodwin Steve Jedreicich Cst. Barry Edwards

The meeting was called to order at 4:04 p.m.

#### 1. ADOPTION OF THE MINUTES

It was moved and seconded

That the minutes of the meeting of the Advisory Design Panel held on Thursday, April 16, 2015, be adopted.

CARRIED

Thursday, May 21, 2015

- like the variety of different architectural styles; appreciate the idea of extended planes; however, it could be further extended throughout the proposed development to tie together the different architectural styles; consider extended planes of materials other than glass, e.g. concrete, brick, etc.; proposed pillar does not appear to work with the idea of extended planes; consider design development;
- the west tower's curved wall does not appear dynamic in the model; consider applying the idea of extended plane to the curved wall or other measures to make it more exciting;
- Pearson Way (south) elevation/frontage needs more attention; streetscape character with street trees in metal grates is not successful; enhanced landscaping may be an effective way to tie together the different architectural elements and make the street more pedestrian friendly; consider further landscaping treatment, e.g. introducing pockets of greens and shrubs to add layering;

3

- appreciate the well-resolved programming at the podium level; appreciate the green roofs in the upper levels; however, look at access to the green roofs for maintenance work; and
- review the proposed colour (white) and cladding for the affordable housing units and consider long-term maintenance issues.

#### Panel Decision

It was moved and seconded

That DP 14-662341 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

**CARRIED** 

(At this point, Jubin Jalili rejoined the Panel and participated in the Panel's consideration of Item No. 4)

#### 4. PANEL REVIEW OF PROPOSED REVISIONS TO SINGLE FAMILY ZONES/ ZONING BYLAW TO ADDRESS HEIGHT AND MASSING CONCERNS

PROPONENT: City of Richmond (Planning and Building)

Thursday, May 21, 2015

#### Staff's Presentation

Barry Konkin, Program Coordinator-Development, advised that as per Council's referral to staff in the April 20<sup>th</sup> Public Hearing, staff is seeking the Panel's analysis and comments on the proposed package of measures to control the overall building height, massing and interior ceiling height of single-family homes l. Mr. Konkin clarified that staff proposals labelled as Future Considerations regarding revisions to existing building envelope regulations included in the package circulated to Panel members will still need further study and analysis and will not form part of proposed Zoning Bylaw 8500 amendments to be recommended by staff to Council.

James Cooper, Manager, Plan Review, provided background information regarding the trend in construction of large infill single-family homes and noted the concerns raised by existing single-family. Mr. Cooper mentioned that the goal of the proposed revisions to the existing zoning bylaw is to provide the appropriate controls in overall building height and vertical building envelope to ensure compatibility of new single-family developments within existing single-family neighbourhoods.

Mr. Cooper highlighted the following proposed modifications to the single-family zoning bylaw that would significantly impact on the height and massing of single-family homes:

- for 2-storey construction on lot widths less than 18 metres, reduction of (i) maximum overall building height from 10.5 metres to 9 metres, (ii) vertical perimeter wall height from 6 to 5 metres,;
- for 2 ½ -storey construction on lot widths less than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 m to the peak of the roof, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees;
- for 2-storey construction on lot widths more than 18 metres, reduction of (i) maximum building height from 10.5 metres to 9 metres to roof peak, (ii) vertical perimeter wall height from 6 metres to 5 metres, (iii) angle of vertical plane from 45 degrees horizontal to 30 degrees, and introduction of second-storey setback; and
- for 2.5-storey construction on lot widths more than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 metres to the roof peak, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees, and (iii) introduction of second-storey setback.

Thursday, May 21, 2015

Mr. Cooper added that the above proposals are intended to lower the height of single-family building and transfer the mass away from the neighbours to the middle of the buildable volume.

Also, Mr. Cooper presented (i) three options on maximum height definition of a storey to address concerns on building bulk due to high floor to floor heights, (ii) proposed changes to attached garage construction to control height and massing, (iii) proposed changes to limit the massing and required setbacks of detached accessory buildings with an area of 10 square metres or less,and (iv) massing and setback requirements for detached accessory building greater than 10 m2 in area, limited to a maximum of 40% of the rear yard, and a maximum size limit fo 70 square metres.

(Jubin Jalili left the meeting at 6:15 p.m. and did not return)

#### **Panel Discussion**

Comments from the Panel were as follows:

With regard to the three options presented by staff regarding proposed changes to the current Zoning Bylaw 8500 height definition of a storey, a Panel member commented that (i) Option 1, which allows the maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder, (ii) the proposed maximum ceiling height of 5 metres is too generous even for big houses, and (iii) the proposed 3.7 metre maximum ceiling height is more appropriate.

With regard to the proposed amendments to the current Zoning Bylaw 8500 to control the massing of single-family homes, a Panel member noted that the goal can be achieved through a simpler formula which provides flexibility, not stifle creativity, and not cause uniformity of design of single-family homes.

A Panel member noted that staff is going in the right direction and expressed appreciation for their efforts to investigate the design implications of proposed amendments to current Zoning Bylaw 8500. Also, support was expressed for the staff proposal for a maximum building depth of 50 percent of the lot depth. In addition, it was noted that the staff proposals for the secondary vertical building envelope and wall plane articulation to control massing may result in homogeneity of house design.

Panel commented that more time is needed to study and provide their comments regarding the proposed amendments to Zoning Bylaw 8500. In response to the comment of Panel, Mr. Konkin advised that Panel members are welcome to submit their written comments to staff.

Thursday, May 21, 2015

#### 5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:50 p.m.

Certified a

Certified a true and correct copy of the Minutes of the meeting of the Advisory Design Panel of the Council of the City of Richmond held on May 21, 2015.

**CARRIED** 

Grant Brumpton Rustico Agawin

Grant Brumpton Chair

Auxiliary Committee Clerk



#### **Public Consultation**

Planning and Development Department

# Summary Study on Massing for Single Family Neighbourhoods

Location: 2<sup>nd</sup> floor Galleria – Meeting Room 2.004

**Time/Date:** 17:00-19:00, May 26<sup>th</sup> 2015

#### **Staff Members Involved:**

Barry Konkin (B) — Program Coordinator (Development) — Senior Manager (Building Approvals)

James Cooper (J) – Manager (Plan Review)

#### Attendees:

Aaron Meier	Kathryn McCreary	John ter Borg
Lyn ter Borg	Martin Woolford	Rod Lynde
Asit Thaliwal	Navtej Dhot	Barry Konkin
Raman Kooner	Khalid Hasan	Parm Dhinjal
Russ Barstow	Gursher Randhawa	Marty Gaetz
Rav Bains	Sam Sandhu	Brad Doré
Rafiq Sahikh	Anne Piché	Mike Mcfarland
Marco Ciciello	Lee Bennett	Timothy Tse
Graham Taylor	Graham Johnsen	Bob Hardacre
Liz Hardacre	Kim Kemp	

#### Goals:

- 1. To receive input on findings and proposed measures included in the Study on Massing for Single Family Neighbourhoods
- 2. To share viewpoints related to recent infill development in single-family residential neighbourhoods
- 3. To present consultation and discussion results to Mayor and Council.

17:00—Introductions by City of Richmond staff members. Presentation booklets were previously distributed to individuals present in the meeting.

Presentation by James Cooper

17:03 – 17:20—James Cooper presents "Study on Massing for Single Family Neighbourhoods". Topics related to existing RS1 bylaws include:

- 'Maximum Overall Building Height'
- 'Vertical Building Envelope'
- 'Maximum Storey Height Definition',
- 'Height of Attached Garages'
- 'Maximum Floor Area
- 'Height of Detached Accessory Buildings Requiring Building Permit'
- 'Height and Location of Accessory Buildings Not Requiring a Building Permit'.

The proposed measures for bylaw amendment serve to reduce the maximum height of single-family dwellings by:

- 1. Reducing the maximum height
- 2. Refining the Vertical Building Envelope to produce better spatial separation and allow more light between adjacent houses
- 3. Define a maximum height for a single storey before the area is counted twice toward the maximum floor area density

#### 17:20—Floor Opened to Comments from the Audience

**Question( John Terborg):** Why are 'Future Considerations' being presented in the PDF package?

*Answer (J):* There was a time constraint for the Study and proposed Bylaw Amendments. The additional provisions require more study in order to refine and vet for all lot dimensions.

**Comment(Rod Lynde):** The existing bylaw regulations do not define building aesthetic, and good taste cannot be legislated. Some do look 'silly as designs are permitted within the regulations. The critical issue is one of appropriate design within the rules.

**Question (Ann Piche):** How will 12m and 10m wide lots be addressed? Current building envelope proposals may be too restrictive.

**Answer (J)**: Lots less than twelve-metres wide will be addressed as additional refinement to the measures proposed in response to the comment.

**Question:** What is the easement to a wall?

Answer (J): Sideyard setbacks vary depending on the size of a lot. (Proceeded to explain existing sideyard setback requirements as per existing RS1 zoning bylaws).

**Question:** Why is the first floor constructed at eleven feet and the second floor constructed at nine feet?

Answer (J): This is a market trend we're seeing in new home construction for increasingly high ceilings.

**Comment (Gursher Randhawa):** There should be a collective look at the basic requirements a house needs for it to be considered "marketable". In this way, there is an economic value associated with the changes the City is proposing. At this time, homebuilders need to fit four bedrooms upstairs with three or four bathrooms.

**Question:** Why is garage height limited to eight feet or two and a half metres?

Answer (J): That is a dimension on the diagram that is not a limiting one. It is not meant that the maximum ceiling height in a garage is 8 feet or 2.5m.

**Question (Bob Hardacre):** For the City, the Official Community Plan (OCP) provides goals to maintain vibrant, sustainable residential neighbourhoods. Zoning has to support this OCP initiative and must be changed to be in line with preserving residential neighbourhoods. Current construction does not follow the framework provided by the OCP. Can the OCP be changed/amended to better dictate the residential neighbourhood goals?

Answer (B): The proposed measures address the regulations of the Zoning Bylaw as they relate to Single and 2 family home construction. The scope does not extend to alterations to the OCP.

**Question:** What makes a neighbourhood viable? What makes it liveable?

Answer (J and audience): Shadowing caused by excessively large houses has a negative impact on neighbourhoods—views and privacy are affected and massing is too large—which leads to further consequences.

Answer (B): The OCP cannot legislate design.

**Comment:** People are moving away because of these negative impacts\*.

\*Anecdotal evidence that will require verification

**Comment:** In the City, new house construction does not take existing housing stock into consideration when first designed.

**Comment:** Audience member would like to present case study houses, however, was told to wait until other audience members had a chance to speak

Question (Marty Gaetz): One or two "bad apples"—relative to the quality of design today—have created a backlash against new development. Homebuilders, general contractors, and other people who live in the City have a vested interest in the quality of these homes. As such, these groups do not intend to create a negative impact within their neighbourhoods. Perhaps the City should look into neighbourhood specific zoning.

Answer (J): The proposed changes are a "one size fits all" approach. It is difficult to amend general provisions that pertain to a variety of properties. The goal is to provide a set of regulations that define a buildable envelope that will be viable to both current market trends and the existing urban fabric of single family neighbourhoods.

**Comment (Lynda Terborg):** Current construction of massive houses does not respect the existing urban fabric of the City. Although the interior spaces of these homes may function for the owner's/developer's needs, the exterior expression of these spaces do not respect the needs of neighbouring homes and the rest of the community. An inquiry was made about providing site plan information.

Comment (Lynda Terborg): (Resident presented case studies on massive homes in various neighbourhoods around the city). Double height spaces were constructed legally, but floors were added after the fact that increased the square footage of the property. Slight confusion with regard to how setbacks are measured on properties. Resident was frustrated that an approximately 3500 square foot house was constructed on a 6000 square foot lot. It would have been allowed on a 9000 square foot lot, not a 6000 square foot one. Resident expressed a desire to change double height spaces and have the City prevent infilling of double height spaces.

**Question:** How does the City prevent homeowners from infilling double height spaces after construction and final inspection?

Answer (G): The City performs over 300 "building check" inspections a year responding to neighbour complaints, amongst them illegal construction. Only 2 have been detected by inspections in the last 20 years.

Question: How will the City control abuses to the 5.0m ceiling height in future?

Answer (G): The current bylaw does not prevent drop ceilings being used to define the maximum height of a space. As such, the 5.0m maximum height regulation for a floor area before it is counted twice toward maximum density has been abused resulting in unnecessarily high perimeter walls and unwanted upper level massing. An example of how the City currently interprets drop ceiling designs was illustrated and background information on drop ceilings was provided. The new regulations as proposed by the study will tie the ceiling height to the roof or floor structure prohibiting drop ceilings. This will eliminate the bulk contributed by the high walls that are currently much higher than the maximum allowed ceiling height.

**Comment**: It is easier to build houses with a consistent roof height due to issues related to truss layout and framing. The efficiency of tying together all the wall top plates at a single height to and the use of drop ceilings have contributed to some of the unnecessary bulk surrounding high ceiling spaces.

**Question:** In the 1990's the Zoning bylaw was changed, providing a guide for what is now considered—from an aesthetic perspective—a poorly designed house. Why is this being allowed?

Answer (G): The wording in the bylaw is vague on the application of the 5.0m single story height and the City's hands are tied on the matter.

**Comment**: Project specific details should be provided to show: any proposed drop ceilings, roof heights, and other miscellaneous spaces. One builder expressed his desire to have a one-room exemption allowance from the proposed maximum height definition of a storey. It was expressed that the proposed bylaw changes would restrict design and make plan layouts for the family, living, and dining rooms difficult. As a compromise, one of those three rooms should be exempt from the proposed height restrictions to free-up design opportunity.

**Comment**: No pony wall should be permitted above the five-metre height restriction so people cannot abuse the proposed amendments.

**Comment**: New house construction does not respect the existing built fabric. In 2008, Council made a serious error in allowing building heights to reach 10.5 m versus 9.0 m. The 16' double height space allowance should be eliminated since other municipalities enforce a lower maximum height.

**Question:** The audience was confused about the processes behind changing the bylaws. **Answer (B)**: As such, the administrative processes behind changing the bylaws were explained, including how the public would be involved. Steps include: this meeting and its minutes as discussed in this document will be reported on to a committee who will send its ideas/results to council. From there, Council will vote and a public forum will be held where residents may provide feedback.

**Question**: Does a house have valid insurance if the house is in-filled post-inspection? Is the 'Declaration of Information' rendered incorrect if a home-owner wants to sell their property at a later date? How does in-fill practice affect fire protection, etc.?

Answer (J): If the construction is manifested after final inspection, the home-owner's house insurance is rendered void.

**Comment**: The disallowance of 3<sup>rd</sup> floor decks from the zoning bylaw has an undesired impact on the development on Agricultural Land Reserve (ALR) land. These properties should be allowed to have 3<sup>rd</sup> floor decks. In an example, if a deck faces ALR property it does not affect the neighbours—in terms of privacy. At this time, a guest expressed that the proposed bylaw changes scope is too broad in a similar way.

Answer (J): In the case of decks off the uppermost  $\frac{1}{2}$  storey in AGR land, an applicant may apply for a development variance to consider the minimal impacts.

**Question**: The City cannot compare bylaws between other municipalities, since comparing bylaws does not equate to an "apples-to-apples" comparison. Why is Richmond comparing the City's bylaws to bylaws made by other municipalities, when it is clearly not equal?

Answer (J): It is true that each municipality's zoning bylaw should be taken as a complete document and not cherry picked. In our approach we did a rigorous analysis of our current bylaw regulations to identify the regulations that may be refined in order to improve control of massing and bulk. The comparative study we used to guide our findings is much more extensive

in scope than the items presented in the table. Our proposed measures result from both a holistic look at our scope of regulations as well as those of other municipalities taken as a whole.

**Comment**: 'Average grade calculation' affects the maximum height of houses constructed in the City of Richmond. 'Average grade calculation' effectively reduces the volume of space that must fit within the existing zoning envelope (this is not to be construed as the height is lowered). Can you explain?

Answer (J): This is a "valid technical point," since the 'average site grade calculation' tends to set the base plane for measurement of maximum height at a level that is lower than the finish grade around the house, acting to slightly lower the maximum height while the flood plain bylaw acts as a plunger pushing up the first floor elevation against the buildable envelope set by the average site grade.

**Answer (J):** Explained how average grade is calculated, since the process confused audience members. James explained that the floodplain elevation requirements in the City are a maximum of 0.6 m above the highest crown of road and not less than 0.3 m above it.

**Comment**: It was expressed that there are great designs in the City, as well as some really bad ones.

**Comment**: Decreasing the maximum building height would further "cram" designs. To build what the owner and/or developer desires—within the existing zoning envelope—is what leads to the problem of poorly designed houses. As such, we cannot "have our cake and eat it too." Residents—as well as developers—must make compromises.

**Comment**: Everyone collectively agreed that the object of the meeting and proposal was to create positive change within the City, however, a misunderstanding by the general public—regarding the intent of the current bylaws and OCP—was raised, voicing general opposition to recent house design.

**Comment:** How can he public provide feedback on design proposals? A homebuilder expressed his desire to work with the City to make his design more responsive to the site. For example, the homebuilder prefers to have James' input on the design before the construction permit is issued.

**Comment (Sam Sandhu)**: The City of Vancouver preforms an inspection one year after construction; however, the City of Richmond does not. Additionally, house design requires attention to detail and a design panel for 'single family dwellings' is necessary to eradicate undesirable house design and construction.

**Comment**: The proposed zoning amendments must be "airtight" against possible manipulation primarily because Land Use Contacts (LUC) will expire and are required to be zoned as RS1, which is fast-approaching date. Over one year, 5,000 demolitions have taken place in the City.\*

\*Anecdotal evidence that will require verification

**Comment**: The proposed changes do not represent all of the properties in the City of Richmond and only seem to apply to RS1/E properties (RS1/E properties are rapidly redeveloped).

**Comment**: A resident suggested that designers do not visualize their work before it is built. He argued that designers—of recent developments—do not understand the scale of their drawings on paper as they would be in the real-world. The resident expressed that the City needs architectural guidelines.

**Question**: 'Infill housing'—when a house is replaced by a new house—does not respect the intention of the neighbourhood's fabric. In example, the Westwind neighbourhood was initially designed using a set of required materials and typologies, however, new development does not consider the original criteria for new construction, which negatively impacts the neighbourhood visually. What are the criteria?

**Answer**: The City is not aware of a 'design criteria' that applies to the Westwind neighbourhood; however, a single developer may have had a specific vision for the neighbourhood, which is what the community sees today.

**Question**: A discussion on covenants suggested that the City had design criteria many years ago. What do the regulations say?

Answer (J, B): To the recollection of staff, there have never been any aesthetic design criteria in the Zoning Bylaw for new single infill house construction in the City of Richmond. Some Land Use Contracts had limited architectural guidelines.

Answer (B): The City currently has no development permit process for individual 'infill housing'. Design guidelines are created based on a comprehensive development area. However, it is difficult to apply such guidelines to individual lots. As such, design guidelines that are created and/ or proposed will create additional time delays in the construction phase. Since time is measured economically, delays cost homebuilders large sums of money—homebuilders must pay taxes on the land while waiting for a permit. Barry suggested that design trends are changing, which will ultimately impact residents in areas of redevelopment.

**Comment**: The bylaws are used to control the depth of homes, but not necessarily massing. If the depth of allowable buildable area is controlled, the size of new house construction is constrained and will limit the length of sidewalls that visually affect adjacent properties.

**Comment**: Designers that create aesthetically undesirable houses are not present in the room.

**Comment (Lynda Terborg)**: The City of Richmond needs rules and regulations to control the visual impact of single-family residences on the existing fabric of the City.

**Comment**: A design panel would be too time consuming, according to homebuilders. As such, homebuilders prefer access to prescriptive design guidelines that will speed up permit processing and reduce costs.

Comment (Gursher Randhawa): Homebuilders have identified already loopholes in the proposed amendments to zoning bylaw. Gursher suggests, that if he can find them design professionals are in a position to exploit these flaws because they are technically trained. As

such, the City needs to slow the amendment process down and consider every option in thorough detail. If the City moves too quickly, there will be consequences.

Comment (Marty Gaetz): Homebuilders invest a considerable amount of money in projects before becoming involved with the City. Homebuilders are requesting ample notice before any changes are made to the bylaw. The current limit on double height ceiling design is undesirable and is considered retroactive.

Answer (J): The City will try to work with transition time periods with homebuilders in order to implement fairly future changes to regulations.

19:05—End of Meeting

#### Woo, Gavin

From:

Craig, Wayne

Sent:

Monday, 27 April 2015 08:58

To: Subject: Woo, Gavin; Cooper, James FW: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

#### FYI

----Original Message----

From: wrapd193@wrapd.org [mailto:wrapd193@wrapd.org]

Sent: April-26-15 5:54 PM

Subject: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

Hello WRAPd Subscribers,

Flowing out of the events of Monday April 20th's Public Hearing it has been clearly communicated that the public is asking for greater education and opportunities for informed citizen input into the character and shaping of Richmond's single family neighbourhoods.

An informed public is the best resource to hold City Council accountable to what was discussed on Monday April 20th.

This Wednesday (April 29) at 7pm WRAPd is hosting a Town Hall Meeting at Westwind School. We will be able to discuss some of the information presented at the Public Hearing but with ample time for community input and questions from residents.

Forward the invitation to your neighbors and friends in other neighbourhoods (LUC or Zoning) about having their voices heard.

Your participation is appreciated.

The story continues ...

http://www.richmond-news.com/residents-contend-city-bylaws-being-flouted-by-megahome-developers-1.1831952

http://wrapd.org/PDF/Lynda'sPresentation FULL001.pdf

http://wrapd.org/PDF/JohnterBorgPublicHearingSubmission2015-04-20.pdf

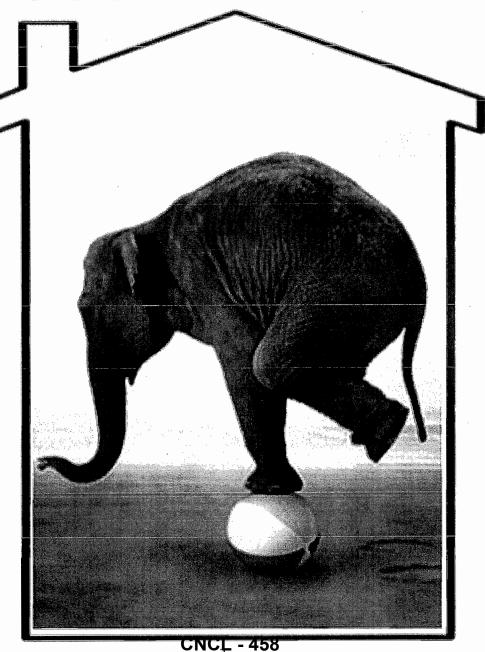
http://wrapd.org/PDF/KathrynMcCrearyPublicHearingSubmission2015-04-20.pdf

http://wrapd.org/PDF/JamesStrilesky-LettertoMayorandCouncil2015-04-14.pdf

http://www.richmond.ca/cityhall/council/agendas/hearings/2015/042015 minutes.htm

You are invited to a ... TOWN HALL MEETING on "MEGA HOUSES"

Get Informed!



#### Brodie, Malcolm

From:

jsrmont@telus.net

Sent:

Wednesday, 22 April 2015 20:54

To:

MayorandCouncillors

Cc:

Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNuity,

Bill; McPhail, Linda; Steves, Harold

Subject:

Zoning Bylaw Amendments

Mayor Brodie and Councillors

I am a life-long resident of Richmond, and have lived in our Westwind home since 1972, when we had it built for us. At the time, we were attracted by the prospect of living in a subdivision similar to the developers first two projects - Laurelwood and Maple Lane. There were no protective covenants regarding design principals, but thanks to the good taste and sense of discipline of the developer, a very pleasant community was completed, and remained so for over forty years.

As you heard at the Council meeting Monday night (April 20), our community is under serious threat as a result of a number of "mega houses" being built to designs that may or may not be quite legal according to the rules, but clearly are outside the intention of the of the zoning regulations.

By the end of the meeting on Monday, I was encouraged by the interest shown by the Mayor and Councillors in attendance, and sensed a shared concern for a need to address these issues. The Zoning Bylaw 8500, Amendment Bylaw 9223, along with the additional considerations added during the meeting, are a good start. More study is required, but the sooner this can be completed, the better.

In the meantime, something must be done to stop the carnage. Builders will now rush to demolish and build prior to the changes taking effect. Further, the issue of the Land Use Contract properties has not even begun to be addressed. Even more pressure will be put on these properties once the above Zoning Amendments are in effect.

It seems quite clear these builders, and many buyers, simply don't care about what they are doing to our neighbourhoods, and they are not likely to be "persuaded" to change their practices. While these changes to the Zoning Regulations and Land Use Contracts are being studied and implemented, it is quite conceivable that another ten to fifteen percent of the existing housing stock could be razed. To prevent this, and until the these changes can be made, there are steps that can be taken.

The first, which is the least we can do, is to be much more rigorous in reviewing plans for these large houses prior to issuing building permits, and once issued, to apply the same tough approach to building inspections. I understand you feel that City staff are doing an adequate job, but given some of the examples we saw at the meeting this last Monday, clearly there are elements of the system that are broken.

The second thing we can do is to simply place a six or nine month moratorium on any further demolitions. This may seem extreme, but if we are really serious about the City's objective of preserving the character and desirability of our single family neighbourhoods, this will clearly demonstrate we are serious.

As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7 2015-04-23 07:10

CNCL - 459

#### Woo, Gavin

From:

MavorandCouncillors

Sent:

Thursday, 23 April 2015 15:55

To:

'jsrmont@telus.net'

Subject:

RE: Zoning Bylaw Amendments

This is to acknowledge and thank you for your email of April 22, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

#### Michelle Jansson

#### Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: jsrmont@telus.net [mailto:jsrmont@telus.net]

Sent: Wednesday, 22 April 2015 9:06 PM

To: MayorandCouncillors

Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda;

Steves, Harold

**Subject:** Zoning Bylaw Amendments

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As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

Sent from Windows Mail

This recent letter (Richmond Review April 23 2015) to the editor is so true and the last part is referring to future changes that will have to occur if this troubled world is to survive. Politicians at this time period don't have the necessary wisdom of understanding to realize the deeper meaning of what is meant by future changes.

The current mantra of the world is materialism it is fueled by greed and mostly governed by incompetency.

Teopea Richmond BC May 7, 2015

# Elected Politicians not doing their job.

A6 THURSDAY, APRIL 23, 2015

**LETTERS** to the Editor

# City's sold out

Dear Editor,

The politicians who run the City of Richmond have sold out to property tax revenue greed.

Perfectly good, older homes are being torn down to be replaced by mostly over-sized homes that look out of place in the neighbourhood and out of the market price range for many families.

Developers have taken advantage of the weak mindedness of the politicians and have maximized the usable property space to where some lots are all house and paving stones. (Not good for the environment).

Three-story new homes should never have been allowed. It's a perfect example of politicians not taking their jobs seriously in protecting the best interests of neighbourhoods. They will defend their lack of oversight in this matter with wiggle room excuses.

Now, the politicians have allowed ultra-small two-storey towers to be built on the same property as the oversized home. More property tax revenue for the city but at what expense to the character of the neighbourhoods?

The two most pressing problems of this world, according to a recent UN study, are over population and over development. The Richmond city politicians have no true ethical understanding of what is meant by over development. They are part of the problem because their mindset has been influenced by the relentless pursuit of progress and development. Eventually, a new mindset has to take place, but it certainly won't happen with the current batch of politicians running the City of Richmond.

JG Jardey Richmond City of

RICHMOND
British Columbia

Performance Grade



Public opinion is in agreement that the tax payer paid politicians have failed in providing for a common sense approach to long term community neighbourhood development planning and environmental concerns for continued neighbourhood development.

#### Richmond Public Hearing – May 20, 2015

Richmond's new home building trends are for high ceilings, high stair wells to the second floor and high great rooms.

A house on Glacier Crescent near my parents house is shown in the picture. The great room is shown off the kitchen at the middle back of the house and the ceiling is significantly more than 16ft4in. You can see the max 16ft4in ceiling in the entrance to the house and compare it with the much higher ceiling over the railing looking down towards the great room.

#### Show picture 1

I went to another house on Glacier Crescent with an inspector from the City. The great room is off the kitchen in the middle back of the house. In this example, there was a dropped ceiling that dropped down to 16ft4in directly above the great room. The inspector told me that the ceiling height was dropped to satisfy the "height requirement".

But meeting the maximum storey height by construction of a false drop ceiling below the level of the roof structure contributes to greater massing! Instead of a drop ceiling an arch or barrel ceiling could easily be constructed and still have the same impact on massing as the space taking up volume. As an aside, the builder, I was told, was only required to show one cross section in his submission and so this is the one he most likely presents.

I went to an open house for another new house at 9240 Chapmond Crescent which had a great room next to the kitchen at the middle back of the house like the other two properties mentioned. The real estate agent told me that the height of the ceilings was about 21ft.

I went to another house on Goldstream Place. It had ceilings, that were about 21ft high in the entrance, as well as the two front rooms and the great room off the kitchen.

Show Picture group 2

I have looked at many MLS pictures and the vast majority have great rooms.

In conclusion, the vast majority of these houses have great rooms that have storeys that exceed 16'4".

I did a study and searched all 93 houses on MLS in Richmond built since 2008 that had a value of \$1.8 million dollars and above.

I have prepared a spreadsheet, illustrating the relationship between finished floor area and permitted floor area as allowed by the lot size.

#### insert word document

#### insert spreadsheet

In conclusion, Builders are maximizing the square footage of the houses they are building. Which begs the question, how can they maximize the allowable area of living space and still have these over height rooms?

The double counting rule says that if the height of the floor exceeds 16'4" than it must be double counted as if there were two floors. This means that if the height of a storey is increased beyond 16'4", than the total floor area of the space needs to be subtracted from the maximum permitted area.

Since we confirmed the vast majority of these homes have great rooms the actual square footage of the house must be significantly lower than the maximum permitted area of the house. The maximum living area of these homes should be reduced by the area of these over height great rooms and other over height rooms.

Also, we confirmed the majority of these MLS listing all were built out to the maximum allowable floor area. The majority all of these houses were non nonconforming visually from the inside and out.

#### There is a problem

Walking my dog in my neighbourhood, a subcontractor allowed me to view one of the Goldstream houses under construction. I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noted the same 16ft4in ceilings dropping down, in the rooms in either side of the foyer, and the great room. The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum, in fact the full height of the storey was still about 21 feet.

I alerted City staff and an inspector was sent to take pictures of the ceiling. I requested to know the square footage of the house and he informed me that the actual size of the house was 4,000 square feet. The maximum calculated square footage of the house is 4,019 square feet. So apparently no deduction was made to the size of the house for these oversize rooms.

#### There is a problem

I have been informed that Staff in the Building Approval Division review all house plans before a Building Permit is issued. All Building Permits issued by the City are reviewed to ensure compliance with the City's Zoning Bylaw and the BC Building Code. Any internal building area with a storey shown on the building permit drawings to be constructed at a height of more than 5 m (16.4 ft) has that area counted as if it is comprised of two floors for the purpose of determining the maximum floor area permitted.

# There is a problem - it's not happening

#### Conclusion

- Enforce the Bylaw
- Stop taking ceiling measurement to false drop ceilings of any kind (barrel, back framed, drop,coffer)
- Require the builder to provide multiply cross sections of a house for review to the City.
- Get rid of 16'4" ceilings all together and change them to 12'1'.
   Result: This will stop new houses from making the leap from <u>16ft4inch</u> <u>ceilings to 21ft as the new normal.</u>

Kathryn McCreary, P.Eng.

# **Calculation**

# Study

- -Looks at 93 houses built since 2008, and
- -Houses on the market listed at \$1.8 million dollars or more asking price

# **Example Calculation: 7531 Glacier Crescent**

Maximum Floor Area permitted for Single Family Residential Zoning

- -Based on total area of the lot
- -Maximum Buildable Area

= 55% on the first 5,000ft<sup>2</sup>, and

30% on the remaining lot area

=0.55\*5000 + 0.30\*3556

=3,817 square feet Finished Floor Area

=3,807 square feet (MLS)

# Sample Calculation:

Ratio of Finished Floor Area / Maximum Permitted Buildable Area

=3,817/3807

=1.003

### Conclusion:

Average of 93 houses on the Market, on April 18, 2015

-Ratio = 1.004/1

Suggests Builders are maxing out on allowable square footage

# **Source Information:**

-http://www.realtylink.org/

-http://www.bcassessment.ca

This house has maxed out its FSR (floor space ratio).

This room has exceeded the maximum storey height and the square footage must be counted against the maximum buildable area.

The saleable area must be reduced by the same floor area as this room.

In the vast majority of new houses built in Richmond this section of the Zoning Bylaw is not being enforced.

**MLS Richmond Listings** 

Date:

April 18, 2015 > \$1,800,000

Price Range: Age:

Houses built after the year 2008

Source(s):

http://www.realtylink.org

http://www.bcassessment.ca

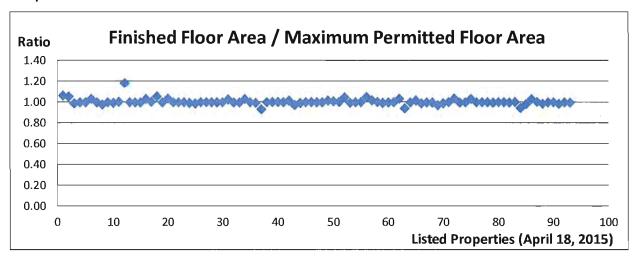
Real estate open houses

Author(s):

Kathryn McCreary P.Eng.

John ter Borg B.Eng., MLWS, LEED AP

#### Graph:



#### **Summary:**

New houses coming on the market in Richmond are being built to maximize 100% of the permitted floor area available.

The majority of new houses constructed in Richmond are in violation of the double height standard in the Zoning Bylaw.

These new houses in Richmond breaching the double height standard are not sacrificing walkable square footage as required by the Zoning Bylaw.

#### Data:

Address		Age	Lot Area (ft2)	Actual Livable Area (ft2)	Maximum Permitted Area (ft2)	Ratio	Breach Double Height	MLS Image
9271 WELLMOND RD	1	4	7,200	3,623	3,410	1.06	?	
9220 WELLMOND RD	2	6	7,920	3,820	3,626	1.05	Υ	
3560 FRANCIS RD	3	3	7,920	3,589	3,626	0.99	Υ	
5520 CHEMAINUS DR	4	2	7,000	3,347	3,350	1.00	У	
8820 ST ALBANS RD	5	5	7,920	3,625	3,626	1.00	У	Section 1
3506 ULLSMORE AV	6	2	7,030	3,462	3,359	1.03	?	
8228 ELSMORE RD	7	3	7,100	3,378	3,380	1.00	У	
9091 WELLMOND RD	8	5	7,920	3,550	3,626	0.98	у	-114

9411 DESMOND RD	9	5	7,920	3,624	3,626	1.00	У	
9871 PARSONS RD	10	8	7,920	3,604	3,626	0.99	?	
10560 SOUTHDALE RD	11	4	8,118	3,700	3,685	1.00	У	STE BE
3240 SPRINGFIELD DR	12	2	6,996	3,961	3,349	1.18	?	and the
9611 BAKERVIEW DR	13	1	8,694	3,858	3,858	1.00	?/y	
7680 DAMPIER DR	14	1	7,074	3,367	3,372	1.00	?	Old In
9500 PINEWELL CR	15	3	7,920	3,614	3,626	1.00	У	
9240 CHAPMOND CR	16	2	7,551	3,620	3,515	1.03	У	400000
3191 PLEASANT ST	17	6	5,940	3,042	3,032	1.00	No	
10311 AMETHYST AV	18	1	7,980	3,841	3,644	1.05	У	
3611 LAMOND AV	19	2	7,350	3,447	3,455	1.00	?	
3311 SPRINGTHORNE C	20	0	6,699	3,370	3,260	1.03	У	10 M
4911 WESTMINSTER HY	21	0	8,177	3,700	3,703	1.00	?/y	
8040 FAIRDELL CR	22	2	7,507	3,498	3,502	1.00	У	
4911 WESTMINSTER HY	23	0	8,172	3,700	3,702	1.00	У	
9740 BATES RD	24	6	6,717	3,241	3,265	0.99	n	
8328 BOWCOCK RD	25	6	8,554	3,766	3,816	0.99	No	_
8751 ST. ALBANS RD	26	7	8,580	3,823	3,824	1.00	No	
4891 WESTMINSTER HY	27	0	7,937	3,629	3,631	1.00	?	
9720 HERBERT RD	28	8	7,994	3,646	3,648	1.00	?	4
8180 SEAFAIR DR	29	3	7,484	3,490	3,495	1.00	N/?	4
9180 WELLMOND RD	30	2	7,919	3,626	3,626	1.00	N/?	4
4300 BLUNDELL RD	31	2	9,800	4,295	4,190	1.03	No	-
9340 GORMOND RD	32	0	7,262	3,417	3,429	1.00	?/Y	F87-71
7660 RAILWAY AV 7151 MONTANA RD	33 34	1	9,200	3,994	4,010	1.00	y/?	F.
5151 CALDERWOOD CR	35	0 4	7,020	3,450	3,356 4,012	1.03	, No	
8800 ST. ALBANS RD	36	0	9,207 7,920	4,010 3,601	3,626	0.99		
9811 PINEWELL CR	37	4	14,777	5,300	5,683	0.93	У	
3500 NEWMORE AV	38	0	7,029	3,358	3,359	1.00	, ,	-
7291 LINDSAY RD	39	1	8,323	3,750	3,747	1.00	у	
10120 LEONARD RD	40	2	8,844	3,907	3,903	1.00	y	
5291 LANCING RD	41	4	8,450	3,782	3,785	1.00	У	
4391 CORLESS RD	42	0	8,778	3,930	3,883	1.01	У	
8711 GARDEN CITY RD	43	3	11,818	4,667	4,796	0.97	у	100
9131 DESMOND RD	44	4	7,920	3,595	3,626	0.99	?/y	and a
3480 FRANCIS RD	45	4	7,920	3,621	3,626	1.00	У	
3320 FRANCIS RD	46	0	7,907	3,622	3,622	1.00	?	Sectional Property
7511 AFTON DR	47	5	7,392	3,459	3,468	1.00	У	50.
11451 No. 2 Road	48	3	7,202	3,405	3,411	1.00	У	
9131 DIAMOND RD	49	5	8,120	3,737	3,686	1.01	У	
5491 CATHAY RD	50	2	7,854	3,631	3,606	1.01	У	11
8191 CATHAY RD	51.	1	7,500	3,507	3,500	1.00	У	
10226 BAMBERTON DR	52	1	6,480	3,337	3,194	1.04	?/y	
9120 WELLMOND RD	53	0	7,920	3,603	3,626	0.99	У	
6671 RIVERDALE DR	54	3	7,200	3,408	3,410	1.00	У	
7400 GRANDY RD	55	2	8,040	3,663	3,662	1.00	У	

AVERAGE		2.7	8,354	3,766	3,756	1.004		
10211 THIRLMERE DR	93	0	8,280	3,719	3,734	1.00	У	1000
7720 SUNNYHOLME CR	92	4	9,918	4,220	4,225	1.00	У	Sec. 11
7960 SUNNYMEDE CR	91	5	9, <b>7</b> 41	4,107	4,172	0.98	?	
7440 LUCAS RD	90	2	9,102	3,981	3,981	1.00	No	
7531 GLACIER CR	89	2	8,556	3,807	3,817	1.00	у	
9620 PINEWELL CR	88	2	14,783	5,600	5,685	0.99	У	min di
7680 RAILWAY AV	87	0	10,147	4,307	4,294	1.00	?	
5891 MURCHISON RD	86	1	8,073	3,777	3,672	1.03	?	
10920 BAMBERTON DR	85	0	8,475	3,717	3,793	0.98	?	1
3240 FRANCIS RD	84	5	7,920	3,428	3,626	0.95	?	
8880 COOPER RD	83	7	11,696	4,767	4,759	1.00	У	
6031 MAPLE RD	82	3	9,243	4,008	4,023	1.00	?	
4571 PENDLEBURY RD	81	2	8,910	3,922	3,923	1.00	?/y	
5780 RIVERDALE DR	80	0	8,073	3,672	3,672	1.00	?/y	
7520 AFTON DR	79	2	8,118	3,668	3,685	1.00	У	
6188 Sheridan Rd	78	3	8,580	3,820	3,824	1.00	у	- No.
5760 RIVERDALE DR	77	1	8,073	3,671	3,672	1.00	?	-
8511 CALDER RD	76	0	7,634	3,538	3,540	1.00	?	1
7251 LISMER AV	75	2	7,000	3,450	3,350	1.03	?	1
5760 LANGTREE AV	74	0	7,022	3,351	3,357	1.00	?	
8620 PIGOTT RD	73	4	8,828	3,885	3,898	1.00	?	
4388 GRANVILLE AV	72	4	9,728	4,308	4,168	1.03	У	
7391 BATES RD	71	2	7,257	3,428	3,427	1.00	у	
7580 REEDER RD	70	7	7,559	3,474	3,518	0.99	N	
7900 BELAIR DR	69	5	8,841	3,790	3,902	0.97	У	loc'm loc
8480 PIGOTT RD	68	6	9,768	4,158	4,180	0.99	У	
3531 SOLWAY DR	67	4	9,378 9,128	4,015 3,972	4,063 3,988	0.99 1.00	У	
9760 BATES RD 9740 GILHURST CR	66	3	6,801	3,340	3,290	1.02	У	Name In
7891 GABRIOLA CR	65	0	8,063	3,658	3,669	1.00	У	
8531 BOWCOCK RD	63	4	10,688	4,196	4,456	0.94	?/y	
9471 PINEWELL CR	62	1	7,955	3,750	3,637	1.03	У	
7480 CHELSEA RD	61	3	7,992	3,645	3,648	1.00	У	Prince
5100 WILLIAMS RD	60	0	10,890	4,500	4,517	1.00	?	
5851 MCCALLAN RD	59	4	8,640	3,811	3,842	0.99	У	
4300 COLDFALL RD	58	2	9,240	4,024	4,022	1.00	У	
7328 BARKERVILLE CT	57	1	7,000	3,408	3,350	1.02	У	<b>3</b>
5771 FRANCIS RD	56	8	10,758	4,690	4,477	1.05	У	

# 7531 Glacier Crescent (Back)











**CNCL - 474** 





**CNCL - 475** 





# **7900 Goldstream Place**



Subject:

FW: Concern with overly large buildings on properties in the Westwind area

**From:** Patrick Hill [mailto:pat hill@telus.net]

**Sent:** Sunday, 19 April 2015 09:41

**To:** <u>inf@wrapd.org</u> **Cc:** MayorandCouncillors

Subject: Concern with overly large buildings on properties in the Westwind area

I am personally concerned with the overly large new buildings, in some cases the height of 3 stores and covering the very edges of the properties – mega buildings – overlooking all other buildings in the area, they are often ugly (designed) and massive! I agree with your newsletter that the city must make the necessary changes to the zoning rules to prevent this, I am amazed that the city building department has not been more active in monitoring the effect of what they have permitted – is there no architect in the department? We have three massive houses one of which is a flat top box at the end of the court – maybe it is to be a bed & breakfast!

Changes have to made to bring the Westwind in line with what it was originally designed for, a community.

PS I will be out of town when the council meeting is held.

Patrick Hill

5791 Bittern Court Richmond

Subject:

FW: Call to Action on MASSIVE houses

----Original Message----

From: info@wrapd.org [mailto:info@wrapd.org]

Sent: April-18-15 7:32 PM

Subject: Call to Action on MASSIVE houses

Thank you for your support on the MASSING of houses issue.

Public Hearing is Monday 7pm at Richmond City Hall.

City Council is not addressing height and MASSING on Zoning houses, nor will the LUC properties receive any relief from the proposed Bylaw Amendment.

Please plan to attend to share your concern.

I am sharing with you a message sent to the Mayor and Council of well written words from a Westwind neighbour....

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city.

More specifically I am looking for the mayor and council to make the following changes in:

#### Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community.

Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true height to exceed

29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

#### Land Use Contracts

-LUC properties need a moratorium before any more building permits are granted. Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.

-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.

signed, WRAP'd Group

From:

MayorandCouncillors

Sent:

Monday, 20 April 2015 10:20

To:

'VICKI'

Subject:

RE: Monster House Next Door

This is to acknowledge and thank you for your email of April 17, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

#### Michelle Jansson

#### Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: VICKI [mailto:vicmail@shaw.ca]
Sent: Friday, 17 April 2015 8:05 PM

To: MayorandCouncillors

Subject: Monster House Next Door

Please read this and drive by the address

I hope someone has the time to come and look at the house next door to me We are zoned LUC and I will be losing the sunshine and privacy of my home The excavators said, "Hey, your house just went up \$200,000.00 in value!" I said.."I do not care!..This is my home not a real estate investment.."

The address is 10486 Canso Crescent

My address is 10500 Canso Crescent

The Monster House is South of me..

That is where the sunshine comes from

Now I will have a 26.5 ft. structure that exceeds my home by 40 ft.

Most of my windows are on the back of the home

This house will have side windows viewing into my home, patio and garden

Yes, 40 ft. "longer" then my home....Half of my backyard.. I have a 150 ft. deep lot by 40 ft. wide

Thank you for reading this and I hope someone can take pictures before and after

You have made my home a teardown due to the structure..

Victoria Henderson

# **MayorandCouncillors**

From:

Kathryn McCreary [kathrynmccreary@hotmail.com]

Sent:

Thursday, 16 April 2015 7:42 PM

To:

MayorandCouncillors

Cc:

McPhail, Linda; Steves, Harold Maple Lane neighbourhood massive houses

Subject:
Categories:

12-8360-01 - Permits - Building - General, 12-8060-20-9223 - To regulate half-storey in

To Public Hearing

single family dwellings

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" celling height came to just above my head.

Walking my dog in my neighbourhood a subcontractor allowed me to view another house at 7900 Goldstream Place.

I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4'' = 21'4'' room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

CityClerk	Date: <u>ADril 20/15</u> Item # _5	INT
From:	Graham Taylor [grahamtaylor1954@yahoo ca] Aragad maga Ruku.	W L hal
Sent:	Graham Taylor [grahamtaylor1954@yahoo ca] Ameniment Byou	DB
To:	CityClerk 923	
Subject:	Zoning Bylaw 8500 Amendment Bylaw 9223	
Categories:	12-8060-20-009223	

To Public Hearing

Please accept this email as my submission to the public hearing scheduled for April 20. In my view the proposed amendment does not go far enough.

The staff report referral motion refers to concerns related to overall building height. The proposed amendment does nothing to deal with building height.

I do not know exactly when the roof allowance was raised to 29.5 feet but that was a mistake. As you know, since then most, if not all, new buildings have been built to the maximum allowance. These new buildings block the sun, detract from views and infringe privacy. I am going to try to enclose a picture of the house built to the south of me with this email. It is the view from my second-story kitchen looking south.

To my mind, the current zoning allows the houses to be too tall, too big and too close to its neighbours.

I suspect we are too far gone to erase all these mistakes but as the amendment to the roof height limit is fairly recent, I believe you should go back to the old limits.

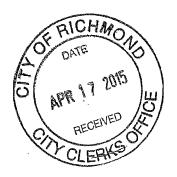
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

I also note that the staff report states that homebuilders using the existing regulations build to the fullest which reflects current market land and construction prices.that sentence has it backwards. It is the maximum build that creates the land prices.

I would like council to consider what social good is being accomplished by allowing these new bigger houses. You have a plot of land that is supposedly worth \$1 million. Someone buys it, puts up a bigger house and then sells it for \$2 million. However, it is still just a single-family dwelling so all that has been done is that the price of a house has doubled. What is good about that?

Yours truly, Graham Taylor 8571 Fairhurst Rd.

Sent from my iPhone.

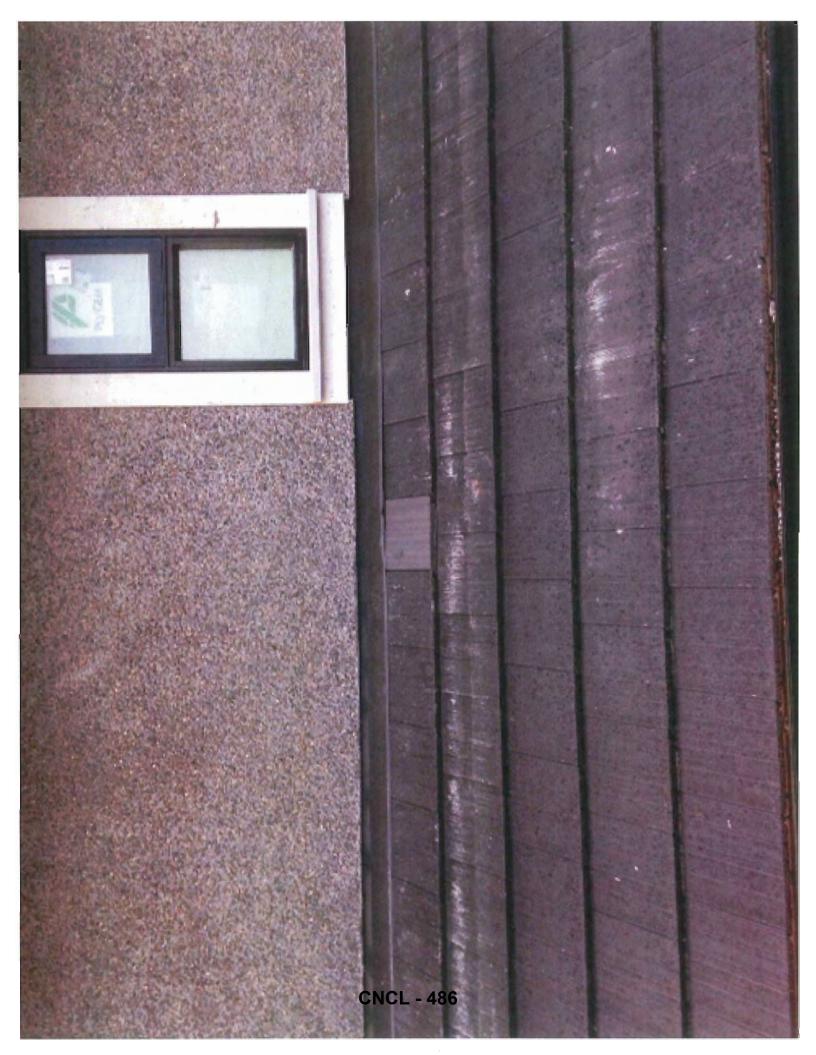


CityClerk		To Public Hearing Date: Item #	TMI
From:	Graham Taylor [grahamtaylor1954@yahoo	Re:	ĎΒ
Sent:	April 17, 2015 13:53	oaj	
To:	CityClerk		
Subject:	Bylaw submission		
Attachmentes	IMC 0268 IPC: ATT00001 tot: IMC 0260	IPG: ATTOOOO2 fvt	

Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you







From:

MayorandCouncillors

Sent:

Friday, 17 April 2015 09:39

To:

'Kathryn McCreary'

Subject:

RE: Maple Lane neighbourhood massive houses

This is to acknowledge and thank you for your email of April 16, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

#### Michelle Jansson

## Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Kathryn McCreary [mailto:kathrynmccreary@hotmail.com]

Sent: Thursday, 16 April 2015 7:42 PM

To: MayorandCouncillors

Cc: McPhail, Linda; Steves, Harold

**Subject:** Maple Lane neighbourhood massive houses

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" celling height came to just above my head.

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I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

Subject: Attachments: FW: LUC 036 Pintail

WESTWIND - LUC 036 - RD22094.pdf; ATT00135.htm

From:

Date: February 3, 2015 at 9:23:10 PM PST

To:

Subject: Fwd: LUC 036 Pintail

Hey \*\*\*\*,

This is is what I got from my realtor. I m good to share this with you but she asked me to mention that you should do your own due diligence at the city and mentioned that they will give you all the info at the counter. Of course the city doesn't want you to build 7900 sq feet. Lol

I want to make sure you check stuff on your own and make sure your happy with the pintail lot and it's LUC conditions as I'm not familiar with this stuff and can only pass on what Info I have gathered. I want you to be comfortable with the purchase based on your comfort level with the LUC stuff and not what I tell you as I don't represent the seller I'm just a guy putting two parties together. I should get paid though lol

Cheers

Sent from my iPhone

Begin forwarded message:

From: "Lynda Terborg" < <a href="mailto:lterborg@shaw.ca">lterborg@shaw.ca</a> Date: February 3, 2015 at 6:41:26 PM PST

To:

Subject: LUC 036 Pintail

Hio \*\*\*\*... here is a copy of the LUC... no specific reference to lot coverage percentage so default is back to original by-law ... most probably 40% or 33 % depends how the folks at the city interprets... "and amendments thereto"... some are using date of lot creation and others are using last allowable before by-law was repealed... either way a big lot and a super big rebuild.... as you see by the sales (hummingbird and Woodpecker) the spring market is heating up!... how much are their going to pay???

Cheers, Lyn

Lynda Terborg

Personal Real Estate Corporation Re/Max Westcoast Cel: 604-250-8676

Email: LTerborg@shaw.ca

From:

MayorandCouncillors

Sent:

Friday, 01 May 2015 10:18

To: Subject: 'Robbie Sharda' RE: Concerned Resident

This is to acknowledge and thank you for your email of May 1, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

#### Michelle Jansson

# Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: miansson@richmond.ca

**From:** Robbie Sharda [mailto:robbiesharda@hotmail.com]

Sent: Friday, 01 May 2015 1:10 AM

To: MayorandCouncillors Cc: AdministratorsOffice Subject: Concerned Resident

Importance: High

Hello Mayor Brodie and fellow councillor members,

My name is Robbie Sharda, I live at 11531 Pintail Drive, Westwind, Richmond. I have been a resident of this city for my entire life, born in Vancouver but my family moved here when I was 4 months old. I have grown up in this city and have seen this city change over the last 36 years of my life and over the past 8 years I have been a part of this change. I own a residential development company and have truly enjoyed working with the city in developing new homes for families throughout Richmond. I have completed 32 new homes over the last 8 years and hope to continue to grow my business with this city. The reason for this email is concerning, as a developer it has come to my attention that the City of Richmond is making some drastic changes without sufficient notice to those who will be affected. The movement to amend a certain bylaw has been initiated and pursued by a small group of residents from the Westwind area. This group alleges that they have issues or concerns with LUC lots and also "mega homes" due to their massing. I participated in a developers meeting today at City Hall and in that meeting Gavin Woo (Sr. manager Building Department) made a statement that raised great concern with me and every other developers in the room. We were informed that as of April 21, 2015, all plans that are currently being reviewed in the building department, will have to comply to the 16.4 ft unclear Bylaw and that moving forward all plans being submitted should also comply to this rule.

My concern is not entirely about the changes to the rule itself, rather I am concerned that we have not been given sufficient notice. Consequently, many of us will have to pay high fees to comply to this new rule despite the fact that we have already submitted the plans. Additionally, I have recently signed on 3 new contracts based on homes viewed by these clients that would fall under the old but unclear bylaw. The clients have requested that I build them a similar home, a condition to which I have already agreed and have already commenced the drawings and taken deposits from them so I can proceed with the application to the city. In one of these cases, I have already submitted drawings to my engineer. I have major concerns with having to inform these clients that I cannot deliver the home that has been promised because the City of Richmond has surreptitiously changed a ruling that has been in place for a long time. I feel that this is unacceptable. I am concerned about the legal ramifications that may arise as a result of a breach of contract due to this Bylaw change. I will be forced to retain legal support to be reimbursed for any losses I have incurred as a result of this change.

There can be a resolution to this issue. I feel that builders/ developers in Richmond should be provided a reasonable date in the future for a more seamless transition to this new unclear Bylaw to take place. As I stated earlier, my concern is not with the 16.4 ft rule, rather it is the manner in which the rule was ushered in-without consultation and sufficient notice. Over the last 8 years of my residential home building experience in Richmond, there has been a set precedence in which it is acceptable for the bottom of the ceiling to meet the top of the wall at 16.4ft, we are considered compliant and within the parameters of the Bylaw. Nowhere in the Bylaw does it state that trusses cannot

be in alignment with the rest of the backyard roofline. Furthermore, there are no limitations to the use of the dead space between the bottom of the trusses to the top of the 16.4 ft ceiling within the wording of the Bylaw. It is this dead space that is used to create a decorative space with aesthetic value only. A group which makes up a small minority of the whole of Richmond has raised concerns and suddenly the Bylaw is subject to this abrupt change. I am confused and dismayed.

Richmond is a really unique place to live. I am fortunate to be able to raise my family in a city where the voice of the entire population is heard before decisions to make major changes are made. I trust that this central tenet of our city will go unchanged simply because the squeaky wheel gets the grease. I have listened to the worries voiced by my few concerned neighbours at the Town Hall meeting held at Westwind Elementary on April 29th, 2015 and they appeared to have a preoccupation with comparing Richmond, to Vancouver, Surrey, and Burnaby in regards to lowering the ceiling height limit to 12.1 ft. Bear in mind, the people who attempt to make these comparisons are comparing apples to oranges. We cannot build below ground as a result of our geographical uniqueness. Simply put, we are not Vancouver, Surrey or Burnaby, we are Richmond. We are a city that is known to preserve our agricultural land, a city that thrives on a pluralism of ideas and, yes-a city that is known for elegant, luxury homes. I am invested in Richmond, not just with my money but with my heart. Richmond must continue to shine amongst other cities. I trust you will bring your attention to my concerns given that I too am a tax paying, voting resident of Richmond who has resided here for nearly four decades.

Sincerely,

Robbie Sharda www.infinityliving.ca Design Build Manage

#### BOB & ELIZABETH HARDACRE 5391 WOODPECKER DRIVE RICHMOND, BC V7E 5P4

April 30, 2015

RE: Massive Houses, Enforcement of the Zoning Bylaw and Land Use Contracts

#### Dear Councillor:

As Richmond residents for 35 years, we are disturbed by increasingly unconstrained residential development in our community that has resulted in homes that dwarf their neighbours, impede sunlight, alter drainage patterns and eliminate privacy. The massive faces of these homes around their entire perimeters have significantly altered the characters and livability of Richmond neighbourhoods.

Our own neighbourhood, Westwind, is governed by a Land Use Contract (LUC) that was dismembered in 1989 yet remains in effect. Due to legal uncertainty, properties in our area are particularly vulnerable to redevelopment and construction of massive homes that far exceed the limits of the Richmond Zoning Bylaw. In Westwind, it is permissible to build a home up to 39 feet high instead of the maximum 29.5 feet height allowed for properties elsewhere in Richmond governed solely by the Zoning Bylaw.

But we are most indignant to learn that <u>City officials have been remiss in the application of existing zoning requirements</u>, and have allowed many new homes to exceed the maximum 16.4 interior height restriction dictated by current zoning regulations, <u>without imposing the "double height - double count" requirement that is crucial for the determination of the permissible area of the home</u>. Neighbouring communities in the Lower Mainland, specifically Vancouver, Surrey and Burnaby, have a much lower "double height - double count" requirement (12.1 feet) which makes the failure of City officials to enforce Richmond's already over-generous allowance even more egregious.

- We urge Council to direct City officials to begin consistent enforcement of the "double height - double count" requirement immediately.
- Furthermore, we demand immediate action to resolve the legal limbo of Land Use
  Contracts by the proactive termination of all LUCs by Richmond. This will permit and
  expedite the consistent application of the Zoning Bylaw, such as the maximum building
  height of residential homes to 29.5 feet, a measurement that we believe should be taken
  from grade to the top of the highest peak of the structure. (This is not the case currently).
- We urge you to investigate adjustments to the Zoning Bylaw that will reduce the massive exteriors of new homes that impact nearby homes and alter the streetscape significantly. For example, we believe that reduction of the "double height double count" standard for interior heights in the Zoning Bylaw to 12.1 feet is a useful regulatory tool. Double height measurements should be taken from ground level to the highest point of the interior ceiling vault. Reducing the permitted interior area will decrease massive exterior appearances of new homes by altering room, staircase and entrance configurations, reducing the height of exterior walls and reducing or eliminating excessively high vaults, domes, false ceilings and inordinately tall windows.

We are not opposed to redevelopment, nor to changing styles and tastes not in keeping with our own. We are opposed to City officials who do not enforce existing zoning rules consistently. We are opposed to current measurements that permit construction of far too tall and far too big homes that directly impact the homes around them. We are opposed to Council's failure to bring in consistent regulations by dragging its feet on the termination of existing LUCs. Meanwhile, many more Richmond homes become bulldozer bait for developers. Councillors and bureaucrats have been listening to the voices of developers, architects and builders and not to those of homeowners. We want to be heard.

We want to hear your voice too. Where do you stand on the issues we have raised? What are you doing to ensure existing regulations are enforced? How do you intend to bring consistency to the zoning regulations? When will you terminate all Land Use Contracts in Richmond? How will you engage, involve and inform Richmond homeowners on these issues?

Yours truly,

Bob Hardacre

Clizabeth Hardacre
Elizabeth Hardacre

Bol Hardser

Cc:

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Linda McPhail

Councillor Carol Day

Councillor Alexa Loo

Westwind Ratepayer Association for Positive Development (WRAPd)

From:

Building

Sent:

Tuesday, 19 May 2015 10:50

To:

Jaggs, Gordon; Caravan, Bob; Nishi, Ernie

Cc:

Woo Gavin

Subject:

FW: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-

E-0054471 Received

F Y I and/or action. Laura

**From:** donotreply@richmond.ca [mailto:donotreply@richmond.ca]

Sent: Tuesday, May 19, 2015 10:04 AM

To: Building

Subject: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received



Attention: Administrator

A problem report or service request has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person making the report.

# Report a Problem - Request a Service

Category: Building & Construction Sites

Sub Category: Other

#### Message:

We are the owners of 6271 Goldsmith Drive. Currently there are lots of new houses construction in our neighborhood. Among all, the one behind us (now changed to 10200 Addison Street) is the most awful one. We wonder how the City can allow a 3-storey monster house to be built to intrude the privacy of the neighbours as well as to ruin the uniqueness.

We noticed yesterday, that the house beside us (6291 Goldsmith Drive) is listed (and probably sold and to be pulled down as we saw people coming by and discussing in front of that house). We strongly request the followings:

- 1. The tree between our house and their house NOT to be cut down;
- 2. Now we have a kitchen window and skylight window on the east side. The to-be-built house SHOULD NOT block the sunlight going through these windows;
- 3. NO MORE 3-storey houses in our neighbourhood.
- 4. NO constructions early in the morning or during weekends.

#### Location:

Goldsmith Dr and Addison St

#### Uploaded Files:

#### Personal Information:

Paul Ip and Doris Lau 6271 Goldsmith Drive Richmond V7E4G6 604-270-1028 604-838-3869

#### dorislau66@hotmail.com

Preferred Contact Method: Email

Tech Information:

Submitted By: 199.175.130.61

Submitted On: May 19, 2015 10:04 AM

<u>Click Here</u> to open this message in the case management system. You should immediately update the case status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Subject:

FW: Westwind Ratepayer Association - Real Motivations?

Attachments: DOC004.pdf

From: MayorandCouncillors

Sent: Thursday, 30 April 2015 14:55

To: 'William Cooke'

**Subject:** RE: Westwind Ratepayer Association - Real Motivations?

This is to acknowledge and thank you for your email of April 30, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

# Michelle Jansson Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: William Cooke [mailto:wcooke604@qmail.com]

Sent: Thursday, 30 April 2015 08:47

**To:** <a href="mailto:gwood@richmond-news.com">gwood@richmond-news.com</a>; MayorandCouncillors **Subject:** Westwind Ratepayer Association - Real Motivations?

Hi Graeme & Mayor & Councillors:

I attended the town hall at the Westwind school last night. At this meeting, it was interesting because it seems that Lynda Terborg spoke against land use contracts and "monster houses on steroids", citing that they are bad for privacy, sunshine, and the community. One speaker asked her about the impact on land values. She did not have a direct answer to this. However one must question her motivations. A speaker at the end presented a letter (attached), where she is telling a potential buyer of a property that a "super big rebuild" is possible on the property -- promoting the lot on the merits of the build ability.

I believe that the city is doing a fine job. The city makes the bylaws, and can interpret them as they deem reasonable. I do not have any concern with any zoning, or LUC issues. I am of the mindset that if one does not like living in the city, then one should move elsewhere. I find it interesting how people say Surrey Burnaby Vancouver have different ceiling height restrictions -- but these are areas which allow basements. Also, areas such as Coquitlam allow much larger houses than Richmond as well. Obviously people are building and buying these houses, so there is a demand. On a square footage per lot size ratio, Burnaby actually allows flat 60% (up to 4700sq house) -- which is more generous than Richmond. Vancouver allows 70% (also more generous than Richmond). Every city is different.

Thank-you,

Subject:

FW: April 20th Councillors - Double Height Referral to Staff

#### From:

**From:** MayorandCouncillors **Sent:** May-05-15 10:14 AM

To: 'Bradley Dore'

Subject: RE: April 20th Councillors - Double Height Referral to Staff

This is to acknowledge and thank you for your email of May 3, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further comments at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

# Michelle Jansson Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1 Phone: 604-276-4006 | Email: mjansson@richmond.ca

**From:** Bradley Dore [mailto:brad.dore@icloud.com]

**Sent:** Sunday, 03 May 2015 17:30

**To:** MayorandCouncillors **Cc:** Sophie 911 Lin

Subject: April 20th Councillors - Double Height Referral to Staff

At the April 20th Council meeting a referral was made back to staff about the "double height" clause and the massing of single family and two family dwellings. Mayor Malcolm Brodie asked at the meeting that there be input from home designer and architects.

I believe I have valuable technical knowledge that could assist staff and council moving forward. I split my time between documenting & designing residences in the greater vancouver area. The documentation part of my work provides great insight into how other designers and builders have interpreted and had designs approved in cities such as Vancouver, Richmond, Burnaby, Surrey, etc. In my design work I am then challenged to understand what can be designed under the different zoning bylaws.

Though the majority of my design work is done for submissions to the city of Vancouver, I am a long term term Richmond resident, my grandfather was born here in Richmond, I attended McKay Elementary & Burnett Secondary way back when and currently reside here in Richmond. I would like to help residential development

in Richmond balance the benefits of a strong healthy efficient residential real estate market, against the long term livability of the current and future residents of the community.

# LinkedIn Profile

Brad Doré Residential Designer & Building Technologist 604.782.8240

**Bylaw 9265** 

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:
  - a) adding the following definition of "height, ceiling", in alphabetical order:

"Height, ceiling

means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey.**"

b) deleting the definition of **Height**, **building** in its entirety and substituting the following:

"Height, building

means the vertical distance between **finished site grade** and:

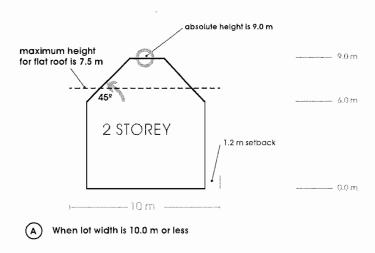
- a) for **single detached housing** with 2 and **half** (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof."
- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

"Residential vertical lot width envelope

means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18"

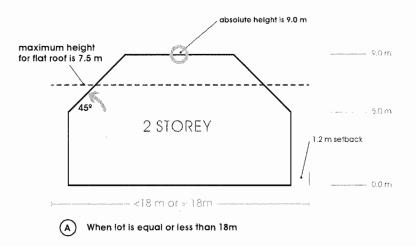
- 2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:
  - (a) deleting Section 4.3.1(c) in its entirety and marking it as "Repealed."; and
  - (b) adding the following after Section 4.3.1:

- "4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:
- a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.
- 4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m."
- 3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:
  - "4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.4.
  - 4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



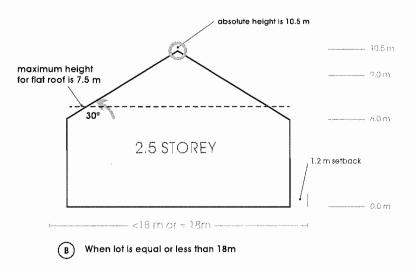
4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:

a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:



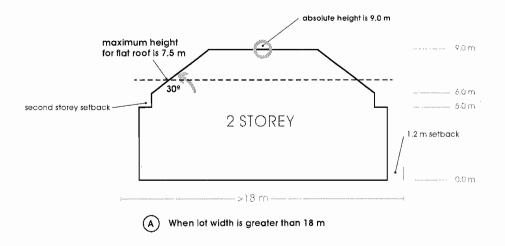
b) for **single detached housing** and **two-unit housing** with two and **half** (½) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:

Bylaw 9265 Page 4



# 4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:

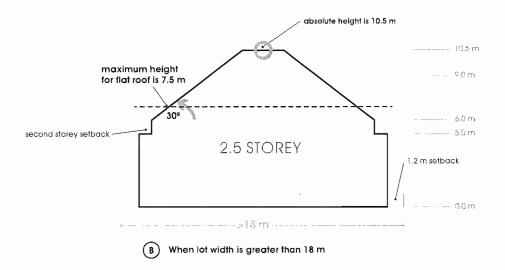
a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



b) for **single detached housing** and **two-unit housing** with two and **half** (½) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

Bylaw 9265 Page 5

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



- 4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:
  - "4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and
    - c) the **setback** from the exterior **side lot line** is greater than 7.5 m.
  - 4.7.8 Repealed"
- 5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:
  - "4.8.3 Unless otherwise specified in a zone, detached accessory buildings up to 70.0 m<sup>2</sup> may be located within the rear yard, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and

c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

# 4.8.4 Repealed"

- 6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:
  - "4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a zone, the accessory building or accessory structures shall not be higher than the permitted height of the principal building in that zone. The following apply to the height of accessory buildings in residential zones and site specific zones that permit single detached housing and town housing:
    - a) the maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
    - b) the maximum **height** for detached **accessory buildings** greater than 10 m<sup>2</sup> is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
    - c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof."
- 7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it "Repealed.".
- 8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
  - a) deleting subsections 8.2.6.5 and marking it "Repealed."; and
  - b) deleting subsection 8.2.7.6 and marking it "Repealed.".
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
  - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
    - "6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
      - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less."
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it "Repealed.".
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it "Repealed.".
- 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it "Repealed."
- 13. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9265".

FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
ADOPTED		
MAYOR	CORPORATE OFFICER	

**Bylaw 9266** 

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:
  - a) adding the following definition of "height, ceiling", in alphabetical order:

"Height, ceiling

means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**."

b) deleting the definition of **Height**, **building** in its entirety and substituting the following:

"Height, building

means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and **half** (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof."
- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

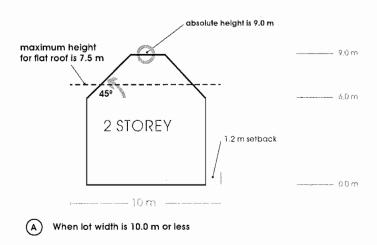
"Residential vertical lot width envelope

means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18"

- 2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:
  - (a) deleting Section 4.3.1(c) in its entirety and marking it as "Repealed."; and
  - (b) adding the following after Section 4.3.1:
    - "4.3.2 Any portion of floor area in a principal building with a ceiling height which

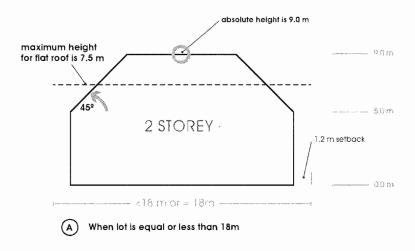
exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.
- 4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m."
- 3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:
  - "4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.4.
  - 4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:

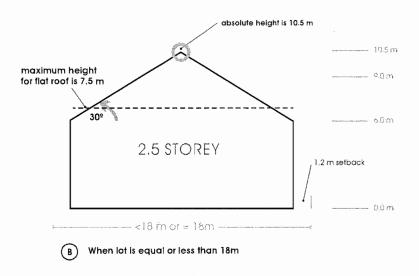


- 4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:
  - a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m' from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending

inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

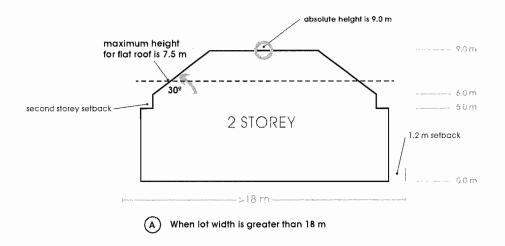


b) for **single detached housing** and **two-unit housing** with two and **half** (½) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:

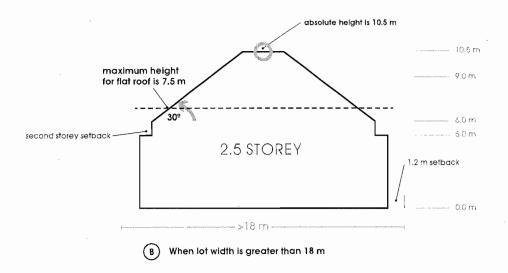


- 4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:
  - a) for single detached housing and two-unit housing with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



b) for **single detached housing** and **two-unit housing** with two and **half** (½) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



- 4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:
  - "4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and
    - c) the **setback** from the exterior **side lot line** is greater than 7.5 m.
  - 4.7.8 Repealed"
- 5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:
  - "4.8.3 Unless otherwise specified in a zone, detached accessory buildings up to 70.0 m<sup>2</sup> may be located within the rear yard, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and
    - c) the **setback** from the exterior **side lot line** is greater than 7.5 m.
  - 4.8.4 Repealed"
- 6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:
  - "4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a zone, the accessory building or accessory structures shall not be higher than the permitted height of the principal building in that zone. The following apply to the height of accessory buildings in residential zones and site specific zones that permit single detached housing and town housing:
    - a) the maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
    - b) the maximum **height** for detached **accessory buildings** greater than 10 m<sup>2</sup> is 4.0 m measured from **finished grade** to the roof ridge for an **accessory**

- **building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof."
- 7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it "Repealed.".
- 8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
  - a) deleting subsections 8.2.6.5 and marking it "Repealed."; and
  - b) deleting subsection 8.2.7.6 and marking it "Repealed.".
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
  - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
    - "6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
      - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
      - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less."
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it "Repealed.".
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it "Repealed.".
- 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it "Repealed."
- 13. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9249".

FIRST READING	 CITY OF RICHMOND APPROVED
PUBLIC HEARING	 CIN A
SECOND READING	 APPROVED by Director
THIRD READING	 or Solicitor
ADOPTED	 ·

Page 7

CORPORATE OFFICER

Bylaw 9266

MAYOR



# Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:
  - (a) adding the following definition of "height, ceiling", in alphabetical order:

"Height, ceiling

means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey.**"

(b) deleting the definition of **Height**, **building** in its entirety and substituting the following:

"Height, building

means the vertical distance between **finished site grade** and:

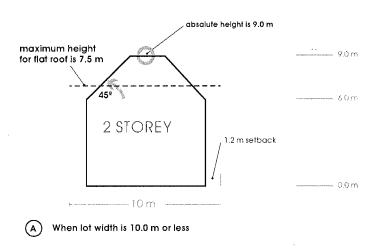
- a) for **single detached housing** with 2 and **half** (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof."
- (c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

"Residential vertical lot width envelope

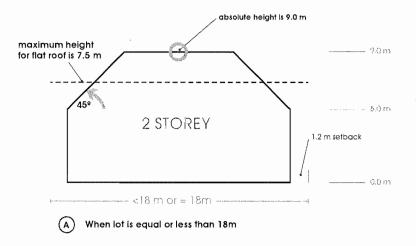
means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18"

- 2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:
  - (a) deleting Section 4.3.1(c) in its entirety and marking it as "Repealed."; and
  - (b) adding the following after Section 4.3.1:

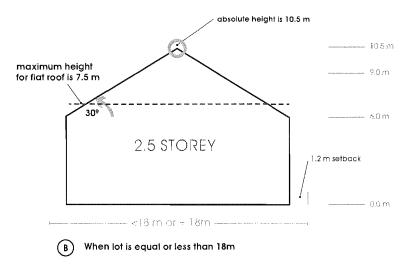
- "4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:
- a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- b) an additional maximum of 15 m<sup>2</sup> of floor area with a ceiling height between 3.7 m and 5 m, provided the floor area is located at least 2.0 m from the interior side yard and rear yard.
- 4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) or (b) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m."
- 3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:
  - "4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.4.
  - 4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- 4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:
  - a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

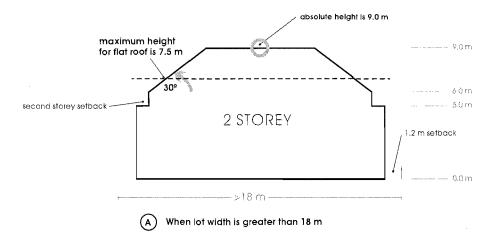


b) for single detached housing and two-unit housing with two and half (½) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 6.0 m, as calculated from the finished site grade, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



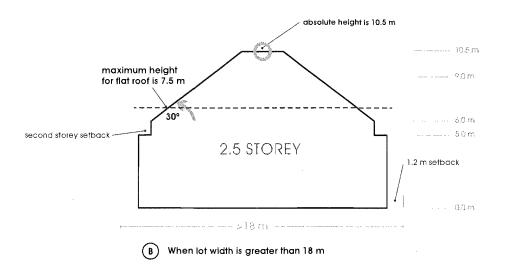
#### 4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:

a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



b) for **single detached housing** and **two-unit housing** with two and **half** (½) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



- 4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:
  - "4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and
    - c) the **setback** from the exterior **side lot line** is greater than 7.5 m.
  - 4.7.8 Repealed"
- 5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:
  - "4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m<sup>2</sup> may be located within the **rear yard**, provided:
    - a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
    - b) the **setback** from the **front lot line** is greater than 20.0 m; and

- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.
- 4.8.4 Repealed"
- 6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:
  - "4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a zone, the accessory building or accessory structures shall not be higher than the permitted height of the principal building in that zone. The following apply to the height of accessory buildings in residential zones and site specific zones that permit single detached housing and town housing:
    - a) the maximum **height** for detached **accessory buildings** less than 10 m<sup>2</sup> is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
    - b) the maximum **height** for detached **accessory buildings** greater than 10 m<sup>2</sup> is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
    - c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof."
- 7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it "Repealed.".
- 8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
  - a) deleting subsections 8.2.6.5 and marking it "Repealed."; and
  - b) deleting subsection 8.2.7.6 and marking it "Repealed.".
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
  - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
    - "6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
      - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less."
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it "Repealed.".
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it "Repealed.".
- 12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it "Repealed."
- 13. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9249".

FIRST READING		CITY OF RICHMOND
PUBLIC HEARING		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
ADOPTED		
<u> </u>		
MAYOR	CORPORATE OFFICER	



# **Report to Council**

To:

Richmond City Council

Date:

June 17, 2015

From:

Andrew Nazareth

File:

03-1200-03/2015-Vol

01

General Manager, Finance and Corporate Services

Re:

**Council Remuneration and Expenses for 2014** 

#### **Staff Recommendation**

That the Council Remuneration and Expenses report for the year ended December 31, 2014 be received for information.

Andrew Nazareth

General Manager, Finance and Corporate Services

(1-604-276-4095)

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

APPROVED BY CAO

#### **Staff Report**

#### Origin

Pursuant to Section 168 (1) of the Community Charter, the total remuneration, benefits and expenses incurred by each member of Council must be reported annually.

#### **Analysis**

Total salaries paid to Council members for the year 2014 was \$567,903 and the cost of benefits was \$57,224. Total expenses incurred were \$13,956. The schedule below provides a summary for each Council member.

NAME	BASE SALARY	BENEFITS1	EXPENSES
Mayor Brodie	\$119,371	\$9,475	\$3,494
Councillor Au	55,977	8,248	288
Councillor Barnes	54,182	2,151	5,149
Councillor Dang	55,977	8,170	130
Councillor Day	2,153	290	53
Councillor Halsey-Brandt	54,182	6,838	230
Councillor Johnston	55,977	7,079	189
Councillor Loo	2,153	335	53
Councillor McNulty	55,977	7,079	1,175
Councillor McPhail	55,977	2,205	2,551
Councillor Steves	55,977	5,354	644

<sup>1.</sup> Consists of taxable and non-taxable benefits. The 2014 Statement of Financial Information issued under separate cover reports taxable benefits only

#### **Financial Impact**

None.

#### Conclusion

That the report on Council remuneration and expenses for the year ended December 31, 2014 be received for information.

Katherine Lecy

Manager, Business Advisory Services

(1-604-276-4103)

KL:zf



# **Report to Council**

To:

Richmond City Council

Date:

June 17, 2015

From:

Andrew Nazareth

File:

03-1200-03/2015-Vol

General Manager, Finance and Corporate

01

Re:

2014 Statement of Financial Information

#### **Staff Recommendation**

That the 2014 Statement of Financial Information as per the staff report dated June 17, 2015 from the Manager, Business Advisory Services, be approved.

Andrew Nazareth General Manager, Finance and Corporate Services (1-604-276-4095)

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

APPROVED BY CAO

#### **Staff Report**

#### Origin

Section 2(2) and (3) of the Financial Information Act stipulate that a municipality must prepare the following "Statement of Financial Information" within six months of the end of each fiscal year. Furthermore, Section 9(2) of the Financial Information Regulation requires that the statement be approved by its Council and by the officer assigned responsibility for financial administration under the Local Government Act. The following statements and schedules of financial information must be prepared:

- statement of assets and liabilities;
- an operational statement;
- a schedule of debts;
- a schedule of guarantee and indemnity agreements;
- a schedule showing remuneration and expenses paid to or on behalf of each employee as required by the Act;
- a schedule showing the payments for each supplier of goods and services;
- a schedule of grants and subsidies.

The current prescribed amount for purposes of reporting stipulated in the Financial Information Regulation for employee remuneration/expenses and payments to suppliers are \$75,000 and \$25,000 respectively.

#### **Analysis**

Sections 1 to 4 of the attached schedules is captured in the City's 2014 audited consolidated financial statements. Section 5 is not applicable as there were no guarantee and indemnity agreements provided under the Guarantees and Indemnities Regulation (BC Reg. 258/87).

A statement which shows employee remuneration in excess of \$75,000 and related expenses for the 2014 fiscal year is attached in Section 6.

Remuneration consists of base salary, taxable benefits, and payouts. Taxable benefits as specified by the Canada Revenue Agency or Council Policy which include employer paid extended health premiums such as Medical Services Plan, life insurance, AD&D insurance, vehicle benefits, acting pay and job scope related to duties in support of committees, advisory groups, and public consultation. Payouts include leave balances such as banked overtime, gratuity and vacation banks for which the majority are specified in collective agreements.

For the City of Richmond, (excluding Mayor and Councillors) remuneration for 1,998 employees totalled \$109.2 million. Remuneration reported in 2014 includes leave payouts due to the retirement of long service staff, policy requirements, and voluntary payouts. For the Richmond Public Library, remuneration for 134 employees totalled \$5.5 million.

Management salaries are charged to the Richmond Olympic Oval Corporation in accordance with resolutions of Council. Management salaries of \$64,870 were charged to the Oval

Corporation in conjunction with the Chief Administrative Officer performing duties in the capacity as Chief Executive Officer, as reported in the Oval Corporation's financial information.

Expenses are reported in accordance with the Financial Information Act, and include items such as individual professional memberships, employee tuition and travel costs. Expenses may also include business related expenditures incurred by staff to perform their job functions.

The remuneration and expenses that are being reported are within the budget that was previously approved by Council through the 5 Year Financial Plan Bylaw. Staff ensure through administrative procedures, guidelines, and internal controls, that compliance is followed and expenditures are properly verified.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2014 fiscal year is attached in Section 7.

A statement listing payments for the purposes of grants and subsidies is attached in Section 7.

#### **Financial Impact**

None.

#### Conclusion

The attached 2014 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.

Katherine Lecy

Manager, Business Advisory Services

(604-276-4103)

KL:zf

## CITY OF RICHMOND STATEMENT OF FINANCIAL INFORMATION For the year ended December 31, 2014

### **INDEX**

1)	Consolidated Statements	See Financial Statements
2)	Statement of Assets and Liabilities	See Financial Statements
3)	Operational Statement	See Financial Statements
4)	Schedule of Debts	See Financial Statements
5)	Schedule of Guarantee and Indemnity Agreements	None
6)	Schedule of Remuneration and Expenses:	
	Elected Officials	Section 6
	Employees	Section 6
	Statement of Severance Agreements	Section 6
	Reconciliation of Remuneration to Financial Statements	Section 6
7)	Schedule of Payments to Suppliers for Goods and Services:	
	Statement of Payments for Goods and Service in excess of \$25,000 and consolidated total	Section 7
	Statement of Grants and Subsidies	Section 7
	Reconciliation of Payments for Goods and Services to Financial Statements	Section 7

#### 2014 STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2) approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

4---

Andrew Nazareth General Manager, Finance and Corporate Services

Malcolm D. Brodie Mayor

#### MANAGEMENT REPORT

The consolidated financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the consolidated financial statements is management's responsibility. Management is also responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and expressed their opinion on the consolidated Statement of Financial Information financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their audit involves obtaining audit evidence about the amount and disclosures in the consolidated financial statements. The audit also includes appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors presented their audit findings to the City's Finance Committee.

Andrew Nazareth

General Manager, Finance and Corporate Services

Dated: Jun 17, 2015

Consolidated Financial Statements of

# **CITY OF RICHMOND**

Year ended December 31, 2014



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

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

#### INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2014 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, 2014, 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** 

KPMG LLP

May 11, 2015

Burnaby, Canada

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

December 31, 2014, with comparative figures for 2013

	2014	2013
Financial Assets		
Cash and cash equivalents	\$ 22,053	\$ 38,368
Investments (note 3)	842,642	716,114
Accrued interest receivable	5,363	3,224
Accounts receivable (note 4)	28,071	19,422
Taxes receivable	7,481	9,447
Development fees receivable	25,360	21,405
Debt reserve fund - deposits (note 5)	708	200
	931,678	808,180
Liabilities		
Accounts payable and accrued liabilities (note 6)	88,331	83,204
Development cost charges (note 7)	82,965	87,212
Deposits and holdbacks (note 8)	65,103	51,841
Deferred revenue (note 9)	41,823	35,870
Debt, net of MFA sinking fund deposits (note 10)	50,815	 1,056
	329,037	259,183
Net financial assets	602,641	548,997
Non-Financial Assets		
Tangible capital assets (note 11)	1,947,102	1,877,298
Inventory of materials and supplies	2,415	2,363
Prepaid expenses	1,950	1,594
	 1,951,467	1,881,255
Accumulated surplus (note 12)	\$ 2,554,108	\$ 2,430,252

Commitments and contingencies (note 16)

See accompanying notes to consolidated financial statements.

Al

General Manager, Finance and Corporate Services

Consolidated Statement of Operations (Expressed in thousands of dollars)

Year ended December 31, 2014, with comparative figures for 2013

		Budget		 
V		2014	 2014	2013
,	notes 2(r	n) and 22)		
Revenue:				
Taxation and levies	\$	183,822	\$ 183,687	\$ 176,283
Utility fees		90,428	93,201	90,540
Sales of services		28,707	32,809	34,959
Payments-in-lieu of taxes		13,473	14,546	14,406
Provincial and federal grants		6,782	7,480	7,092
Development cost charges			18,765	11,730
Other capital funding sources		192,122	51,667	55,542
Other revenues:				
Investment income		16,790	16,568	13,490
Gaming revenue		14,908	21,047	17,632
Licenses and permits		7,704	9,819	9,241
Other (note 19)		57,393	 35,194	 23,947
		612,129	484,783	454,862
Expenses:				
Law and Community safety		87,025	83,820	77,649
Utilities: water, sewer and sanitation		78,108	79,552	75,134
Engineering, public works and project de	velopme	nt 55,369	55,899	53,268
Community services		52,021	65,137	49,753
General government		50,754	42,582	41,061
Planning and development		12,806	13,301	11,854
Richmond Olympic Oval		11,565	11,065	10,509
Library services		9,590	9,563	9,390
Lulu Island Energy Company		-	8	_
		357,238	 360,927	328,618
Annual surplus		254,891	123,856	126,244
Accumulated surplus, beginning of year		2,430,252	2,430,252	2,304,008
Accumulated surplus, end of year	\$	2,685,143	\$ 2,554,108	\$ 2,430,252

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014, with comparative figures for 2013

	20	014 budget	0.00	2014	2013
(note	s 2(	m) and 22)			 
Surplus for the year	\$	254,891	\$	123,856	\$ 126,244
Acquisition of tangible capital assets Acquired tangible capital assets from developers		(192,122)		(78,946) (43,835)	(47,447) (50,887)
Amortization of tangible capital assets		51,433		52,106	50,334
Gain on disposal of tangible capital assets		-		(13,744)	(3,590)
Proceeds on sale of tangible capital assets		<u>-</u>		14,615	 <u>4,911</u>
		114,202		54,052	79,565
Acquisition of inventories of supplies		-		(2,415)	(2,363)
Acquisition of prepaid expenses		-		(1,950)	(1,594)
Consumption of inventories of supplies		~		2,363	2,276
Use of prepaid expenses				1,594	 1,954
Change in net financial assets		114,202		53,644	79,838
Net financial assets, beginning of year		548,997		548,997	469,159
Net financial assets, end of year	\$	663,199	\$	602,641	\$ 548,997

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014, with comparative figures for 2013

Items not involving cash:     Amortization     (Gain) on disposal of tangible capital assets     Contributions of tangible capital assets Change in non-cash operating working capital:     Increase in accrued interest receivable     (Increase) decrease in accounts receivable	\$ 123,856 52,106 (13,744) (43,835) (2,139) (8,649) 1,966 (3,955)	\$ 126,244 50,334 (3,590) (50,887) (102) 3,057
Annual surplus Items not involving cash: Amortization (Gain) on disposal of tangible capital assets Contributions of tangible capital assets Change in non-cash operating working capital: Increase in accrued interest receivable (Increase) decrease in accounts receivable	\$ 52,106 (13,744) (43,835) (2,139) (8,649) 1,966 (3,955)	\$ 50,334 (3,590) (50,887)
Items not involving cash:     Amortization     (Gain) on disposal of tangible capital assets     Contributions of tangible capital assets Change in non-cash operating working capital:     Increase in accrued interest receivable     (Increase) decrease in accounts receivable	\$ 52,106 (13,744) (43,835) (2,139) (8,649) 1,966 (3,955)	\$ 50,334 (3,590) (50,887)
Amortization (Gain) on disposal of tangible capital assets Contributions of tangible capital assets Change in non-cash operating working capital: Increase in accrued interest receivable (Increase) decrease in accounts receivable	(13,744) (43,835) (2,139) (8,649) 1,966 (3,955)	(3,590) (50,887) (102)
(Gain) on disposal of tangible capital assets Contributions of tangible capital assets Change in non-cash operating working capital: Increase in accrued interest receivable (Increase) decrease in accounts receivable	(13,744) (43,835) (2,139) (8,649) 1,966 (3,955)	(3,590) (50,887) (102)
Contributions of tangible capital assets Change in non-cash operating working capital: Increase in accrued interest receivable (Increase) decrease in accounts receivable	(43,835) (2,139) (8,649) 1,966 (3,955)	(50,887) (102)
Change in non-cash operating working capital: Increase in accrued interest receivable (Increase) decrease in accounts receivable	(2,139) (8,649) 1,966 (3,955)	(102)
Increase in accrued interest receivable (Increase) decrease in accounts receivable	(8,649) 1,966 (3,955)	
(Increase) decrease in accounts receivable	(8,649) 1,966 (3,955)	
	1,966 (3,955)	3,057
	(3,955)	
Decrease (increase) in taxes receivable		(349)
Increase in development fees receivable		(8,482)
(Increase) decrease in debt reserve fund	(508)	186
(Increase) decrease in prepaid expenses	(356)	360
Increase in inventories of supplies	(52)	(87)
Increase in accounts payable and accrued liabilities	5,157	7,821
Increase in deposits and holdbacks	13,262	11,172
Increase (decrease) in deferred revenue	5,953	(1,437)
(Decrease) increase in development cost charges	 (4,247)	 24,665
Net change in cash from operating activities	124,815	158,905
Capital activities:		
Cash used to acquire tangible capital assets	(78,945)	(47,447)
Proceeds on disposal of tangible capital assets	 14,614	 4,911
Net change in cash from capital activities	(64,331)	(42,536)
Financing activities:		
Increase (decrease) in debt	49,759	(2,432)
Principal payments on obligations under capital leases	 (30)	(48)
Net change in cash from financing activities	49,729	(2,480)
Investing activities:		
(Decrease) in investments	 (126,528)	(125,153)
Net change in cash and cash equivalents	(16,315)	(11,264)
Cash and cash equivalents, beginning of year	38,368	49,632
Cash and cash equivalents, end of year	\$ 22,053	\$ 38,368

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2014

#### 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 Chartered Professional Accountants of Canada.

#### (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"), the Richmond Olympic Oval and the Lulu Island Energy Company Ltd. (LIEC). The Library is consolidated as the Library Board is appointed by the City. The Richmond Olympic Oval and LIEC are consolidated as they are wholly owned municipal corporations of the City and operate as other government organizations. Inter-fund transactions, fund balances and activities have been eliminated on consolidation.

#### (i) General Revenue Fund:

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

#### (ii) General Capital and Loan Fund:

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

#### (iii) Waterworks and Sewerworks Funds:

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

#### (iv) Reserve Funds:

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

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (b) Basis of accounting:

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

#### (c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

#### (d) Cash and cash equivalents:

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

#### (e) Investments:

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

#### (f) Accounts receivable:

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

#### (g) Development cost charges:

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

#### (h) Post-employment benefits:

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

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

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (i) Non-financial assets:

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

#### (i) Tangible capital assets:

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

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

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

#### (ii) Contributions of tangible capital assets:

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

#### (iii) Natural resources:

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

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

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

#### (v) Interest capitalization:

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

#### (vi) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (i) Non-financial assets (continued):

#### (vii) 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.

#### (viii)Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Company's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

#### (ix) 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) Revenue recognition:

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

#### (k) 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.

#### (I) 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.

#### (m) Debt:

Debt is recorded net of related sinking fund balances.

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

Year ended December 31, 2014

#### 2. Significant accounting policies (continued):

#### (n) Budget information:

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 originally adopted through Bylaw No. 9100 on February 24, 2014.

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

#### (p) Segment disclosures:

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

#### (q) Public-private partnership projects:

Public-private partnership ("P3") projects are delivered by private sector partners selected to design, build, finance, and maintain the assets. The cost of the assets under construction are estimated at fair value, based on construction progress billings and also includes other costs, if any, incurred directly by the City.

The asset cost includes development costs estimated at fair value. Interest during construction is not included in the asset cost. When available for operations, the project assets are amortized over their estimated useful lives. Correspondingly, an obligation for the cost of capital and financing received to date, net of the contributions received is recorded as a liability and included as debt on the statement of financial position.

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

Year ended December 31, 2014

#### 3. Investments:

		2	2014	Andrewski Priliminoint II (macamanga	 20	13	
		Cost		Market value	 Cost		Market value
Short-term notes and deposits Government and government	\$ 2	298,737	\$	298,768	\$ 205,162	\$	205,186
guaranteed bonds Municipal Finance Authority	2	261,847		265,941	442,963		444,447
Pooled Investment		22,527		22,527	22,033		22,033
Other Bonds	2	259,531		261,176	45,956		47,100
	\$ 8	342,642	\$	848,412	\$ 716,114	\$	718,766

#### 4. Accounts receivable:

	2014	2013
Water and sewer utilities	\$ 10,358	\$ 8,949
Casino revenues	5,652	4,292
Capital grant	4,279	1,350
Other trade receivables	7,782	4,831
	\$ 28,071	\$ 19,422

#### 5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2014 are as follows:

	Cash deposits	Со	Contingent demand notes	
General Revenue Fund	\$ 708	\$	2,447	

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

Year ended December 31, 2014

#### 6. Accounts payable and accrued liabilities:

	2014	2013
Trade and other liabilities Post-employment benefits (note 14)	\$ 57,576 30,755	\$ 53,162 30,042
	\$ 88,331	\$ 83,204

#### 7. Development cost charges:

	2014	2013
Balance, beginning of year	\$ 87,212	\$ 62,547
Contributions	13,313	35,424
Interest	1,205	971
Revenue recognized	(18,765)	(11,730)
Balance, end of year	\$ 82,965	\$ 87,212

#### 8. Deposits and holdbacks:

	Balance December 31, 2013		Deposit ributions			Dece	Balance mber 31, 2014
Security deposits \$ Developer contribution	35,859 6,164	\$	20,727 124	\$	8,209 951	\$	48,377 5,337
Contract holdbacks Transit Oriented Development Fund	1,598 1,523		2,225		1,855 -		1,968 1,523
Other	6,697		5,200		3,999		7,898
\$	51,841	\$	28,276	\$	15,014	\$	65,103

#### 9. Deferred revenue:

Deferred revenue represents revenues that are collected but not earned as of December 31, 2014. These revenues will be recognized in future periods as they are earned. Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

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

Year ended December 31, 2014

### 9. Deferred revenue (continued):

Dece	Balance ember 31, 2013	External restricted inflows	Revenue earned	Balance December 31, 2014
Taxes and Utilities \$	16,843	\$ 19,983	\$ 18,369	\$ 18,457
Building permits/business licenses	9,235	5,855	5,206	9,884
Capital grants	3,187	6,844	6,560	3,471
Parking easement/leased land	2,409	47	43	2,413
Other	4,196	3,994	592	7,598
\$	35,870	\$ 36,723	\$ 30,770	\$ 41,823

#### 10. Debt:

The rates of interest on the principal amount of the MFA debentures vary between 3.15% and 3.30% per annum. The average rate of interest for the year ended December 31, 2014 approximates 3.30%.

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

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2014	Net debt 2013
General Fund	\$ 70,815	\$ 20,000	\$ 50,815	\$ 1,056
	\$ 70,815	\$ 20,000	\$ 50,815	\$ 1,056

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

	General Fund	Total
2015	4.000	4.000
2015	4,232	4,232
2016	4,402	4,402
2017	4,578	4,578
2018	4,761	4,761
2019	4,951	4,951
	\$ 22 924	\$ 22 924

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

Year ended December 31, 2014

## 11. Tangible capital assets:

Cost	De	Balance at cember 31, 2013		Additions transfers	Disposals		De	Balance at cember 31, 2014
Land	\$	671,922	\$	51,846	\$	(10)	\$	723,758
Buildings and building	Ψ	071,022	Ψ	01,040	Ψ	(10)	Ψ	720,700
improvements		352,937		8,029		_		360,966
Infrastructure		1,561,056		30,109		(5,439)		1,585,726
Vehicles, machinery and								
equipment		93,386		7,485		(2,812)		98,059
Library's collections, furniture	and							
equipment		9,391		1,320		(1,452)		9,259
Assets under construction		42,232		23,991		-		66,223
	\$	2,730,924	\$	122,780	\$	(9,713)	\$	2,843,991

Balance at December 31,					Amo	ortization	Balance at December 31		
Accumulated amortization		2013		Disposals		expense	2014		
Buildings and building									
improvements	\$	115,392	\$	-	\$	12,812	\$	128,204	
Infrastructure		673,784	·	4,632		31,215		700,367	
Vehicles, machinery and		•		•		•		·	
equipment		59,894		2,785		6,385		63,494	
Library's collections, furniture	and	•		,		•		•	
equipment		4,556		1,426		1,694		4,824	
	\$	853,626	\$	8,843	\$	52,106	\$	896,889	

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

Year ended December 31, 2014

#### 11. Tangible capital assets (continued):

	Net book value December 31, 2014	Net book value December 31, 2013		
Land Buildings and building improvements Infrastructure Vehicles, machinery and equipment Library's collection, furniture and equipment Assets under construction	\$ 723,758 232,762 885,359 34,565 4,435 66,223	\$ 671,922 237,545 887,272 33,492 4,835 42,232		
Balance, end of year	\$ 1,947,102	\$ 1,877,298		

#### (a) Assets under construction:

Assets under construction having a value of approximately \$66,223,263 (2013 - \$42,231,645) have not been amortized. Amortization of these assets will commence when the asset is put into service.

#### (b) Contributed tangible capital assets:

Contributed tangible 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 \$43,834,556 (2013 - \$50,887,000) comprised of infrastructure in the amount of approximately \$18,937,542 (2013 - \$10,934,000), land in the amount of approximately \$24,897,014 (2013 - \$38,892,000), and Library books in the amount of approximately nil (2013 - \$971,000).

#### (c) Tangible capital assets disclosed at nominal values:

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

### (d) Works of Art and Historical Treasures:

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

### (e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2013 - nil).

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

Year ended December 31, 2014

### 12. Accumulated surplus:

	General Funds and Reserve	Uti	Water lity Fund	Sanitary Sewer ility Fund	lichmond Olympic Oval	Library Services	Lule	u Island Energy	2014 Total	2013 Total
Investment in tangible capital assets	\$1,935,285	\$	-	\$ _	\$ 7,076	\$ 4,438	\$		\$1,946,799	\$1,876,184
Reserves (note 13)	372,274		_	-	2,648	· -		-	374,922	353,805
Appropriated Surplus	162,143		8,397	13,223	681	200		-	184,644	159,559
Surplus	19,133		15,536	9,290	1,313	115		23	45,410	38,341
Other equity	2,333			•	-	-		-	2,333	2,363
Balance, end of year	\$2,491,168	\$	23,933	\$ 22,513	\$ 11,718	\$ 4,753	\$	23	\$2,554,108	\$2,430,252

### 13. Reserves:

		Change	
	2013	during year	2014
Reserve funds:			
Affordable housing	\$ 20,696	\$ (8,145)	\$ 12,551
Arts, culture and heritage	4,379	(17)	4,362
Capital building and infrastructure	46,394	9,257	55,651
Capital reserve	101,834	1,972	103,806
Capstan station	3,862	4,379	8,241
Child care development	2,696	(495)	2,201
Community legacy and land replacement	16,353	367	16,720
Drainage improvement	35,555	8,950	44,505
Equipment replacement	17,820	(579)	17,241
Leisure facilities	3,551	70	3,621
Local improvements	6,527	116	6,643
Neighborhood improvement	6,335	389	6,724
Public art program	2,282	272	2,554
Sanitary sewer	37,233	2,271	39,504
Steveston off-street parking	287	6	293
Steveston road ends	684	(61)	623
Waterfront improvement	104	555	659
Watermain replacement	42,481	3,894	46,375
Oval Capital Reserve	4,732	(2,084)	2,648
<del></del>	\$ 353,805	\$ 21,117	\$ 374,922

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

Year ended December 31, 2014

### 14. Post-employment benefits:

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

	2014	2013
Balance, beginning of year Current service cost Interest cost Amortization of actuarial loss Benefits paid	\$ 30,042 1,791 1,054 430 (2,562)	\$ 28,414 2,212 1,038 389 (2,011)
Balance, end of year	\$ 30,755	\$ 30,042

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2013 and the results are extrapolated to December 31, 2014. The difference between the actuarially determined accrued benefit obligation of approximately \$29,201,000 and the liability of approximately \$30,755,000 as at December 31, 2014 is an unamortized net actuarial gain of \$1,554,000. This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

	2014	2013
Actuarial benefit obligation:		
Liability, end of year Unamortized actuarial loss (gain)	\$ 30,755 (1,554)	\$ 30,042 1,093
Balance, end of year	\$ 29,201	\$ 31,135

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

	2014	2013
Discount rate	3.10%	3.50%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50%	2.50%

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

Year ended December 31, 2014

#### 15. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The 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 Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 1,500 contributors from the City.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the year (defined contribution pension plan accounting). This is because Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

The City paid \$10,649,936 (2013 - \$10,311,445) for employer contributions to the Plan in fiscal 2014. Employees paid \$8,780,321 (2013 - \$8,677,397) for employee contributions to the Plan in fiscal 2013.

#### 16. 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.

#### (b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2014, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2015	\$ 4,654
2016	4,324
2017	4,215
2018	4,147
2019 and thereafter	17,847

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

Year ended December 31, 2014

### 16. Commitments and contingencies (continued):

#### (c) Litigation:

As at December 31, 2014, there were a number of claims or risk exposures in various stages of resolution. 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.

On October 30, 2014, Lulu Island Energy Company Ltd. (LIEC) and Corix Utilities Inc. ("Corix") entered into a 30 year Concession Agreement (the "Agreement"), where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the River Green community. The total estimated concession liability to finance the construction is \$31,964,000 and will be accrued over time. As part of the agreement, the infrastructure will be owned by the LIEC.

In addition, on October 30, 2014, Corix and the City entered into a Limited Guarantee Agreement whereby the City agreed to guarantee the performance of LIEC's obligations under the Concession Agreement described above up to a total of \$18,000,000.

### (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 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2013). 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.

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

Year ended December 31, 2014

### 16. 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.

#### 17. Trusts:

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.

	04-40-47-51-40-31-00-00-00-00-00-00-00-00-00-00-00-00-00	2014	2013
Richmond Community Associations	\$	1,127	\$ 1,107

### 18. Collections for other governments:

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

	2014	2013
Province of British Columbia - Schools Greater Vancouver Regional District and others	\$ 133,539 41,046	\$ 133,660 39,918
	\$ 174,585	\$ 173,578

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

Year ended December 31, 2014

#### 19. Other revenue:

	2	014	2013
Developer reserve contribution	\$ 10,	382	\$ 9,248
Tangible capital assets gain on land	14,	419	4,024
Taxes and fines	2,	844	2,433
Parking program	1,	932	1,994
Debt funding	· ·	478	1,291
Sponsorship		217	188
Donation		73	1,022
Other	4,	849	3,747
	\$ 35,	194	\$ 23,947

#### 20. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal grants. Capital transfers are included in other capital funding sources revenue. The sources of the government transfers are as follows:

	2014	2013
Operating		
Province of BC	\$ 25,161	\$ 21,319
TransLink	2,200	1,993
Government of Canada	1,166	1,412
Capital		
Government of Canada	2,742	2,132
TransLink	1,292	135
Province of BC	459	537
	\$ 33,020	\$ 27,528

### 21. Segmented reporting:

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

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

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

Year ended December 31, 2014

### 21. 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.

Engineering, Public Works and Project Development comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, 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 construction of major projects.

**Community Services** comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. 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, and Finance and Corporate 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.

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

Richmond Olympic Oval is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities. The financial statements include the Oval's 50% proportionate share of operations of VROX Sport Simulation Ltd (VROX). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Richmond Olympic Experience and third party customers.

**Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

**Lulu Island Energy Company Ltd.** (LIEC) was incorporated on August 19, 2013 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond for the management of district energy utilities.

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

Year ended December 31, 2014

## 21. Segmented reporting (continued):

	С	Law and ommunity Safety		Utilities	pui a	igineering, blic works ind project velopment	C	ommunity services	gov		Planning and development		Total Cit
Revenues:													
Taxation and levies	\$	-	\$	-	\$		\$	-	\$	183,687	\$ -	\$	183,687
Userfees		-		82,866		10,335		-		-	-		93,201
Sales of services		5,348		2,855		2,358		9,001		4,288	1,909		25,759
Payments-in-Lieu of taxes		-		-		-		-		14,546	-		14,546
Provincial and Federal Grants		84		14		2,312		20		2,339	28		4,797
Development cost charges		-		950		2,749		1,883		12,297	886		18,76
Other Capital Funding Sources		8		3,526		20,503		2,474		24,898	169		51,57
Other revenue from own sources:													
Investment Income		-		592		-		-		15,976	-		16,56
Gaming revenue		628		-		1,400		-		19,019	-		21,04
Licenses and permits		246		-		75		-		3,743	5,724		9,78
Other		2,141		1,558		475		297		28,981	88		33,540
		8,455		92,361		40,207		13,675		309,774	8,804		473,270
Expenditures:													
Wages and Salaries		38,415		10,978		20,625		28,357		20,250	9,982		128,60
Contract Services		40,764		7,252		2,262		2,873		3,241	1,209		57,60
Supplies and Materials		2,176		28,310		879		11,136		6,206	514		49,22
Amortization of tangible capital assets		2,380		7,347		22,617		5,309		11,408	978		50,03
Interest and Finance		32		18,984		22,017		3		2,336	-		21,35
Transfer from(to) capital for tangible capital assets		13		707		1,928		14,651		352	614		18,26
PW Maintenance		40		5,563		7,332		2,808		(1,211)	4		14,53
Loss(gain) on disposal of tangible capital assets		40		411		256		2,000		(1,211)	7		66
Luss(gain) on disposal of langible capital assets		83,820		79,552		55,899		65,137		42,582	13,301		340,29
Annual surplus (deficit)	\$	(75,365)	\$ (fr	12,809  Total City om above)		(15,692) Richmond /mpic Oval	\$	(51,462) Richmond Public Library	Lu	267,192 Iu Island Energy Company	2014		132,98 201 nsolidate
_								Library	`	ompany			
Revenues: Taxation and levies			\$	183,687	æ	_	\$	_	\$		\$ 183,687	\$	176,28
User fees			φ	93,201	Ψ	-	Ψ	_	Ψ	_	93,201	Ψ	90,54
Sales of services				25,759		6,878		172		_	32,809		34,95
				14,546		0,070		112		_	14,546		14,40
Payments-in-Lieu of taxes				-		2 274		440		-			
Provincial and Federal Grants				4,797		2,271		412		-	7,480		7,09
Development cost charges				18,765		~				-	18,765		11,73
Other Capital Funding Sources				51,578		-		89		-	51,667		55,54
Other revenue from own sources:				40.500							40.500		10.10
Investment Income				16,568		-		-		-	16,568		13,49
Gaming revenue				21,047		-		-			21,047		17,63
Licenses and permits				9,788				-		31	9,819		9,24
Other				33,540 473,276		1,413 10,562		241 914		- 31	35,194 484,783		23,94 454,86
Expenditures:				,		. 5,552		<b>∪</b> 1=7		01	.5-1,100		.0.4,00
Wages and Salaries				128,607		6,940		6,622		-	142,169		137,64
Contract Services				57,601		126		219		-	57,946		50,53
Supplies and Materials				49,221		3,626		1,077		-	53,924		53,22
						373		1,694		_	52,106		50,33
• •				50.039									- 0,00
Amortization of tangible capital assets				50,039 21,355		3/3				8			19.78
Amortization of tangible capital assets Interest and Finance				21,355		-		4		8	21,367		
Amortization of tangible capital assets Interest and Finance Transfer from(to) capital for tangible capital assets				21,355 18,265		-		4 (73)		-	21,367 18,192		2,41
Amortization of tangible capital assets Interest and Finance Transfer from(to) capital for tangible capital assets PW Maintenance				21,355 18,265 14,536		-		4 (73) 12		-	21,367 18,192 14,548		19,78 2,41 14,24 43
Amortization of tangible capital assets Interest and Finance Transfer from(to) capital for tangible capital assets				21,355 18,265		11,065		4 (73)	· · · · · · · · · · · · · · · · · · ·	-	21,367 18,192		2,41
Amortization of tangible capital assets Interest and Finance Transfer from(to) capital for tangible capital assets PW Maintenance			\$	21,355 18,265 14,536 667		- - -		4 (73) 12 8	\$	-	21,367 18,192 14,548 675	\$	2,41 14,24 43

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

Year ended December 31, 2014

### 22. Budget data:

The budget data presented in these consolidated financial statements is based on the 2014 operating and capital budgets approved by Council on February 25, 2014 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	\$	460.924
Approved capital budget	•	392,801
Approved Oval budget		13,140
Less:		,
Transfer from other funds		10,924
Intercity recoveries		39,925
Intercompany recoveries		3,208
Carried forward capital expenditures		200,679
Total revenue		612,129
Expenses:		
Approved operating budget		460,924
Approved capital budget		392,801
Approved Oval budget		11,565
Less:		•
Transfer to other funds		71,108
Intercity payments		39,925
Intercompany payments		3,208
Capital expenditures		192,122
Debt principal payments		1,010
Carried forward capital expenditures		200,679
Total expenses		357,238
Annual surplus per statement of operations	\$	254,891

### 23. Comparative Figures:

Certain comparative information has been reclassified to conform to the financial statement presentation adopted for the current year.

### Section 5

## CITY OF RICHMOND SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

A Schedule of Guarantees and Indemnity payments has not been prepared as the City of Richmond has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

Prepared under the Financial Information Regulation, Schedule 1, Section 5

### Section 6

# CITY OF RICHMOND SCHEDULE OF REMUNERATION AND EXPENSES

### Elected Officials for 2014

Name		Base Salary	Benefits <sup>1</sup>	Expenses
Brodie, Malcolm	Mayor	\$119,371	\$6,107	\$3,494
Au, Chak Kwong	Councillor	55,977	2,205	288
Barnes, Linda	Councillor	54,182	2,151	5,149
Dang, Derek	Councillor	55,977	3,867	130
Day, Carol	Councillor	2,153	149	53
Halsey-Brandt, Evelina	Councillor	54,182	3,470	230
Johnston, Ken	Councillor	55,977	3,711	190
Loo, Alexa	Councillor	2,153	156	53
McNulty, William B	Councillor	55,977	3,711	1,175
McPhail, Linda	Councillor	55,977	2,205	2,551
Steves, Harold	Councillor	55,977	1,986	644
Number of Elected Officials	11	\$567,903	\$29,716	\$13,956

<sup>1.</sup> Consists of taxable benefits only.

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Achiam,Cecilia	\$147,812	\$28,822	\$3,486
Ackerman,Robert Harold	77,317	1,598	69
Adair,Darrin Robert	64,602	26,425	69
Adams,Reg	89,522	360	571
Adamson,Claire	74,037	1,852	0
Allen,Michael	97,511	6,516	0
Alves,Luis	83,657	6,453	0
Anderson,Adam	74,971	4,285	0
Andersson,Bengt	75,117	2,338	80
Arcari,Lorenzo	101,640	5,560	0
Arrigo,Stephen	77,267	6,374	59
Ash,Adrienne	85,808	1,484	0
Aujla,Jag	80,879	4,027	0
Ayers,Elizabeth	127,816	12,375	3,186
Bachynski,Laurie	116,411	7,325	729
Badyal,Sara	93,471	784	744
Bains,Mandeep Kaur	89,966	5,368	2,091
Baker, Danny	80,879	7,230	0
Baker,Steven J	85,941	3,507	79
Baliong, Glenn	74,237	2,986	0
Bardock,Gerry	73,965	6,858	0
Barlow,Paul Graham	80,879	4,488	428
Barnes,Richard	118,299	13,307	0
Barstow, Murray	76,376	14,397	205
Bartley-Smith,Brenda	104,233	5,688	1,036
Basraon, Avtar	66,154	9,967	138
Bateman, Grant	89,522	1,495	1,397
Bath,Paul	76,091	33,147	84
Batke,Wilfred	75,752	1,451	0
Batkin,Wayne	101,640	7,601	1,513
Bauder,Kristine	85,507	2,682	602
Bavis,Nathan	80,879	8,251	1,525
Baxter, Connie	75,720	1,030	1,667
Bealey,Ron	71,355	5,469	0

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Beare,Adam	80,879	4,061	77
Beeby, James	83,307	10,630	98
Beetstra,Jack	99,406	6,219	0
Bell,Andrew	102,577	7,313	35
Bennett,Adam	85,022	2,389	0
Bennett,Shayne	80,879	5,288	338
Benning,Dal	73,340	4,725	60
Beno,Dena Kae	104,075	8,701	1,425
Bentley,Sharon	76,249	5,051	3,668
Berg,Debra	70,729	4,952	0
Berg,Hanieh	81,886	10,213	0
Bergsma, Nolan	73,995	5,201	69
Bergsma,Peter J	88,951	1,989	51
Bertoia,Marc A	76,449	7,533	0
Bicego,Romeo	127,822	14,528	0
Bie,Lloyd	127,748	9,211	3,144
Billings,Alan	83,307	5,767	0
Bissett,Lorraine	24,221	73,011	0
Bogner,Christopher	73,997	14,770	0
Bohnen, Joshua	80,879	6,251	383
Bola,Kulwinder	80,879	5,822	0
Bolton,George A	69,787	12,071	433
Bonato,Steven	79,117	4,841	2,298
Bowley-Cowan,Laura Dee	89,337	6,281	1,378
Boyce,Ryan	65,035	10,980	59
Brannen,Andrew	80,879	8,072	6,979
Braun,Robert	75,434	2,004	0
Brevner,Mark	85,822	5,890	0
Broughton,Skyler	73,997	12,399	606
Brownlee,David	93,472	2,829	0
Brunskill,Jason	85,725	4,680	10
Buchannon,William Victor	101,640	6,043	77
Buemann,Tricia A.	79,755	936	768
Buie,Dovelle	113,527	6,719	542

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Bulick,John	76,307	8,232	77
Burbidge,Scott	70,725	4,715	127
Burke,Patrick Charles	120,961	7,982	362
Burns,Tony	82,360	1,472	137
Bursey,Bradley Ross	84,063	26,743	69
Busich-Veloso,Eva	89,522	1,495	174
Buttar,Onkar	78,988	2,784	0
Bycraft,Jeff R	93,479	1,165	1,051
Bycraft,Suzanne J	127,821	17,120	2,963
Cabatic,Allan	80,879	6,154	335
Camacho, Alexander	72,725	48,107	310
Cameron,Glenn S	88,630	8,058	0
Candusso, Giorgio	77,542	3,738	0
Cantarella,Lorraine	88,883	5,185	1,507
Capogna,Nan	82,363	3,793	0
Caravan,Bob B	93,171	2,289	700
Caravan, Joan	89,529	1,184	0
Carey, Alisa	75,781	2,831	11
Carlile,Cathryn Volkering	199,208	42,993	14,425
Carlyle,Phyllis	211,039	40,559	9,218
Carron,Kimberley L.	75,747	2,907	0
Carter,Chris	80,879	3,720	0
Carter-Huffman,Suzanne	105,991	10,330	261
Cerantola, Davin	83,307	5,748	10
Chaichian,Camyar	85,935	1,609	1,335
Chan,Donna	124,593	6,739	537
Chan,Kavid	89,522	4,490	0
Chan, Michael	99,230	5,772	477
Chan,Milton	127,724	8,245	33
Cheuk,Chun Yu (Tom)	74,057	4,839	0
Cheung,Pratima	80,324	1,525	419
Chiang,Paul Chi-Kin	82,360	1,999	1,442
Chima,Jaspal	75,757	10,109	0
Chin,Donald	85,330	8,812	10

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Ching,Mike	93,252	13,515	905
Chong,Jerry	158,832	29,476	1,323
Clark,Alison	80,879	5,348	0
Collinge,Chris	74,680	4,622	0
Connery,Kevin	87,844	1,454	1,591
Cooper,Brad D	84,830	6,269	0
Cooper, James	109,553	8,060	1,437
Cordoni,Raymond M	142,701	22,580	62
Cornelssen, Kelvin	83,307	5,348	482
Craddock,Jeffrey D	72,725	2,493	1,995
Craig,Wayne	151,370	25,622	2,388
Creighton, Gregg	84,307	14,307	0
Crossfield,Colin	65,950	12,895	59
Crowe, Terence	142,701	16,208	507
Crumley,Kerry	79,527	4,413	127
Csepany,Andras	77,877	2,526	0
Curry, Anthony	80,879	5,912	0
Cuthbert, Coralys	86,884	5,349	116
D'Altroy,Curtis Arthur	101,640	2,148	987
Davidson,Frank P	84,305	12,051	0
Davies,Sean	75,752	1,760	765
Dawson,Evelyn	89,529	365	181
De Crom,Theodore	119,586	18,474	2,240
Deane, Gregory Thomas	95,751	4,495	77
DeBrouwer, Dave	78,684	14,426	90
Decker,Kim	104,233	7,815	332
Deer,Angela	93,491	8,334	1,081
DeGianni,Rod	85,192	7,385	0
Demers, Michel	68,565	15,295	0
Dennis, Alison	75,752	986	5,592
Dhaliwal,Kamaljit "Bill"	82,816	4,850	90
Dhaliwal, Manjinder	72,164	4,096	69
Dhanowa,Dalvinder	64,136	11,714	69
Dhillon,Kearnbir	72,838	4,227	10

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Dias,Ben Jack	127,822	21,748	1,890
Dickson, James	83,307	6,550	1,052
Digby,Janet Hope	75,192	564	125
Dineen,Scott	80,879	4,600	6,120
Dion,Harold K	101,640	3,668	0
Discusso,Peter	82,360	4,006	560
Discusso,Susan L	75,752	254	325
Dixon,Scott	83,307	7,083	87
Dohanic,Mike	67,640	9,615	433
Doornberg,Corrine	81,034	1,946	646
Douglas,Lesley	104,207	7,718	1,455
Douglas,Stewart	80,879	9,222	0
Draper, Jason	83,307	11,317	0
Dube, Danielle	77,690	1,998	10
Dubeau,John	78,982	748	0
Dubnov,Shawn	75,190	7,683	116
Duncan,George	296,930	28,999	5,630
Duncan,Jeremy	81,263	9,250	0
Duncan,Scott	101,640	4,273	88
Dunn,Darrell	101,640	3,569	77
Dunn,David	80,391	3,843	0
Duranleau,Sonia	80,879	8,952	3,633
Dyer,Sean	81,130	7,500	147
Edinger,David G	101,640	4,326	0
Edwards,Sara	78,879	2,852	2,785
Edwards,William J	74,262	4,821	0
Einarson,Craig L	97,467	5,164	0
Elshof,Eric R	89,544	5,376	176
Enefer, John	88,776	3,938	77
Eng,Kevin	82,360	6,035	0
Erceg,Joe	218,408	77,440	2,633
Esko,Jamie	93,472	1,783	1,583
Estabrook,Russell	74,686	5,276	0
Eward,Cindy	78,874	1,599	0

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Falconer,Todd James	101,640	3,339	336
Farrell, Daniel	78,982	2,302	33
Fengstad,Grant	157,501	18,439	4,301
Fenwick,Marie	95,648	7,811	1,203
Ferland,Khadija	85,903	4,589	3,183
Fernyhough,Jane Lee	146,496	30,158	1,247
Ferraro, Domenic	81,611	10,815	81
Fiss,Eric	93,482	3,880	2,845
Fitton,Russell	83,307	8,380	0
Forrest,Rebecca	84,239	4,915	3,882
Foster,John	125,915	9,876	2,248
Frampton, Michael	80,879	5,167	0
Frederickson, Gordon D	77,526	2,604	0
Fredlund, Daniel	74,404	2,436	184
Friess,Paul	75,117	3,876	137
Froelich, Judy	74,892	16,638	0
Fu,Anthony	86,608	35,524	835
Fylling,Robert Leith	75,752	1,036	0
Galbraith,Adam	83,307	8,036	299
Galloway,Shane I	70,663	5,849	59
Gelz,Earl Steven	84,307	1,688	0
Gilchrist,Robert	94,410	15,575	0
Gilfillan,Cindy	111,441	10,611	1,231
Gilfillan,Kris	64,666	12,224	436
Gilfillan,Terry K	84,307	6,959	433
Gill,Raminder	83,307	3,702	10
Gillis,David M	95,406	14,825	0
Gillis,Kerry	77,610	13,540	227
Gillon,Robert	74,800	3,955	405
Glahn,Brad	82,066	9,080	924
Goddard,M. Elaine	106,184	6,415	480
Godidek,Colin	68,965	6,681	69
Goll,Sharil	75,752	3,475	263
Gonzalez,Robert	211,039	80,228	11,408

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Gounder,Krishna	69,966	6,336	0
Graebel, Gordon	115,699	14,586	0
Graeme,Kirby	91,416	22,546	3
Graham,Ronald	75,348	1,090	60
Gray,Kevin Edward	129,401	28,004	820
Griffin,Kevin	83,307	6,353	88
Griffin,Michael	80,879	7,896	0
Grinberg,Rafail	27,791	70,798	0
Gronlund,Todd	83,592	8,975	0
Grover,Roger William	80,528	3,912	77
Gushel,Brad J	82,123	15,527	0
Guzzi,Brian	104,233	6,770	1,292
Hahn,Ruth H.S.	93,471	2,107	848
Halldorson,Arnie	83,838	16,329	59
Hamalainen,Juha	73,684	4,135	0
Hansen,Terry Donald	101,640	2,525	88
Harris,David	80,879	2,908	5,883
Harris,Douglas	101,640	2,169	0
Heidrich,George	73,463	5,577	569
Heinrich, George	84,242	13,793	413
Hemsted,Ron	101,640	4,764	10
Hertha,Deborah	75,752	1,576	20
Higgs,Levi	94,069	6,378	316
Hikida,Joanne	85,585	1,648	0
Hill,Alan	75,752	1,826	1,211
Hingorani,Sonali	104,232	7,268	840
Ho,Jason	97,511	6,360	655
Hoff,Paul	101,640	5,956	0
Hoff,Tresse	84,305	6,492	815
Hogan,Angela Jean	75,757	271	0
Hogg,Philip James	107,955	10,248	608
Homeniuk, Alexander	75,752	492	0
Hooker,Thomas	85,159	79,515	827
Hopkins, John	93,332	317	356

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Horstmann,Michelle	70,729	4,548	1,110
Howard,Justin Jay	76,468	911	0
Howell,Kim	140,077	12,411	2,441
Huang,Louise	65,646	16,516	1,401
Hui,Ka Yi	89,522	4,084	0
Humhej,Jerry John	83,307	7,874	77
Hung,Edward H P	142,701	23,021	61
Hunter, Derek	82,426	41,570	59
Hyde,Tim	39,860	69,781	0
Ince,David R	91,606	9,914	790
Irvine,Katherine	68,955	6,734	0
Irving, John D.	158,832	41,739	7,671
Isaac,Darryl	80,879	5,621	10
Isherwood,Ted	74,338	6,343	0
Isley,Dale	81,123	9,949	0
Ison,Marvin	80,879	3,726	0
Jacobo,Erwin	73,997	1,449	0
Jaggs,Gordon	104,237	7,958	0
James,Craig	75,752	1,576	405
Jameson,Marty	84,307	14,303	138
Jansen,Sandra	118,298	3,180	119
Jansson,Michelle	116,761	12,593	265
Jauk,Liesl	106,053	6,135	1,004
Jeffcoatt,Steven Paul	101,640	3,037	0
Jochimski,Colin Edward	59,577	18,293	0
Jochimski,Walter	82,410	1,472	700
Johal,Bill	75,752	4,964	160
Johal, Jatinder	75,722	17,190	4,319
Johnson, David	60,992	39,384	0
Johnson, Thomas Andrew	100,416	19,218	88
Johnson,Trevor William	118,299	6,116	0
Johnston,David W	105,511	9,290	0
Johnstone,Patrick	75,752	246	399
Jones, Alan	69,195	12,640	183

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Jones,Debra	75,752	3,280	72
Jones,Karen E	88,721	2,258	166
Jorger,Ben	79,065	2,328	59
Kam,Richard	80,879	5,790	0
Karpun,Mark Edward	100,650	3,275	0
Karpun,Mike A	85,941	13,202	0
Keating,Roger	86,584	8,672	538
Keatley,Roger H	77,128	1,571	0
Keenan,Bernadette	72,730	3,066	1,551
Kelder,Randall M	101,640	19,407	0
Kelly, Michael J	86,659	9,217	10
Kenny,Richard	72,851	4,097	7
Kiesewetter, Harold Michael	94,636	5,116	87
Kinney,Gary	87,326	6,514	186
Kinsey,David P	100,282	3,425	0
Kirichuk,Iryna	89,522	13,378	0
Kita,Jason	104,233	7,273	712
Kivari,Mia	80,879	4,822	77
Klies, Grant Allan	101,640	3,931	0
Klomp,Frederik J	101,640	2,878	0
Klomp,Frederik Jason	74,971	5,034	88
Knapp,Barry	101,640	1,855	87
Knowles,Thomas Edward	70,778	10,173	0
Kongus,Bryan	79,395	7,974	176
Konkin,Barry	108,811	7,957	261
Kopp,Brent D	83,309	19,959	0
Kovich, John	73,998	2,910	0
Kube,Jennifer	99,337	6,900	0
Kulusic,Stephen	77,879	1,868	53
Kumagai,Karen	68,307	32,670	0
Kump,Will	75,752	1,576	37
Kurta,Ed	89,529	1,974	0
Lafo,Rachel Rosenfield	85,947	325	920
Lai,Emy	61,595	17,016	373

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Evanasas
Lai,Patrick	69,144	22,216	Expenses 509
Laing,Kari	81,105	8,010	729
Lamont,Ryan	101,640	4,587	0
Lannard, Kevin D	82,360	944	773
Lapalme,Karina	119,139	10,071	2,533
Larsen,John	75,754	3,244	0
Lazar-Schuler,Christina	75,752	1,060	7
Lecy,Katherine	119,130	8,822	2,376
Ledezma,Gonzalo	80,879	7,630	340
Lee, James	73,029	4,440	596
Lee,Vicky	73,694	3,045	684
Lee,Wun Fung	78,074	1,318	0
Lees,Brooke	77,480	5,395	93
Lehbauer, Jordan	80,879	5,052	10
Lei,Loletta	101,674	26,745	0
Lemaire, Joel	83,307	5,051	0
Lemen,Judy	89,183	2,139	84
Leney,Kyle	83,681	9,277	77
Lepine,Carol	75,752	246	556
Leung,May	142,711	9,257	3,669
Leung, Michael	70,487	7,293	0
Lewis,Arthur Michael	101,640	17,893	0
Lilova,Neonila	119,132	9,929	7,637
Lim, Derrick	107,955	8,002	0
Lim,Wesley	97,511	6,387	1,804
Lin,Fred	119,116	7,863	1,063
Lindenbach, Greg	91,825	5,478	0
Litke,Larry	78,269	253	657
Liu,Douglas	95,118	5,054	50
Liu,Marcus	93,479	4,432	2
Livingston,Steve R	85,200	4,839	10
Long,Doug	181,163	25,413	5,297
Loran,Gerry	79,393	1,947	0
Luce, Jennifer	72,422	4,508	0

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Luk,Yun	79,768	6,307	1,099
Lusk,Serena	125,512	11,897	3,713
Ma,Cliff	83,307	4,259	87
MacEachern,Karen R	85,941	2,087	0
Mack,Kelly	89,522	2,530	166
Mackie,Sue J	83,170	1,588	413
MacKinnon,Deb	91,825	7,330	64
MacLeod,Brian	86,356	7,375	0
MacNeill,Thomas Brian	85,295	17,463	3,429
Mahon,Steve	85,947	1,497	0
Makaoff,Frank	81,597	8,703	83
Manke,Gordon	77,589	6,965	0
Marion, John	78,502	5,332	0
Markova, Yelena	88,022	1,495	0
Martin,Paul	80,879	5,110	10
Massender, lan	100,523	4,158	411
Matheson, Stephen Leslie	78,982	10,837	87
Maxwell, James D.	74,015	1,279	0
Maxwell, Mark	74,105	6,437	0
Maxwell, Michael L.	98,230	12,874	0
Mayberry,Richard K B	73,810	5,890	59
McBride,David E	127,819	10,418	431
McCaffrey, John	100,622	5,393	88
McCall,Robert	80,879	5,811	0
McCluskey,Ryan	73,477	4,431	0
McCluskey,Shawn P	88,982	10,483	10
McCullough,Cameron	74,971	4,455	877
McCullough, Charles M	101,640	2,877	119
McEwen,Brendan	93,735	5,498	90
McGee,David H	75,752	1,576	86
McGowan,William J	166,254	23,123	1,967
McGrath,Alan J	101,081	4,095	1,188
McKenzie-Cook,Christopher	84,258	14,199	60
McKnight,Bjarne	80,879	6,695	33

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
McLaughlin,W Glenn	127,811	67,079	204
McLeod,W Craig	75,612	913	0
McMillan,Richard	101,640	4,140	163
McMullen,Mark	113,299	9,220	502
McVea,Aidan M	100,998	7,103	5,886
Mearns,Jonathan	82,391	5,200	1,545
Meausette,Steve	78,061	5,663	0
Medhurst, Colin	80,879	4,995	77
Melnychuk, John	82,366	3,229	462
Memon,Wasim	89,522	34,250	2,362
Mercer,Barry J	78,356	9,532	606
Metzak,Brian	80,879	6,267	0
Miller,Chad A	79,025	7,358	0
Mitzel, Dale R	75,752	911	700
Mohan,Colin	101,640	6,847	140
Molema,Kenneth	84,091	5,395	0
Montague,Eli	72,735	3,700	59
Mora,Jamie	80,879	4,033	10
Morison, Douglas	74,971	8,109	330
Morris,Allen Jay	82,365	3,762	0
Morrison,Lesley	81,132	7,768	1,708
Moses Jr, Vern A.	67,262	14,602	433
Moss,Kelly	83,307	9,018	10
Moxin, Greg Alan	75,415	9,030	69
Muir,Morgan	76,007	4,046	0
Muis,Fred	77,447	15,660	0
Mulder, Wilhelmus	101,640	3,867	88
Mullock,Kevin	99,393	6,851	0
Murray,Ken	83,307	3,509	0
Muter, Heather	75,927	1,580	189
Nagata,Darren	76,689	10,099	501
Nathorst, Dave	77,505	4,995	0
Nazareth,Andrew	211,039	72,931	2,485
Neidig,Brad A	101,640	4,111	77

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Newell,Allan D	83,307	3,980	77
Nikolic,Diana	93,479	2,879	502
Nishi,Ernest S	89,522	1,870	400
Nishi,Grant	76,178	271	316
Nolan,Mark	71,872	10,050	0
Northrup,Trevor	83,307	5,000	C
Nurse,Roy	75,685	13,777	0
Ogis,Peter	74,971	6,233	0
Olson,Brandon	68,551	8,569	59
Olson,Norma	75,418	10,511	0
Ooi,Emily	75,757	1,403	50
Orr,Richard Edward	70,728	14,082	0
Ostafiew,Alan D	83,307	19,716	296
Oviedo,J Francisco	72,636	5,401	1,177
Owens,David Michael	72,778	8,018	59
Paller,Elena	94,450	5,242	764
Palliser,Howard	75,752	1,654	C
Pankratz,Caitlyn	74,971	8,966	(
Parhar,Gurdawar	80,879	3,434	C
Parker,Cory Dean	101,640	5,923	(
Paterson,Kenneth	71,917	3,727	C
Patkau,Brad	83,582	9,086	24
Patrick,Terry	101,640	3,215	77
Pears,Warren	105,000	7,980	1,015
Pedersen,Elaine B S	72,725	4,963	(
Pellant,Mike	152,714	27,383	8
Penney,Daniel	80,879	2,897	(
Perkins,Michael	83,307	8,074	250
Petraschuk,Douglas-A	106,003	8,789	10
Phi,Thanh	75,800	4,052	580
Pighin,Darren	83,307	6,318	299
Piluso,Riccardo	82,802	22,397	677
Pinkney, Jason	82,734	6,395	(
Pitts, Dermott	84,269	13,112	899

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Pollock,Alistair M	74,003	4,352	0
Pommier,Lionel Jay	84,308	7,569	687
Porlier,Sheila Meri	85,000	2,436	603
Portelance, Joel Eric	75,757	1,986	527
Postolka, Alen	115,957	9,337	1,711
Powell, Gavin	75,757	914	0
Powell, Jo Anne	72,851	2,776	0
Poxon,Gerald	83,307	5,013	10
Price,Peter	116,468	26,457	0
Priest,Stephen	84,306	12,318	333
Procter,Deborah	104,233	9,676	843
Protz,Gregory A	86,432	5,441	176
Purver,William H.	89,517	365	0
Qaddoumi,Hikmat	93,472	20,009	6,335
Quinn,Star of Peace	74,888	3,738	51
Racic,Mile	97,511	5,707	492
Rattan,Amarjeet	141,375	19,998	3,611
Redlinski,Jacek	82,369	3,254	462
Redpath,Michael	141,330	18,331	6,644
Redzic,Vesna	89,522	2,249	0
Rempel, Donald	75,752	911	1,753
Rende,Michael	83,307	4,774	0
Renwick,Rick	118,299	2,484	515
Richards, David Bruce	85,660	12,155	59
Ricketts,Terry	83,600	292	79
Roberts,Lance	76,385	3,112	127
Robie,Colin	74,068	6,465	0
Robson,Mark	80,879	7,068	10
Rocha,Carlos	85,941	3,359	635
Rodriguez,Edgar	85,230	1,517	0
Romanas,Amy	75,757	4,079	1,141
Romanchook,Mitch	112,218	5,925	4,998
Rowley,Darren	83,307	5,910	797
Rudelier,Kate	74,356	1,379	1,457

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Rushton,Peter	67,865	13,092	0
Russell,Paul	80,879	6,413	98
Russell,Peter	130,867	14,507	1,135
Ryle,Brendan	75,440	3,366	80
Sage,Barbara	142,690	9,573	4,050
Saggers,Paul	82,450	3,282	137
Saito,Aaron	83,307	6,639	88
Sakai,Ross	75,752	2,725	572
Salameh,Alexander	74,971	4,455	10
Salmasi,Kamran	82,366	5,610	5,348
Salzl,Maria	104,233	5,794	75
Samson,Brent	80,879	5,570	77
Sangha,Rajvinder	80,879	4,209	0
Saunders,Ron	72,730	2,445	0
Savoie,Gilbert	75,823	2,168	0
Sayson,Aida Co-Hee	111,927	13,437	803
Sayson,Alexander	89,529	3,337	0
Schell,Terry Peter	101,640	5,143	0
Schlossarek,Teresa	78,982	256	0
Schouten,Stacey	72,041	5,002	1,439
Schroeder,Scott	86,712	2,009	107
Schultz,Jeremy	80,879	6,158	88
Schultz,Susan Leilani	127,130	19,943	3,987
Sciberras,Francis G	89,522	955	0
Scott,Douglas V	101,640	3,724	98
Scyebel,Robert George	24,450	54,630	0
Seibel, Daniel Dennis	75,750	4,018	336
Selinger,Edward A	91,219	8,220	2,028
Selver,Deanna	75,751	2,709	0
Semple,David C	171,954	67,331	1,059
Semple, Tyler	60,108	18,282	958
Shapiro, David	53,297	118,270	0
Sharma,Amen	69,769	6,818	322
Shaw,John	84,287	2,861	0

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Shepherd,Bryan A	92,307	20,999	434
Sheridan,Conor	75,051	4,534	2,510
Sherlock,Lesley	93,472	3,764	45
Shiau,Melissa	101,752	6,124	1,626
Shum,Chi Ting	89,522	3,793	0
Sihoe,Clarence	89,522	2,764	1,474
Sikora,Rose	85,903	4,914	523
Simas,Antonio	89,529	3,177	2,155
Simkin,Eric	80,879	4,373	0
Simmons, Norman	73,195	5,081	77
Sinclair,Karen L	78,982	2,961	1,417
Smith,Colleen	75,752	911	34
Smith,Mark	83,307	12,995	88
Smith,Michael	80,879	6,495	0
Somerville,Kim M	107,855	9,582	1,282
Soos,Dan	80,588	2,200	316
Sparolin,Eric	105,315	7,172	406
Standerwick, Jeffrey	85,569	10,643	0
Stene,Ryan	78,900	8,629	0
Stevens,Anne	127,828	17,886	1,055
Stewardson,Kevin	83,307	6,825	0
Stewart,Tom	156,017	26,695	1,790
Stich, Yvonne	89,522	1,641	844
Stock,Dennis	90,119	2,661	0
Stockdale,Todd	80,879	3,880	98
Stocking, Nicole	84,085	2,578	33
Stoliker,Ronald	101,640	4,375	0
Stowe,Syd	104,233	5,769	332
Stratuliak, John Clarence	75,054	3,927	
Sutton,Stuart	101,547	9,672	0
Swift,Brad D	89,596	5,642	263
Tack,Troy	86,308	4,873	0
Tait,Jim	129,035	12,841	848
Tait,Kyle	80,879	4,510	0

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Talmey Jr,Patrick	76,520	29,204	120
Talmey,Paul Kelly	104,233	5,613	0
Tambellini,Denise	102,387	7,823	424
Tarr,Christopher	80,879	3,721	0
Taylor,Kirk	119,130	8,823	1,410
Taylor,Mervyn	84,279	4,153	1,394
Tellis,Peter	80,879	4,554	369
Teo, James	93,472	3,293	6,190
Tetlock,Dan	75,031	22,672	69
Thandi, Neera	82,360	9,986	718
Thibodeau,Jon	75,752	911	0
Thomas,Bryan	74,043	4,766	0
Thomas, Cindy	104,233	5,626	451
Thomas, Marianne	97,440	6,419	718
Thornley,Rich	97,467	13,774	0
Tikanmaki,Anna	72,988	4,913	1,685
Tillmanns,Mike	74,308	844	0
Tillyer,Steve	84,287	19,865	176
Timmons,Mark	93,803	20,237	2,161
Toda,Richard K	107,955	6,063	0
Townsend,Ted	142,701	13,306	2,092
Townsley,Gail	98,159	3,877	1,103
Toyoda,Lianne	70,729	4,448	0
Tse,Kelvin Ka Yiu	69,897	17,348	1,015
Turick,Julia	73,693	4,135	0
Turick,Renata	75,752	882	0
Vallance,Scott	75,749	1,459	0
Van Bruksvoort,Alex W	96,998	5,145	147
Van Den Boogaard,Leonardus	118,299	2,107	
Van Iperen, Aaron	82,744	4,449	0
van Voorst Vader,Tara	93,224	4,513	1,449
Varley,Sue	85,941	1,716	98
Vaughn,Jerret	83,307	7,101	0
Veerman,Maarten	140,360	10,205	122

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Villaluz,Jaime	77,144	7,104	325
Vrakela,Ivana	89,522	1,815	0
Vrba,Karol	80,879	5,542	0
Vrooman,Rowan	83,307	7,021	10
Wahl,Kevin E	97,467	4,203	659
Walker,Wesley	97,467	5,058	424
Wall,Anthony	83,307	8,495	88
Walters,Bryan	86,912	4,579	165
Warkentin,Daryle Dean	101,640	12,117	77
Warren,Darren	82,358	2,543	255
Warzel,Edward Brian	107,956	9,280	572
Weber, David	149,759	24,978	263
Wei, Victor	149,754	21,977	466
Weissler,Forrest	97,467	7,095	59
Wellsted,Darryl	93,248	3,869	1,076
Welsh, Michael	83,307	4,908	0
Weststrate, Jason Campbell	73,470	2,630	399
Wheeler, Gregg	97,513	7,894	782
White,Simon J	77,581	4,095	0
Whitty,Cheryl Ann	74,104	3,788	1,251
Whitty,Robert	83,955	4,658	10
Whyman,William	61,257	65,827	2,986
Wild,Danyon	101,640	5,177	0
Wilke,Steve	77,080	6,406	0
Wilkinson, Timothy J G	141,172	13,659	1,504
Williams,Steve J	99,406	5,967	87
Wong,lvy	119,403	10,222	1,356
Wong,Kenneth	75,752	1,855	310
Wong,William	78,498	5,765	31
Woo,Gavin	149,083	10,657	1,409
Wyatt,Sail	73,929	4,644	0
Wyenberg,Grant	96,517	7,653	0
Wynne,Philip	93,472	4,106	363
Yang,Judy	75,823	995	700

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

Employee Earnings In Excess of \$75,000 And Related Expenses for 2014

Name	Base Salary	Benefits & Other <sup>1</sup>	Expenses
Yee,Stephen	74,591	5,706	310
Yeung,Yuen Tung	75,752	1,576	1,178
Yoo,John	80,879	6,589	10
Young,Jim	146,138	17,913	3,043
Younis,Munkith	120,418	4,104	748
Yu,Griffen	72,730	3,736	786
Zanardo,Angela	82,360	3,942	1,139
Zukowsky,Doug	69,447	8,655	59
Number of Employees - 620	\$55,834,578	\$5,497,790	\$399,631

<sup>1.</sup> Consists of taxable benefits (ie. MSP, group life, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

### Section 6

# CITY OF RICHMOND SCHEDULE OF REMUNERATION AND EXPENSES

### Grand Total For 2014

Name	No. of Employees	Remuneration <sup>1</sup>	Expenses
Employees Over \$75K	620	\$61,332,368	\$399,631
Employees Under \$75K	1,378	47,910,360	122,259
Grand Total	1,998	\$109,242,728	\$521,890

<sup>1.</sup> Combines salary, taxable benefits, and other lump sum payouts

## CITY OF RICHMOND STATEMENT OF SEVERANCE AGREEMENTS FOR 2014

Section 6

There were 7 severance agreements between the City of Richmond and its employees during 2014

These agreements represent 2 weeks to 10 months of salaries.

## RICHMOND PUBLIC LIBRARY SCHEDULE OF REMUNERATION AND EXPENSES FOR 2014

Schedule 1 - Board of Trustees

	No. Of Board		
NAME	Trustees	REMUNERATION	EXPENSES
Kafka, Peter	Chair	\$0	\$3,301
Tang, Simon	Vice-Chair	0	2,810
Barnes, Linda	Councillor	0	0
Bostwick, Mark	Trustee	0	0
Chahal, Kash	Trustee	0	237
Cousar, Diane	Trustee	0	0
Koch, Susan	Trustee	0	0
Leung, Robin	Trustee	0	0
Watson, Pat	Trustee	0	0
	9	\$0	\$6,348

Schedule 2 - Employees Earnings in Excess of \$75,000

	No. of		
NAME	employees	REMUNERATION*	EXPENSES
Au,Melanie		\$78,719	\$465
Buss, Gregory A.		179,405	4,591
Civkin,Shelley		75,654	
Ellis,J.Mark		110,598	363
He,Ping		82,445	324
Jang,Wendy		81,340	80
Lucas,Kat		79,382	923
Rahman,Shaneena		80,243	54
Smith,Lee Anne		84,523	853
Walters,Susan		123,354	1,715
	10	\$975,663	\$9,368
Employees Less Than \$75,000	124	\$4,554,298	\$2,059
Grand Total	134	\$5,529,961	\$11,427

<sup>\*</sup> Combines salary, taxable benefits, and other payouts

### CITY OF RICHMOND SCHEDULE OF REMUNERATION AND EXPENSES

For the year ended December 31, 2014

### Reconciliation of Remuneration to Financial Statements

Total Remuneration Per Section 6 - Schedule of Remuneration and Expenses:

Elected Officials		\$597,619
Employees - City of Richmond		109,242,728
Employees - Richmond Public Library		5,529,961
		\$115,370,308
Total Salaries Per Financial Statements		
Wages and salaries Capital programs, billings, and payouts		142,168,944 6,244,718 148,413,662
Less Employer share of non-taxable payroll remittances (City) Less Employer share of non-taxable payroll remittances (Library) Less 2014 payroll accrual paid in 2015 Add 2013 payroll accrual paid in 2014 Deduct Richmond Olympic Oval Corporation salaries Deduct Lulu Island Energy Company Ltd salaries		(22,569,161) (1,059,292) (7,609,080) 5,134,120 (6,939,941)
		\$115,370,308
	Difference	\$0

Payments	Amount
1832 Asset Management Lp	\$90,000
3R Demolition Corp	77,434
A J Forsyth, Div Of Russel Metals Inc	34,145
A R Mower & Supply Ltd	70,600
AA Advertising Ltd	25,567
ABC Transmissions Ltd	34,498
Acklands - Grainger Inc	413,680
Aecom Canada Ltd	68,101
Airon Heating & Air Conditioning Ltd	616,125
Altec Industries	132,252
Andrew Sheret Ltd	701,839
Andrews Architects Inc	53,232
Anigraph Productions Ltd	173,514
Anthony Jones & Associates Inc	43,376
Aon Reed Stenhouse Inc	1,350,080
Apex Communications Inc	47,204
Aplin & Martin Consultants Ltd	134,648
Apple Canada Inc	73,818
Arpac Storage Systems Corporation	31,062
Ashton Mechanical Ltd	209,749
Ashton Service Group Ltd	1,010,278
ASI Manufacturing Ltd	32,605
Associated Fire And Safety	86,502
Astro Turf West Distributors Ltd	409,946
Atlas Power Sweeping Ltd	54,269
Avenue Machinery Corp	48,685
Bare Canada Ltd	28,140
Barr Plastics Inc	80,702
BC Assessment*	5,096,125
BC Diesel Truck Repair Ltd	29,910
BC Hardwood Floor Co Ltd	34,497
BC Hydro	4,381,688
BC Life & Casualty*	985,718
BC Municipal Safety Association	61,705
BC Plant Health Care Inc	127,363
BCD Holdings Ltd	70,805
Beyond Tech Solutions	335,367
BFI Canada Inc	44,942
Black Press Group Ltd	137,566
Blackstone Consulting Group Inc	65,619
Blanchette Press	61,954
Bowden, Tony	43,454

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Boyden Vancouver	37,993
Bradley Refrigeration	34,698
Brenco Industries Ltd.	49,825
Brock White Canada Company	26,264
Brugman Commercial Kitchens	46,451
Bryco Printing Ltd	33,994
Bull Housser & Tupper LLP	132,203
Bullex Inc	120,223
Bulls-Eye Specialty Ads Inc	28,136
Butler Did It Café	44,898
Canada Post Corporation	303,915
Canada Revenue Agency*	32,143,522
Canada Savings Bonds*	539,282
Canadian Linen Supply	39,556
Canadian National Railway Company	72,496
Canadian Red Cross*	30,648
Cannon Design Architecture Inc	109,789
Cannor Nurseries Ltd	48,380
Cansel Survey Equipment	74,307
Canstore Rentals Ltd	34,178
Canuel Caterers	49,452
Cardea Health Consulting	41,984
Carter Chevrolet Cadillac Buick GMC	33,769
Cat Rental Store	98,601
CDW Canada	87,144
CEI Architecture Planning Interiors	67,657
Chase Paymentech	298,055
Chevron Canada Ltd	1,913,243
Chinese Informedia Consulting Group Inc	57,393
Churchill Armoured Car Service Inc	38,142
Cimco Refrigeration	1,011,655
City of Vancouver	1,553,129
Cleartech Industries Inc	119,787
Clemas Contracting Ltd	683,058
Cobra Electric Ltd	1,680,016
Coencorp Consultant Corporation Inc	41,302
Cold Fire Prevention Inc	38,005
Collins Manufacturing Co Ltd	44,140
Colter Developments	47,974
Columbia Bitulithic Ltd	3,355,605
Columbia Fuels	28,698
Commercial Aquatic Supplies	47,862

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Commercial Lighting Products Ltd	388,322
Comprint Systems Inc	28,000
Compugen Inc	29,534
Containerwest	61,630
Coriolis Consulting Corp	62,701
Corix Utilities Inc	172,211
Corix Water Products Limited Partnership	121,218
Creative Door Services Ltd	51,005
Crighton, El	30,647
Cross Roads Excavating Ltd	101,938
CSDC Systems Inc	103,623
Cth Systems Inc	66,192
CTV Television Inc	29,991
Cullen Diesel Power Ltd	62,081
Cummings Sales And Rentals	26,723
CUPE 394*	522,434
CUPE 3966 Library*	179,980
CUPE 718*	794,705
Curt T. Griffiths Ltd	119,425
D Jensen & Associates Ltd	29,867
Dafco Filtration Group	25,789
Dams Ford Lincoln Sales Ltd	130,406
Davis LLP	9,570,532
Deanne Achong Or Faith Moosang	97,595
Dekra-Lite	53,296
Delcan Corporation	57,159
Dell Canada Inc	166,738
Delta Farmland & Wildlife Trust	38,000
Denbow Environmental Solutions	34,930
Dentons Canada LLP	11,770,500
Dexter Consultants (514351 BC Ltd)	50,900
Dgbk Architects	280,946
Dialog BC Architecture Engineering	27,462
Dillon Consulting	72,539
Direct Energy Marketing Ltd	448,676
Directional Mining & Drilling Ltd	430,409
Dirks Landscape Design Build Ltd	99,250
DMD & Associates Ltd	50,083
Dominion Blue Reprographics	28,898
Don Dickey Supplies	66,563
Douglas Lake Equipment Ltd	38,569
Dueck Richmond Chevrolet Buick Cadillac	186,523

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Dust Away Road Spraying Ltd	36,774
Dynamic Facility Services Ltd	179,677
Dynamic Management Solutions Dms	39,490
Dynamic Specialty Vehicles Ltd	100,143
E B Horsman & Son Ltd	77,593
Ebb Environmental Consulting Inc	25,457
E-Comm,Emergency Communications For BC	3,227,214
Econolite Canada Inc	759,232
Ecotainer Sales Inc	34,349
Ecowaste Industries Ltd	227,047
ECS Electrical Cable Supply Ltd	95,250
Eecol Electric Corp	49,448
Eltec Elevator Ltd	73,837
Emco Corporation	73,365
Emergency Communications Network Lcc	28,468
Engineered Air Division	52,430
Entech Environmental Consutlants Ltd	40,000
ESC Automation	59,137
Esri Canada Ltd	140,304
Extreme Glass Ltd	30,617
Faster Asset Solutions	87,216
Federation of Canadian Municipalities	29,969
Finning (Canada)	61,789
Finning International Inc	53,784
First Truck Centre Vancouver Inc	117,639
Fishbone Etc Design	29,412
Flocor Inc	76,241
Flynn Canada Ltd	31,669
FortisBC	431,677
Frances Andrew Site Furnishings Ltd	27,002
Fraser Pacific Marine Services	85,048
Fraser Richmond Soil And Fibre Ltd	673,895
Fred Surridge Ltd	1,553,964
G B Bobcat Service	65,138
G P Rollo & Associates Ltd	25,092
Geetu Mehroke, Manjit Gandham And	26,750
General Paint Corp	52,467
Gladiuk Contracting Ltd	193,613
Global Knowledge Network (Canada) Inc	39,800
Global Risk Innovations	39,600
Gordian Group Inc	36,964
Graham Hoffart Mathiasen Architects	32,095

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Greater Vancouver Regional District*	26,891,274
Greater Vancouver Water District	25,293,110
Gregg Distributors BC Ltd	26,018
Groundswell Group Inc	104,284
Guest Excavating Ltd	50,450
Guillevin International Inc	31,018
Habitat Systems Inc	169,886
Harbour International Trucks	34,377
Harper Grey LLP	31,364
Harris & Company LLP	317,670
Heritage Office Furnishings Ltd	402,073
Hewlett Packard Financial Svcs Canada Co	35,359
Hi-Cube Storage Products	69,767
Home Depot	51,098
Hoots Bicycle Accessories Ltd	111,315
Hopkins, Dolly	26,347
Horseshoe Press Inc	45,486
Hughes Condon Marler: Architects	1,155,393
IDR Commercial Construction	117,804
Imperial Paving Ltd	1,156,911
Infomart	34,282
Infor (Canada), Ltd	100,982
Insight Canada Inc	49,070
Insights Learning & Development Van Ltd	69,490
Integral Group	34,370
Intercontinental Truck Body (BC) Ltd	352,886
International Web Express	40,385
Interprovincial Traffic Service Ltd	337,458
ISL Engineering And Land Services Ltd	29,687
Island Key Computer Ltd	185,309
Itex Enterprise Solutions	27,486
Jacob Bros. Construction Ltd	249,493
Janisan	35,847
Jego, Miyouki	55,370
Jm Bean & Co Ltd	25,695
JSP Enterprises	32,830
JW Lees Law Corporation	70,738
Kal Tire	142,710
Keg Restaurants Ltd	29,500
Kerr Wood Leidal Associates Ltd	281,154
King Hoe Excavating Ltd	1,436,158
Konica Minolta Business Solutions	82,253

<sup>\*</sup> Payments include tax transfers and third party remittances.

### CITY OF RICHMOND

Payments	Amount
KPMG LLP	155,820
Kutny's Richmond Soils	32,270
L. Parker Consulting Services Inc	78,483
Lafarge Concrete Ltd	294,226
Langley Concrete Limited Partnership	40,619
Laura Ballance Media Group	27,000
Layfield Inc	131,442
Ledcor Construction Ltd	321,593
Levelton Consultants Ltd	84,464
Lewco Consulting Inc	29,930
Lillico, Geoff	29,303
Lincor Enterprises Ltd	44,084
Lit Aquatics Ltd	222,480
Lmn23 Interactive Structures Ltd	409,118
Lock Block Ltd	28,092
Logicgate Consulting	77,720
London Drugs	32,157
Lordco Parts Ltd	131,154
Lucid Management Group	36,520
M Van Noort & Sons - Bulb Co Ltd	37,644
M. Abbood Construction	114,006
Macaulay Trucking Ltd	217,877
Mailchannels Corporation	43,608
Mainland Sand & Gravel Ltd	400,944
Mainroad Lower Mainland Cont	223,571
Mainroad Maintenance Products	83,693
Manulife Financial	70,744
Maple Leaf Tree Movers	33,622
Maple Ridge Chrysler	306,453
Marathon Surfaces Inc	70,074
Marine Repair & Maintenance	105,439
Mason Lift Ltd	33,219
Matson Peck & Topliss BC Land Surveyors	50,581
Maydanyk Trucking Ltd	47,403
Mcasphalt Industries Ltd	25,713
Mccarthy Tetrault LLP	3,207,765
Mcginn Engineering & Preservation Ltd	38,746
Mcrae's Environmental Services Ltd	1,305,425
MDT Technical Services Inc	111,317
Medical Services Plan*	1,382,020
Mercer (Canada) Ltd	27,565
Merletti Construction (1999) Ltd	47,310

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Metro Motors Ltd	296,860
Mickelson Consulting, Inc	134,443
Midland's Workwear Plus	26,037
Mills Printing & Stationery Co Ltd	306,479
Minister of Finance*	93,415
Minoru Seniors Society	36,000
MMM Group Limited	41,631
MNA Distribution Inc	75,373
MNP LLP	47,720
Mountain Interactive Inc	25,090
Movik Constructions Ltd	48,800
MPT Engineering Co Ltd	33,616
Mundie Trucking	84,873
Municipal Finance Authority of BC*	49,697
Municipal Insurance Association of BC	1,277,975
Municipal Pension Plan*	19,330,215
Murdy & Mcallister Barristers	26,395
MWL Demolition Ltd	44,760
NAPA Auto Parts	60,341
Nas Recruitment Communications	35,761
Nedco	54,206
Neptune Technology Group (Canada) Ltd	1,584,607
Netcetera Consulting Inc	26,850
Novax Industries Corp	122,302
Nu-Gro Ltd	98,809
Nulli Secundus Inc	106,950
Nutech Facility Services Ltd	83,109
O.E.M. Hardware	29,586
Occumed Consulting	43,189
Ocean Marker Sport Surfaces (2014) Ltd	25,890
Ocean Pipe	54,156
O'Connor Dodge Chrysler Jeep	259,864
Olympic International Service Ltd	418,174
Opacity Design Group Ltd	43,040
Optum Health Services (Canada) Ltd	30,158
Opus Daytonknight Consultants Ltd	205,972
Oracle Canada	410,691
Orbis Canada Limited	26,149
Oris Development (Kawaki) Corp	192,150
P D Trucking	115,297
Pacific Blue Cross*	3,701,734
Pacific Cutting And Coring Ltd	178,184

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Pacific Fasteners Ltd	49,587
Pacific Flow Control Ltd	58,644
Paul Sahota Trucking	55,800
Penta Builders Group	402,196
Performance Contracting Ltd	131,366
Performance Objects Inc	33,970
Personnel Department	61,860
Phillips Farevaag Smallenberg	31,045
Pitney Bowes	85,164
Pitneyworks	43,114
PJS Systems	230,081
Plan Group	65,996
Planet Clean	399,629
Prairiecoast Equipment	42,546
Premier Security Inc	115,797
Priority Consulting Group Inc	28,380
Proactive Resolutions Inc	49,095
Pro-Can Construction Group Corp	1,153,033
Process Four Design Ltd	76,346
Profire Emergency Equipment Inc	55,594
PS Traffic Pro Services (2012) Inc	210,855
PSE Equipment Ltd	32,368
Purtech Service Group Inc	46,557
PVL Projects	121,915
PWL Partnership Landscape Architects Inc	46,349
Qualichem Industrial Products	28,204
Ram Mechanical Ltd	176,964
Receiver General*	68,395
Receiver General (RCMP)	34,060,770
Rectec Industries Inc	214,700
Rhino Print Solutions	29,380
Richelieu Building Specialties	74,942
Richmond Animal Protection Society	420,011
Richmond Art Gallery Association	29,251
Richmond Chamber of Commerce	64,899
Richmond Firefighter Assn IAFF Local 1286*	480,643
Richmond Fitness & Wellness Association	180,903
Richmond News	35,550
Richmond Olympic Oval	3,216,133
Richvan Holdings Ltd	222,968
Ricoh Canada Inc	215,171
Riverport Business Park Portfolio Inc	3,718,228

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
River Road Investments Ltd	56,035
Roadway Traffic Products	455,044
Rocky Mountain Phoenix	28,174
Rocky Point Engineering Ltd	48,487
Rod's Building Supplies Ltd	250,401
Rogers Wireless Inc	37,785
Rollins Machinery Ltd	43,823
Royal City Fire Supplies Ltd	101,862
Rusnak Gallant Ltd	35,585
Ruth Beer & Charlotte Wall Studio	51,028
Safe & Sound Security Systems Ltd	142,323
Sandhu, Dalip	50,539
Scada Controls Central Ltd.	48,613
Scalar Decisions Inc	478,547
Schneider Electric Canada Inc	25,894
School District 38 Richmond*	119,933,816
ScotiaBank	128,313
Sea Island Community Association	27,302
SeeClickFix, Inc	32,105
Select Art Advertising Inc	38,049
Selectron Technologies Inc	31,306
SES Consulting	25,265
Seymour Painting Ltd	29,190
Shanahan's Limited Partnership	26,266
Shelter Modular Inc	26,964
Sherine Industries Ltd	34,203
Sherwin Williams Canada Inc	107,409
Sidhoo Trucking Ltd	90,166
Sierra Waste Services Ltd	8,240,082
Site Economics Ltd	32,419
SImco Pure Water Systems	37,085
Smartedge Networks Inc	37,487
Smith Bros & Wilson (BC) Ltd	149,544
Smithrite Disposal Ltd	138,504
Softchoice Lp	399,959
South Arm Contracting Ltd	241,150
South Arm Excavating	174,640
Spandrel Construction Corp	79,092
Sparky Electric Inc	163,781
Specimen Trees Wholesale Nurseries Ltd	38,312
Spectrum Painting Ltd	26,423
Sportstown BC Operations Ltd	239,425

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
SSQ Insurance Company Inc*	48,201
Stage 3 Renewables Inc	86,622
Stantec Consulting Ltd	104,357
Streamline Fencing & Contracting Ltd	366,519
Stuart Olson Dominion Construction Ltd	4,484,162
Sutton Road Marking Ltd	112,886
Swich Services Inc	30,958
Sydneyplus International Library Systems	38,604
T M Johnston Gradall Ltd	203,586
Targa Contracting Ltd	94,884
Tec Floor Covering Ltd	39,804
Telus	579,568
Telus Mobility	349,917
Tempest Development Group Inc	180,226
Terralink Horticulture Inc	26,192
Tervita Corporation	28,562
Textile Image Inc	34,586
The Active Network, Ltd	116,162
Thomas Trucking	97,410
Thompson Community Association	27,899
TLD Computers Inc	40,365
T-Metrics Inc	36,462
Total Energy Systems	42,675
Tourism Richmond*	2,833,468
Traffic Pro Services	28,703
Trane Canada	45,806
Translink*	33,821,397
TSS Total Safety Services Inc	29,666
Twining, Short & Haakonson, Barristers	25,550
Ulmer Contracting Ltd	692,447
Union of BC Municipalities*	119,683
United Way Of The Lower Mainland*	44,84
University of BC	30,000
Urban Agriculture Consulting Inc	28,232
Urban Systems Ltd	39,570
Valkyrie Law Group LLP	191,81
Valmont West Coast Engineering	194,002
Vancouver Coastal Health Authority	221,556
Vancouver Fraser Port Authority	431,334
VFA	99,08
Vimar Equipment Ltd	392,517
Walker's Gradall Services Ltd	320,330

<sup>\*</sup> Payments include tax transfers and third party remittances.

Payments	Amount
Watson, Morley	33,444
WCC Crane Solutions Inc	48,650
Weber Supply Company Inc	33,438
Wesco Distribution Canada	137,305
West Coast Electric Ltd	42,432
Westcoast Drainage & Contracting	245,448
Western Integrated Electrical Limited	27,800
Western Oil Services Ltd	49,881
Western Pacific Paper Ltd	31,572
Western Weed Control Ltd	112,500
Westlund - Div Of Emco Corporation	32,803
Westmark Development Group	85,200
Westview Sales Ltd	189,894
Westwind Greenhouses	37,542
WFR Wholesale Fire & Rescue Ltd	1,430,841
Whitewater West Industries Ltd	137,067
Wilco Civil Inc	4,393,380
Wolseley Canada Inc	326,733
Wong's Greenhouse	31,337
WorkSafe BC	2,112,769
Xylem Canada Company	151,117
Yandle, Carlyn	35,500
Young Anderson Barristers & Solicitors	81,905
Youngson, David	25,375
Payments > \$25,000	434,468,088
Payments < \$25,000	8,425,782
Total Payments	\$442,893,870

<sup>\*</sup> Payments include tax transfers and third party remittances.

### CITY OF RICHMOND Statement of Grant and Subsidies in 2014

Grants and Subsidies	Amount
Alzheimer Society of B C	\$2,081
Amyotrophic Lateral Sclierosis Society	3,000
BC Children's Arts & Literacy Centre	9,300
Big Brothers of Greater Vancouver	4,590
Big Sisters of BC Lower Mainland	4,590
Boys & Girls Clubs of South Coast BC	2,550
Canada YC Chinese Orchestra	4,160
Canadian Mental Health Assoc (Richmond)	34,000
Canadian Mental Health Association	6,000
Canadian Red Cross Society	4,000
Children of the Street Society	1,000
CHIMO - Crisis Services	47,940
Chinese Mental Wellness Association	9,051
Cinevolution Media Arts Society	12,430
City Centre Community Association	45,288
Delta Symphony Society	2,860
Developmental Disabilities Association	4,201
East Richmond Community Association	500
Family Services of Greater Vancouver	46,600
Greater Vancouver Historical Performance	2,080
Gulf of Georgia Cannery Society	500
Hamilton Community Association	10,641
Heart of Richmond Aids Society	10,404
KidSport Richmond	11,000
Minoru Seniors Society	3,500
Multicultural Helping House Society	8,323
Pacific Post Partum Support Society	1,500
Philippine Cultural Arts Society of BC	3,120
Richmond Addiction Services Society	202,345
Richmond Agricultural & Industrial	11,000
Richmond Amateur Radio Club	1,530
Richmond Art Gallery Association	4,680
Richmond Arts Coalition	3,750
Richmond Bethel Church	2,550
Richmond Carefree Society	5,000
Richmond Centre for Disability	120,586
Richmond Chinese Community Society	3,000
Richmond City Centre Community Assn	10,500

### CITY OF RICHMOND Statement of Grant and Subsidies in 2014

Grants and Subsidies	Amount
Richmond Community Band Society	2,900
Richmond Community Orchestra & Chorus	8,790
Richmond Family Place Society	24,480
Richmond Fitness & Wellness Association	8,000
Richmond Food Security Soc	5,000
Richmond Gateway Theatre Society	1,099,800
Richmond Hospice Association	7,140
Richmond Mental Health Consumer	3,641
Richmond Multicultural Community	10,404
Richmond Museum Society	1,500
Richmond Music School Society	7,200
Richmond Potters' Club	5,200
Richmond Poverty Response Committee	5,000
Richmond Schoolyard Society	6,000
Richmond Singers	2,600
Richmond Society for Community Living	17,269
Richmond Therapeutic Equestrian Society	56,400
Richmond Weavers & Spinners Guild	4,550
Richmond Women's Resource Centre	15,606
Richmond Youth Choral Society	8,790
Richmond Youth Services Agency	12,500
Sea Island Community Assoc	5,058
Society of Richmond Children's Centres	37,636
South Arm Community Association	1,400
St Albans Anglican Church	10,000
Steveston Community Society	40,000
Textile Arts Guild of Richmond	3,500
Community Arts Council of Richmond	7,700
Kehila Society of Richmond	250
Sharing Farm Society	6,500
Thompson Community Association	10,540
Tickle Me Pickle Theatre	4,160
Touchstone Family Association	99,000
Turning Point Recovery Society	5,865
Vancouver Cantonese Opera	3,850
Vancouver Tagore Society	3,120
Volunteer Richmond Information Services	37,975
	\$2,249,474

### CITY OF RICHMOND

### SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2014

### Reconciliation of Payments to the Financial Statements

Total payments to Canadian & US Suppliers (Section 7)	\$442,893,870
Total expenditures per Financial Statements (Statement of Revenue and Expenditures)	360,927,000
Repayment of Debt and Capital Lease Obligations	1,086,000
Items included in financial statements but not in Section 7:	
Salaries and benefits per Statement of Operations	(142,168,944)
Amortization of Tangible Capital Assets	(52,106,000)
Oval Expenses	(3,752,000)
Loss (Gain) on disposal of tangible capital assets	(675,000)
Grants and Subsidies	(2,249,474)
Employee Expense Reimbursements	(536,501)
2014 Accounts payable and accrued liabilities	(88,331,000)
Items in Section 7 but not included in expenditures in the financial statements:	
2013 Accounts payable and accrued liabilities	83,204,000
2014 Capital Acquisitions (net of capital salaries and transfers)	78,945,000
Oval Transfer	3,207,600
Change in prepaid expenses	(356,000)
Change in inventories of supplies	(52,000)
Payroll Related Remittances Items in Section 7 - 3rd party remittances and transfers not included in expenditures in the financial statements:	39,038,468 he
Tourism Richmond	2,831,399
School District 38 Richmond (Site Acquisition Fees)	735,559
External Receivables	373,908
UBCM	120,192
Items in Section 7 - transfers not included in expenditures in the financial statements:	
School District 38 Richmond	119,198,257
Translink	33,821,390
Metro Vancouver - Property Tax Payment	4,253,274
Metro Vancouver - PILT Grants in lieu of Taxes	213,681
Metro Vancouver - GRS	31,732
BC Assessment Authority	5,096,125
Minister of Finance - Home Owner Grant	21,430
Municipal Finance Authority (MFA)	15,775
	\$442,893,870
	eifference \$0

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### 3 STEPS COUNCIL MEMBERS HEPATITIS C IN RICHMOND: CAN TAKE

By Shakuntala Soden, PhD and Rosemary Plummer, RN June 22, 2015, Richmond, British Columbia



Committed to preventing the spread of hepatitis C virus (HCV) and to providing support and education to HCV+ people

**CNCL - 592** 



## Hepatitis C in Canada – The Stats

- At least 220,000 Canadians live with chronic hepatitis C (approx. 1% of population)
- **Boomers** (born between 1945 and 1975) About 75% of affected people are Baby
- know it for 3 to 4 decades after infection. People can have this 'silent killer' and not
- At least 44% of these don't know they have it, while it silently destroys their liver

Source: CCDR\_ Volume 40-19, December 18, 2014 - Public Health Agency of Canada



### Hepatitis C in BC (one of Canada's top provinces for high HCV prevalence)

gapproximately 80,000 British Columbians are living with chronic hepatitis C. The BC Centre for Disease Control estimates that

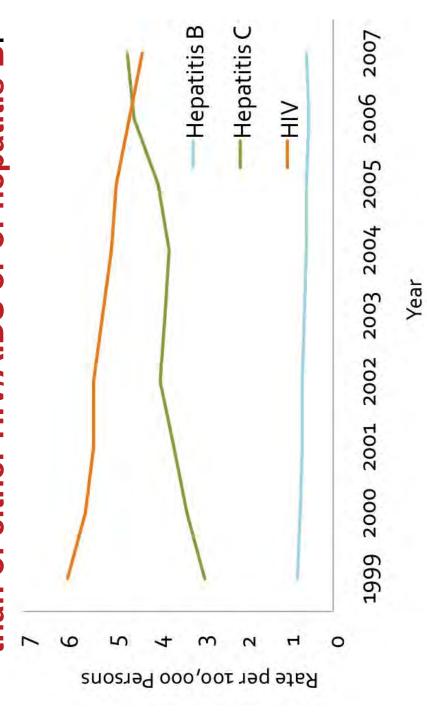
FLeading cause of cirrhosis of the liver and liver cancer (high risk of other cancers as well) in BC

- Top reason for liver transplants; demand soaring
- \$52,000 for patient with no fibrosis to \$328,000 Estimate of future lifetime costs range from for patient requiring liver transplant



### HCV: a life and death issue

Since 2006, more people have died of hepatitis C than of either HIV/AIDS or of hepatitis B.



Ly et al. Annals of Internal Medicine. 2012; 156:271-278

**CNCL - 595** 



# Two main populations of patients in Canada

- 1) Most in danger of infecting others, primarily in early stages of the disease
- Injection drug users
- Users of inhaled drugs (cocaine, meth)
- MSM (men who have sex with men)
- Users of injected anabolic steroids
- Those who have had unsterile tattoos or piercings, particularly common among prisoners
- the disease, but most in danger of morbidities and mortality 2) No longer in danger of infecting others, in late stages of
- Victims of tainted blood tragedy
- Canada's blood supply not screened until 1992
- Others paying for excesses of their youth



# Risk of Transmission vs. Risk of Dying

Young people are at greater risk of contracting or transmitting HCV (Hepatitis C Virus) and generally need PREVENTION programs. Older people (some of whom may have used drugs at one time) are now at far greater risk of HCV-related morbidity and mortality, and geferally need a SCREEN-TREAT-CURE program.

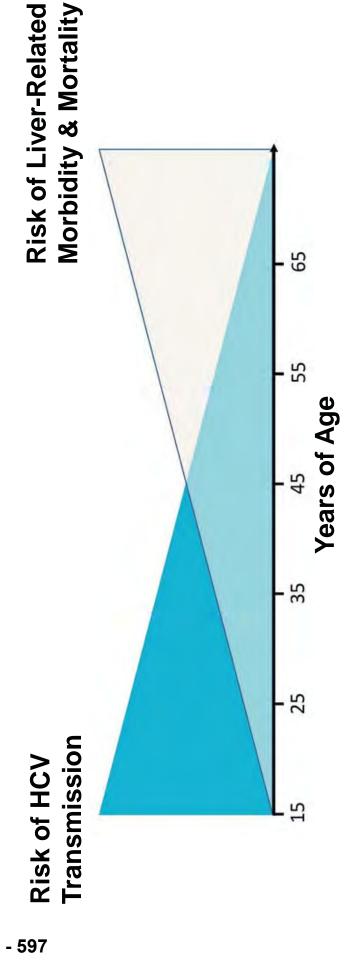
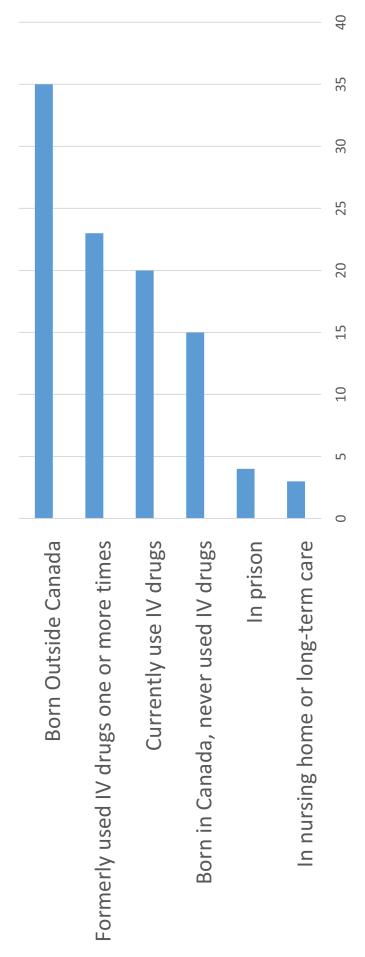


Chart: Jason Grebely, et al CID 2013



## Who has hepatitis C in Canada?

Characteristics of the est. 220,000+ Canadians with Chronic Hepatitis C



**CNCL - 598** 

- Approx. 75% of these 220,000 people are Baby Boomers.
- Approx. 80% of them have never used, or no longer use, IV drugs.

Data Source: Cdn Communicable Disease ReportCCDR: Volume 40-19, December 18, 2014



### of those born between 1945 and 1965 We want One-Time-Only Screening

- In US, this is promoted by the Center for Disease **Control** and widely advertised.
- In Canada, both the Canadian Liver Foundation and Canadian gastroenterologists suggest 1945-1975!
- cohort generally no longer transmits nor contracts HCV. • This simple blood test need only be given once; this
- generally request this test specifically. Most don't ask HCV tests are not regularly given. A patient must



### Widespread Baby-Boomer Screening Would De-Stigmatize HCV Testing

- A one-time-only test for all of those born 1945 1975 Ganada) would "catch" 75% or more of the HCV+ (the most commonly recommended cohort for people in Canada
- Without singling out any group of people
- Without using stigmatizing 'risk-based' testing
- advanced liver disease, cancer, need for transplant Would find the 44% who don't know they have it, enabling them to get treated in time to avoid



### Vulnerable to HCV Morbidity & Mortality Baby Boomer Testing Targets the Most

- one-time hepatitis C Screen-Treat-Cure program in Ganada for Baby Boomers would prevent at least 73% of HCV-related deaths are in this cohort. A 21,000 HCV-related deaths.
- This sort of screen-treat-cure approach "is likely to be cost-effective, at \$34,359 to \$44,034 per QALY (Quality-Adjusted Year of Life) gained...

Cost-effectiveness of screening for hepatitis C in Canada, William W.L. Wong PhD, Hong-Anh Tu PhD, Jordan Sources: CDC: Centers for Disease Control and Prevention (August, 2012) and J. Feld MD MPH, Tom Wong MD MPH, Murray Krahn MD MSc

http://www.cmaj.ca/content/early/2015/01/12/cmaj.140711.full.pdf

HepCBC.ca



### Our BC bus ad campaign (July 1-28) will run in 7 cities including Richmond!

## You Can Have Hepatitis C and Not Know it.

+ 1/5<sup>±</sup>+

म्हां म्हें विक्रिटिंस viêm gan hépatite

It can kill. There is a cure. Get tested.

**BO,000**BC residents have hepatitis C

Find out more at HEPCBC.ca

Jep c bc

**75%** infected are Baby Boomers

Step #1: Would you please take a picture holding our BUS AD?



### World Hepatitis Day is July 28th

- Hepatitis C can now actually be eradicated from the

  - earth! ខ្ ភ្ជុំ ភู50 million or more people have it, worldwide.

July 28th as "World Hepatitis Day" in Richmond. Step #2: Support the Mayor's Proclamation of



### sleeves" in support of Baby Boomer Political leaders are "rolling up their Hepatitis C testing!







Step #3: Would you be willing to be publicly tested for hepatitis C? THANKS SO MUCH FOR LISTENING TO OUR PRESENTATION!



### Contact Information, HepCBC

Victoria, BC (Main) Office

#20 - 1139 Yates Street

Victoria, BC V8V 3N2

250-595-3892

Sancouver, BC (Outreach) Office #206A – 938 Howe Street

604-259-0500

Email: info@hepcbc.ca

Website: www.hepcbc.ca, FB: hepcbc, Twitter: @hepcbc

Incorporated 1996 as a BC Society

Revenue Canada Charitable #86800-4979-RR0001

## You Gan Have Hepatitis C and Not Know it.



此ず 即然 引引 Niem gan hépatite

It can kill. There is a cure. Get tested.

Find out more at HEPCBC.ca

have hepatitis C **BC résidents** 80,000

**Baby Boomers** infected are **422**%

Special Notes:

Client provided logo; logo is low res. Simplified text. Translations should be double checked; they are also low res. Please supply high res art.



© THIS DESIGN WAS CREATED BY LAMAR ADVERTISING AND CANNOT BE USED FOR ANY OTHER ADVERTISING PURPOSES WITHOUT WRITTEN PERMISSION

Product Size: 11"x35"

Plant: Victoria, BC

Artist: Gabrielle Favret/Lindsay Barrosse Tuesday, May 26 2015

## VERY IMPORTANT TO ORDER USE THIS ID#: 917826e

**fou Gan Have Hepatitis C and Not Kno** 

田炎 하라마

viêm gan

in hépatite

There is a Cure.
Find out more at HEPCBC.ca

**CNCL - 607** 



Special Notes:

client provided logo; logo is low res and should not be printed. Translations should be double checked; they are also low res. Please send high res art or text files. Design by request.



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Product Size: 30"x139"

Plant: Victoria, BC

Artist: Gabrielle Favret/Lindsay Barrosse

Friday, May 29 2015

RICHMOND APPROVED

APPROVED by Director



### Richmond Zoning Bylaw 8500 Amendment Bylaw 9064 (RZ 11-590130) 22691 and 22711 Westminster Highway

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING - HAMILTON (ZT11)".

P.I.D. 010-179-500

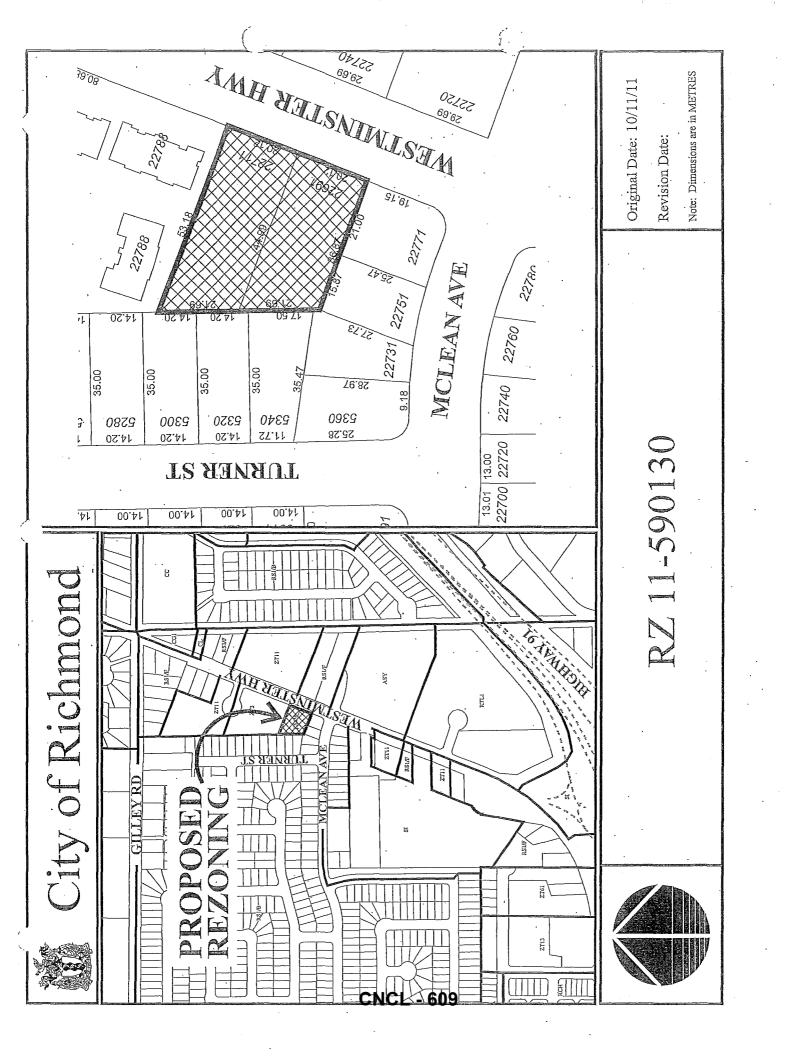
Lot 2 Section 2 Block 4 North Range 4 West New Westminster District Plan 16060

P.I.D. 000-964-492 \*

Lot 3 Section 2 Block 4 North Range 4 West New Westminster District Plan 16060

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9064".

FIRST READING	OCT 2 8 2013
A PUBLIC HEARING WAS HELD ON	NOV 1 8 2013
SECOND READING	NOV 1 8 2013
THIRD READING	NOV 1 8 2013
OTHER CONDITIONS SATISFIED	JUN 15 2015
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL	DEC 1 8 2013
ADOPTED	
	•
MAYOR	CORPORATE OFFICER





### Richmond Zoning Bylaw 8500 Amendment Bylaw 9082 (RZ 13-645313) 7491 Lindsay Road

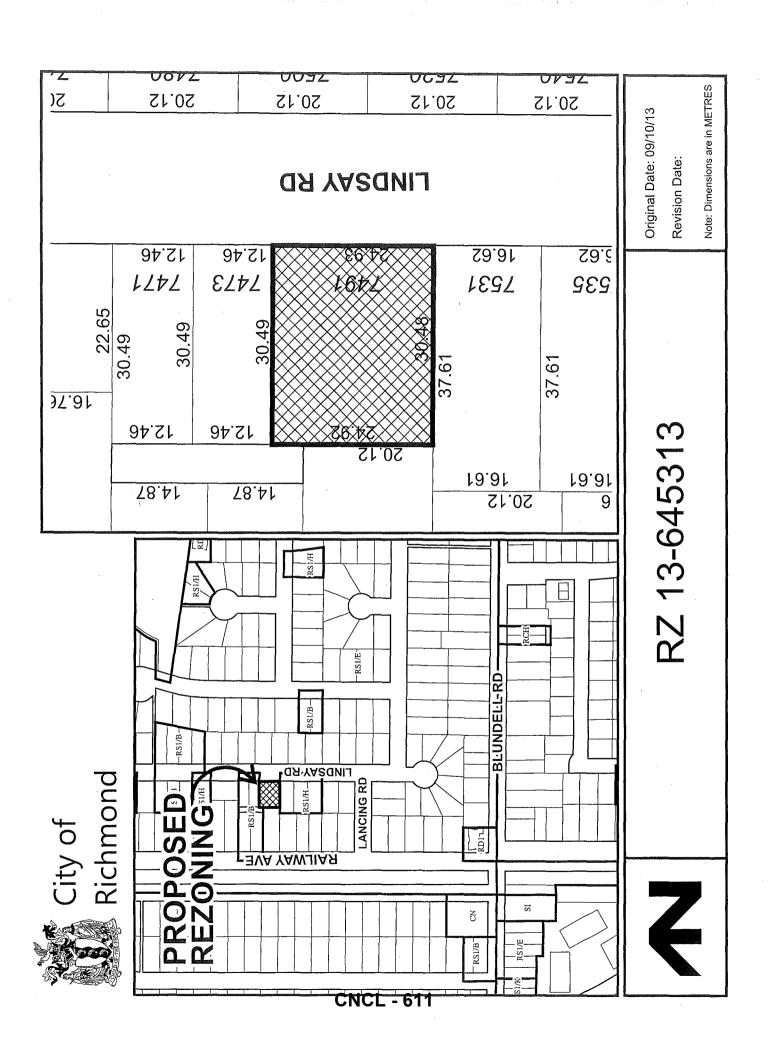
The Council of the City of Richmond, in open meeting assembled, enacts as follows:

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

P.I.D. 004-160-398 Lot 14 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9082".

FIRST READING	DEC 9 2013 [	CITY OF RICHMONE
A PUBLIC HEARING WAS HELD ON	JAN 2 0 2014	APPROVED by
SECOND READING	JAN 2 0 2014	APPROVED by Director
THIRD READING	JAN 2 0 2014	or Solicitor
OTHER REQUIREMENTS SATISFIED	JUN 1 7 2015	
ADOPTED	·	
MAYOR	CORPORATE OFFICER	





### Richmond Zoning Bylaw 8500, Amendment Bylaw 9136 (RZ 13-649999) 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road

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

- 1. Richmond Zoning Bylaw 8500 is amended by replacing Section 17.67.6.1 with the following:
  - "1. The minimum **front yard** is 5.0 m, except for **lots** that front onto Alexandra Road where the minimum **front yard** is 4.5 m:
- 2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING (ZT67) ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)";

P.I.D. 013-044-079

Lot B Section 34 Block 5 North Range 6 West New Westminster District Plan 80461

P.I.D. 004-031-903

The West Half of Lot 11 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 004-042-824

Strata Lot 1 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 004-044-550

Strata Lot 2 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 012-032-590

Parcel "E" (Explanatory Plan 12531) Lot 12 Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

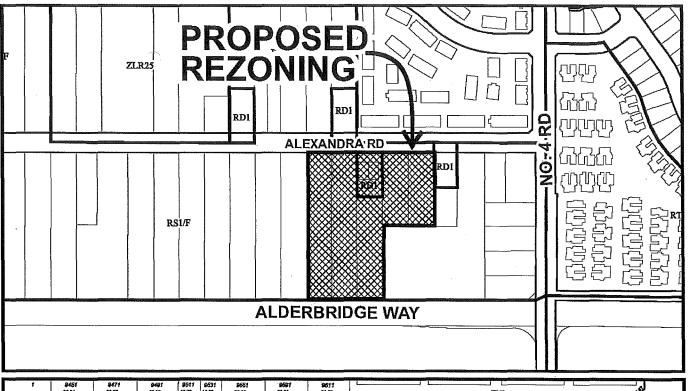
P.I.D. 012-032-603

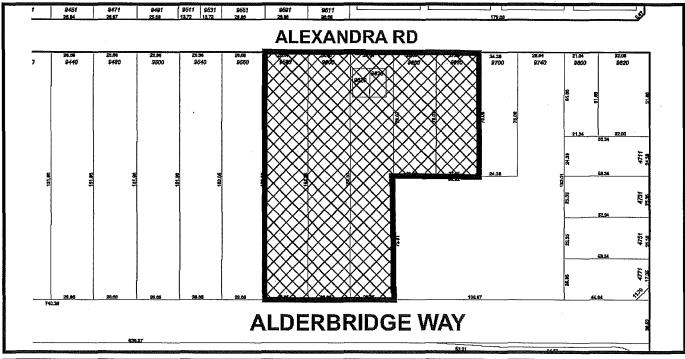
Lot 12 Except: Firstly: South 248.98 Feet Secondly: Parcel "E" (Explanatory Plan 12531), Block "C" Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9136".

	11 12 1 A A A A A A A A A A A A A A A A
FIRST READING	JUN 0 9 2014 CITY OF RICHMONE
PUBLIC HEARING	JUL 2 1 2014 APPROVED
SECOND READING	SUL 2 1 2014  APPROVED by Director
THIRD READING	<b>JUL 2 1</b> 2014 or Soliciton
OTHER CONDITIONS SATISFIED	JUN 15 2015
ADOPTED	
MAYOR	CORPORATE OFFICER









RZ 13-649999

Original Date: 03/05/14

Revision Date:

Note: Dimensions are in METRES





Time:

3:30 p.m.

Place:

Council Chambers

Richmond City Hall

Present:

Robert Gonzalez, Chair

Dave Semple, General Manager, Community Services

John Irving, Director, Engineering

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

#### **Minutes**

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 27, 2015, be adopted.

CARRIED

### 1. General Compliance Ruling Development Permit 07-363924

(File Ref. No.: DP 07-363924) (REDMS No. 4468201)

APPLICANT:

Matthew Cheng Architect Inc.

PROPERTY LOCATION:

7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

#### INTENT OF PERMIT:

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

#### **Applicant's Comments**

Matthew Cheng, Matthew Cheng Architect Inc., briefed the Panel on the proposed design modifications to the development, noting that the site's building permit was issued in 2013 and then construction commenced. Mr. Cheng advised that during a site visit it was discovered that the exterior of the development differed from the approved Development Permit plans and the architectural office was not informed of the changes to the exterior. As a result, the applicant sought direction from staff in order to comply with the approved Development Permit.

Charles Lee, Prosper Enterprises Ltd., noted that the development's architectural form and character generally remains the same; however, more natural materials will be used to beautify the project to appeal to potential buyers. He added that the design changes were a result of miscommunication between project stakeholders and that a General Compliance application was then filed in December 2014.

Patricia Campbell, PMG Landscape Architects, noted that the development's landscaping and open space design generally remains unchanged from the original proposal with the exception to the fence being modified to a more contemporary open design to match the balconies on the building. She added that the play area may be combined with an adjacent site in the future and includes play elements and a bench.

Ms. Campbell spoke of the planting on-site, noting that some plant species have changed however, the amount and the quality of the plantings will remain the same.

Ms. Campbell then commented on the paving on site, noting that the main nodes will have porous paving; however, the driveway will use scored concrete. Also, she added that the fencing pillars will comprise of concrete instead of cultured stone.

David Cha, Matthew Cheng Architect Inc., briefed the Panel on the proposed changes to the building materials, noting that hardi lap siding and culture stone will be retained; however, new cladding materials such as metal panel, rock dashed stucco and hardi board and batten will be introduced. Also, he noted that lap siding will be used instead of grey stucco along the driveway entrance.

#### Staff Comments

Wayne Craig, Director, Development, noted that the proposed modifications to the exterior will use high quality materials and will be an improvement to the original design.

#### **Panel Discussion**

Discussion ensued with respect to changing the driveway's permeable paving to concrete paving and the potential effect of runoff on-site.

In reply to queries from the Panel, Ms. Campbell noted that the driveway (i) will meet permeability standards, (ii) will have permeable paving along all concrete edges, and (iii) will have service catch basins.

In reply to queries from the Panel, Mr. Craig advised that (i) staff have reviewed the proposed modifications to the paving, (ii) permeable paving around the edges of the driveway will be retained, and (iii) the proposed paving meets requirements for site permeability.

In reply to queries from the Panel, Ms. Campbell noted that the play area will include grass areas, seating areas and play opportunities. Mr. Craig noted that there is a legal agreement which would facilitate the expansion of the play area to the adjacent site and that the play area meets the City's requirements.

#### Correspondence

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Chair expressed concern with regard to the applicant modifying designs following Development Permit approval; however, he noted that there is a process to apply for design modifications and that the proposed design changes improve upon the original proposal. Also, he stressed the importance of ensuring applicants adhere to approved Development Permit designs as the approved designs considers neighbourhood input.

#### **Panel Decision**

It was moved and seconded

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

**CARRIED** 

- 2. New Business
- 3. Date of Next Meeting: Wednesday, June 24, 2015
- 4. Adjournment

It was moved and seconded *That the meeting be adjourned at 3:52 p.m.* 

**CARRIED** 

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, June 10, 2015.

Robert Gonzalez Chair Evangel Biason Auxiliary Committee Clerk



### **Report to Council**

To:

Richmond City Council

Date:

June 16, 2015

From:

Joe Erceg

File:

01-0100-20-DPER1-

Chair, Development Permit Panel

01/2015-Vol 01

Re:

Development Permit Panel Meetings Held on April 29, 2015 and May 27, 2015

#### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:

a. A Development Permit (DP 14-670686) for the property at 8888 Patterson Road and 3340 Sexsmith Road; and

b. A Development Permit (DP 15-692659) for the property at 10440 and 10460 No. 2 Road; be endorsed, and the Permit so issued.

Chair, Development Permit Panel

SB:rg

#### **Panel Report**

The Development Permit Panel considered the following items at its meetings held on April 29, 2015 and May 27, 2015.

DP 14-670686 – GBL ARCHITECTS – 8888 PATTERSON ROAD AND 3340 SEXSMITH ROAD (April 29, 2015)

The Panel considered a Development Permit application to permit the construction of the third phase of a five-phase, high-rise, multi-family residential development on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)". The subject phase contains a total of 135 dwellings, including 128 market units and seven (7) affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking. Variances are included in the proposal for a reduced setback and increased projection for balconies and architectural features.

Architect, Amela Brudar, of GBL Architects and Landscape Architect, Grant Brumpton, of PWL Partnerships, provided a brief presentation regarding the proposal, noting that:

- Similar architectural features and building materials from Phases 1 and 2 are incorporated.
- Phase 1 includes vehicle parking for this phase.
- The main entrance to the building and townhouses would be along Ketcheson Road.
- Open amenity space for residents is provided on the ninth floor.
- The proposed interim park includes a large multi-use lawn.
- Planter walls and stairs along the amenity deck and Ketcheson Road had to be relocated.
- A water feature is integrated with the development entrance along Hazelbridge Way.
- The amenity deck is positioned to have optimal sunlight coverage.

Staff supported the Development Permit application and requested variances. Staff noted that: (i) seven (7) affordable housing and 23 basic universal housing units are proposed; (ii) the proposal will be designed to be District Energy Utility ready; (iii) the proposal will be designed to meet the City's aircraft noise mitigation standards; (iv) the variances enhance the design; and (v) a contribution towards the Capstan Station Reserve will be provided at the Building Permit Stage.

In reply to Panel queries, Ms. Brudar noted that:

- The order of the phases of development was altered for marketing purposes.
- The interim park was to ensure access to park space for the first phase of development and was relocated along the south side of Hazelbridge Way. Should the permanent park be completed prior to occupancy of the first phase, the interim park would not be required.
- The proposed setback variance for Hazelbridge Way will not have a significant impact to the adjacent sidewalk and will include a landscaped buffer.

• The proposed projections variance will provide for emergency vehicle turnaround and not impact pedestrian circulation.

In reply to a Panel query, staff advised that changes to the proposed development's phases will not impact the delivery of proposed amenities.

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

The Panel recommends that the Permit be issued.

<u>DP 15-692659 – POLYGON KINGSLEY ESTATES LTD. – 10440 AND 10460 NO. 2 ROAD</u> (May 27, 2015)

The Panel considered a Development Permit application to permit the construction of a 133-unit townhouse development on a site zoned "Town Housing (ZT72) – London/Steveston (No. 2 Road)". A variance is included in the proposal for reduced rear yard setback.

Applicant Chris Ho, of Polygon, Architect Keith Hemphill, of Rositch Hemphill Architects, and Landscape Architect Doug Shearer, of Hapa Collaborative provided a brief presentation regarding the proposal, noting that:

- Park dedication is added to the existing London/Steveston Park and north and south public greenways provide access to the park.
- An existing heritage tree is retained and a public art plaza are provided on No. 2 Road.
- An amenity building and outdoor amenity area are centrally located.
- Affordable housing units are provided within the proposed development.
- A future child care facility will be provided at the northwest corner of the site.
- Townhouses step down to two-storey adjacent to single-family homes to the north and south.

Staff supported the Development Permit application and requested a variance. Staff noted that the applicant has worked with City staff and the Advisory Design Panel to resolve design issues including the two (2) public greenways and the project interfaces with single-family neighbourhoods and park. Staff further advised that the development will provide significant road frontage improvements and servicing upgrades will be provided through a Servicing Agreement.

Neighbour Steven May addressed the Panel, expressing his appreciation to the applicant, City staff and Council for listening to and addressing the concerns of the neighbours regarding the proposed development's interface with adjacent single-family homes, the design of the proposed park, and the provision of adequate parking.

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

In response to Panel queries, Mr. Ho and Mr. Shearer provided the following information:

- As per the applicant's recent consultation with Parks staff, the park will remain unlighted and that no lighting will be introduced within the north and south public greenways.
- The townhouse garages include space for individual garbage and recycling pick-up.
- The outdoor children's play area will focus on the needs of younger children due to the proximity of the large playground in the existing park.
- The setback variance is requested for Building TH-16 as a result of the park land dedication.
- The proposed public art piece will be lighted.
- Extensive landscaping is provided between single garage doors and with decks above, a rich articulation is provided along the internal roads. The design of the single garage doors should be seen in context of the overall landscaping of the internal roads.
- Wayfinding will be provided with signage and different landscaping treatments for east-west and north-south main mews. The east-west roads are slightly curved to focus view on the side with pedestrian entrances and not the side with garage entries.
- Pedestrians can access the townhouse units from the bus stop along No. 2 Road through the public plaza and the main east-west mews.
- The pedestrian connections to the public greenways and the park have lockable gates.
- The affordable units are provided with a single car garage and one (1) outdoor small car parking space as identified at rezoning and the ground floor bedroom can accommodate a single bed.

In reply to Panel queries, staff noted that: (i) the London/Steveston Park Concept Plan was endorsed by the General Purposes Committee in its meeting on May 19, 2015; (ii) the Servicing Agreement will include signage at the main plaza entry to direct pedestrians to the park through the north and south public greenways; and (iii) the setback variance was requested to accommodate design improvements to a building façade visible from the proposed adjacent park.

The Panel recommends that the Permit be issued.



## **Report to Council**

To:

Richmond City Council

Date:

June 16, 2015

From:

Robert Gonzalez

File:

01-0100-20-DPER1-

i ioiii.

Chair, Development Permit Panel

01/2015-Vol 01

Re:

Development Permit Panel Meetings Held on March 10, 2015 and

June 10, 2015

#### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:

- a. a Development Permit (DP 14-660646) for the property at 22691 and 22711 Westminster Highway; and
- b. a Development Permit (DP 14-671600) for the property at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road;

be endorsed, and the Permits so issued; and

2. That the changes to the design be deemed to be in General Compliance with the Development Permit (DP 07-363924) issued for the property at 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road).

Robert Gonzalez

Chair, Development Permit Panel

SB:blg

#### Panel Report

The Development Permit Panel considered the following items at its meetings held on March 10, 2015 and June 10, 2015.

DP 14-660646 – TREVISO DEVELOPMENT LTD. (0954462 BC LTD.) – 22691 AND 22711 WESTMINSTER HIGHWAY (March 10, 2015)

The Panel considered a Development Permit application to permit the construction of 11 three-storey townhouse units on a site zoned "Town Housing (ZT11) – Hamilton". A variance is included in the proposal to allow tandem parking spaces in the 11 townhouse units.

Sig Toews, of Jordan Kutev Architects, and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation regarding the proposal, noting that:

- The site grade will be raised by 2 ft.
- Westminster Highway semi-private yards have low fencing, planting and three (3) layers of trees.
- The outdoor amenity space located along the south edge will feature play elements, a community garden and fruit trees. The small scale development allows opportunities for street play in the courtyard.
- McLean Park is within walking proximity.
- The site elevation will be raised 2 ft. to address flood plain concerns; with retaining walls to meet grades of adjacent properties. The townhouses are elevated 1.55 m, the street level is elevated 0.7 m and entrances are graded up.
- Perimeter drainage will handle run-off from the site.

Staff supported the Development Permit application and requested variance. Staff advised that: (i) the variance is to increase the ratio of tandem parking on-site; (ii) rezoning of the site occurred prior to Council direction to limit tandem parking on new developments; (iii) the increase in tandem parking allows for a lower lot coverage than the maximum permitted; (iv) a covenant registered on Title for all townhouse units ensures that tandem parking is not converted into habitable space; (v) there will be a Servicing Agreement for frontage improvements along Westminster Highway; and (vi) the proposed development will be designed to meet EnerGuide 82 standards.

In reply to Panel queries, Ms. Yip noted that there will be perimeter fencing on-site and will have a contemporary design to reflect the proposed development's architectural form and character.

In reply to queries from the Panel, staff advised that one convertible unit is proposed on-site.

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

The Panel recommends that the Permit be issued.

<u>DP 14-671600 – AM-PRI DEVELOPMENTS (2012) LTD. – 9580, 9600, 9620, 9626, 9660</u> <u>AND 9680 ALEXANDRA ROAD</u> (March 10, 2015)

The Panel considered a Development Permit application to permit the construction of 96 three-storey townhomes on a site zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)". No variances are included in the proposal.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc. and Landscape Architect, Darren Miller, of Stantec, provided a brief presentation regarding the proposal, noting that:

- There is a greenway that runs along the northwest corner of the site and a 3 m wide wildlife corridor along the eastern edge of the site with native species.
- The developer has hosted a Public Art Studio at Emily Carr University of Art and Design.
- Walking is promoted on-site and paving patterns are designed to enhance crosswalk areas.

Staff supported the Development Permit application.

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

In reply to Panel queries, Mr. Miller and Mr. Yamamoto noted that:

- Benches will be located throughout the site and mailboxes inside the amenity room.
- Shared access will be provided with the adjacent property to the west; however the adjacent property will have separate emergency access. The site plan does not have provisions to create another driveway loop within the neighbouring site and the ends of the drive aisles may be treated with bollards.
- The central amenity area will include a variety of play equipment to suit all age groups. The smaller amenity area will not have play equipment, but will have tables and seating elements.
- 10 convertible units are integrated throughout the proposed development.

In reply to queries from the Panel, staff noted that: (i) there is a greenway along the northwest corner of the site; (ii) the Servicing Agreement will provide for the greenway and frontage improvements along Alexandra Road; (iii) the proposed development will have indoor amenity space; (iv) the proposed development will be designed to achieve EnerGuide 82 standards; and (v) the proposed development is not in the West Cambie Alexandra District Energy Utility area, however will achieve the City's sustainability requirements.

The Panel recommends that the Permit be issued.

# GENERAL COMPLIANCE TO DP 07-363924 – MATTHEW CHENG ARCHITECT INC. – 7411 MOFFATT ROAD (FORMERLY 7411 AND 7431 MOFFATT ROAD) (June 10, 2015)

The Panel considered an application for changes to the design to be in General Compliance with the approved Development Permit (DP 07-363924).

David Cha and Architect, Matthew Cheng, of Matthew Cheng Architect Inc. and Landscape Architect, Patricia Campbell, of PMG Landscape Architects, provided an overview of the proposed design changes and noted the following:

- The architectural office was not informed of the changes to the exterior from the approved Development Permit and Building Permit plans which were discovered during a site visit.
- Building design changes include: new cladding materials added such as metal panel, rock dashed stucco and hardi board and batten; revised colours, a variety of doors, glazing panels in garage doors, and more contemporary guard rail design with Cedar and glass panels.
- Landscape design changes include: porous paving; which remains in main nodes, however the driveway will use scored concrete with porous paving along the edges; more contemporary fence design to match the balconies, and with concrete pillars instead of cultured stone; and some plant species, however the amount and the quality of the plantings remain the same. Tree retention remains the same.

Developer, Charles Lee, Prosper Enterprises Ltd., noted that the design generally remains the same; however, more natural materials beautify the project to appeal to potential buyers. The design changes were a result of miscommunication and a General Compliance is requested.

Staff supported the General Compliance request and noted that the proposed modifications to the exterior will be an improvement to the original design.

No correspondence was submitted to the Panel regarding the General Compliance application.

In response to Panel queries, Ms. Campbell advised that: (i) the play area will include lawn, seating and play equipment; and (ii) the crowned driveway diverts rain water to porous paving on both sides so the driveway will meet permeability standards and catch basins for overflow.

In response to Panel queries, staff advised that: (i) staff have reviewed the proposed paving; (ii) permeable paving at the edges of the driveway will be retained; (iii) overall the site meets requirements for site permeability; (iv) driveway design typically includes a crown; and (v) there is a legal agreement which would facilitate the expansion of the play area to the adjacent site and that the play area meets the City's requirements.

The Chair expressed concern regarding the applicant modifying designs following Development Permit approval; however, he noted that there is a process to apply for design modifications and that the proposed design changes improve upon the original proposal.

The Panel recommends that the revisions be approved.



#### Memorandum

Planning and Development Division Development Applications

To: M

Mayor and Councillors

Date:

June 19, 2015

From:

Wayne Craig

File:

08-4430-01/2015-Vol 01

Director of Development

Re:

Bylaw 9249 - Building Massing Regulations

#### Purpose

The purpose of this memorandum is to provide the additional information regarding proposed Zoning Bylaw 8500 Amendment Bylaw 9249 that staff recommended to regulate massing of single-family and two-unit dwellings, as requested by Planning Committee at the June 16, 2015 meeting. Planning Committee requested additional information on the implications of the residential vertical width envelope for small lots, confirmation of legal non-conforming use provisions under the *Local Government Act*, enforcement options for Building Approvals staff, submission requirements for Building Permit applications, and the potential for single-family house architectural design controls.

#### **Discussion**

#### Building Envelope on Small Lots

Staff have reviewed the submissions provided by a number of local Richmond builders regarding their belief that the revised residential vertical lot width envelope on narrow lots (specifically those lots with a lot width between 10 m and 12 m) would effectively reduce the permitted Floor Area Ratio (FAR) on these lots and produce difficult floor plans to market based on current market trends. The proposed revisions in Bylaw 9249 were specifically drafted to reduce upper floor massing, in response to the April 20, 2015 referral from Council. While staff did not recommend changing the vertical envelope for lots less than 10 m in width, the recommended bylaw revisions would require the 2<sup>nd</sup> storey building area to potentially be set back from the first storey on lots with a width greater than 10 m. Staff analysis however, indicates that the maximum permitted floor area ratio (FAR) and the desired interior ceiling heights consistent with current market demands can be achieved, although the form of construction would need to be altered to accommodate the desired interior ceiling height.

At this juncture, staff maintain that the recommended bylaw responds to the concerns related to upper storey massing but should Council wish to consider adjustments to the vertical lot width envelope for narrower lots, Bylaw 9249 could be amended as follows:

- Section 4.8.12 change the lot size reference from "For a **lot** with a **lot width** that is 10.0 m or less..." to "For a **lot** with a **lot width** that is 12.0 m or less..."; and
- Section 4.18.3 from "For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m..." to "For a **lot** with a **lot width** that is greater than 12.0 m but less than 18.0 m...".



#### Non-Conforming Buildings

A delegation at the June 16, 2015 Planning Committee meeting raised a concern with the implications for existing buildings under the proposed amendment to Zoning Bylaw 8500 and implications for re-construction / re-development under the proposed amendments. Section 911 of the *Local Government Act* states that a building rendered non-conforming by the introduction of a bylaw change is permitted to remain in perpetuity, and is not subject to the amended bylaw. Under the *Act*, a homeowner may rebuild a non-conforming structure to the old bylaw if the building is damaged to less than 75% of its value above its foundations.

#### Design Controls for Single-Family Developments

Architectural design control options for single-family developments are limited. For single-family rezoning applications, the discretionary zoning approval may be used to influence the character of the houses. For the re-development of an older house with a new dwelling, with no associated rezoning application, the only means to influence architectural form and character is through the designation of single-family neighbourhoods as mandatory Development Permit (DP) Areas. The *Local Government Act* allows Council to identify DP areas and institute design guidelines to regulate the form and character of intensive residential development.

The legal feasibility of requiring a Development Permit for redevelopment within existing single-family areas would need to be comprehensively examined before such an undertaking could be pursued. If legally viable this approach would require considerable staff resources in Development Applications, Building Approvals, and Legal Services. In addition to these resource requirements, the DP review would add significant time to the processing of single-family Building Permits.

At the June 16, 2015 Planning Committee meeting various references were made to the discretionary zoning and design approval process for single-family development in the City of Vancouver. The City of Vancouver approach is not viable in Richmond as the *Local Government Act* and *Community Charter* do not provide the City of Richmond with the same regulatory powers granted under the *Vancouver Charter*.

#### Bylaw Enforcement

As discussed with Planning Committee, staff feel that no additional enforcement powers are required for the Building Approvals Department, as existing measures such as Stop-Work Orders, Field Directives to remediate and remove illegal construction, and ultimately Court Proceedings are all available to staff as enforcement tools.

Staff are of the opinion that with the clarifications provided in the proposed Bylaw Amendments to ceiling height measurement, floor area exemptions and building heights, the potential for issues emerging at Building Permit stage and ambiguity in bylaw interpretation is minimized. Also, an enhanced field procedure to address construction outside approved permits will be implemented. This procedure will comprise field direction to stop construction on the non-permitted portion of the building immediately, and initiate a staff review for bylaw compliance. If the construction is deemed to be outside the bylaw allowances, the owner will be directed to remove the construction. Final inspection conferring occupancy may not proceed until those issues have been resolved to the satisfaction of senior management in Building Approvals.

We note for Council that the City of Richmond Building Regulation Bylaw 7230 currently has a penalties and enforcement section which stipulates a fine of up to \$10,000 for work undertaken that is not consistent with the issued Building Permit.

### Building Permit Submission Requirements / Checklist

Staff in the Building Approvals Division currently make use of an in-house checklist which is used by Plan Review staff to ensure compliance with Richmond Zoning Bylaw 8500, and the BC Building Code. As discussed with Planning Committee, staff will develop an additional application submission checklist which will be provided to all applicants for a single-family or two-unit dwelling permit. This checklist will require an applicant to provide all necessary information to confirm that the proposed building meets the requirements of the Richmond Zoning Bylaw, with details on how this compliance has been achieved. The new submission checklist will be included as part of the Building Permit application form and will be published on the City's website. Application submission requirements are not typically included in a City bylaw as submission requirements may vary depending on site characteristics and these requirements will need to be amended from time to time in response to emerging issues, and associated regulatory changes at various levels of governance (i.e changes to the BC Building Code).

#### Additional Feedback from Small Builders

Subsequent to the Planning Committee meeting, the small builders raised a concern with the alternative Bylaw 9266 provided as Attachment 6 to the staff report. Section 4.3.3 of this bylaw limits the exterior expression of the 5 m interior ceiling height on a rear or interior side setback to 3.7 m (12 ft). This was specifically included in the alternative bylaw to ensure that the potential impacts on adjacent properties are reduced, in response to feedback received during the consultation process. The intent of the bylaw provision as drafted was to allow taller interior ceiling heights in the house, but if located directly adjacent to an exterior wall on the rear or interior side yard, that space would slope inwards from the 3.7 m maximum wall expression up to a maximum of 5.0 m inside the dwelling.

The builders have advised that this is a problematic clause and will result in difficulties in design and construction. At this juncture, staff maintain that the proposed bylaw responds to the concerns related to the location of taller interior spaces but should Council so direct this clause could be removed from Bylaw 9266.

If you have any questions, please contact me directly at 604-247-4625.

Director of Development