



City Council

Council Chambers, City Hall 6911 No. 3 Road Monday, June 24, 2013 7:00 p.m.

Pg. # ITEM

MINUTES

- 1. Motion to adopt:
 - (1) the minutes of the Regular Council meeting held on Monday, June 10, 2013 (distributed previously);
- CNCL-12 (2)the minutes of the Special Council meeting held on Monday, June 17, 2013; and
 - (3) the minutes of the Regular Council meeting for Public Hearings held on Monday, June 17, 2013.

AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

(1)Eric Portelance, Environmental Coordinator, will be introducing students from the 2013 Climate Change Showdown winning classes, and providing highlights on this interactive initiative which raises awareness of climate change by engaging elementary students in an inclass workshop and a month-long take-home challenge for students and their families.

CNCL-14

CNCL-21 (2) Derek Francis, Director, Lower Mainland, BC Seniors Games Society, to present a commemorative banner to the City of Richmond in celebration of the Society's 25th Annual Seniors Games in 2012.

COMMITTEE OF THE WHOLE

- 2. Motion to resolve into Committee of the Whole to hear delegations on agenda items.
- 3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED; OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS - ITEM NO. 19.)

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
- Major Capital Facilities Program Phase 1
- Land use applications and other bylaws for first reading (to be further considered at the Public Hearing on Monday, July 15, 2013):
 - 9388 Odlin Road (Formerly 9340, 9360, 9400 Odlin Road) Housing Agreement Bylaw No. 8693
 - 10480 Williams Road Rezone from (RS1/E) to (RC2) (Barstow Construction Ltd. – applicant)

			Council Agenda – Monday, June 24, 2013	
Pg. #	ITEM			
		• 20	6611, 6622, 6655, 6811 & 6899 Pearson Way (River Green) Zoning Text Amendment to Remove the Requirement to Affordable Housing (Oval 8 Holdings Ltd. – applicant) 10011, 10111, 10199 & 10311 River Drive – For a Zonin Amendment to (ZMU17) and Housing Agreement Terminatio lean Energy D12 Annual Water Quality Report nergy Resource Management Plan for Corporate Buildings	Provide ng Text
	5.	Motio	on to adopt Items 6 through 14 by general consent.	
	6.	СОМ	IMITTEE MINUTES	
		That	the minutes of:	
CNCL-22		(1)	the Community Safety Committee meeting held on Tuesda 11, 2013;	y, June
CNCL-26		(2)	the General Purposes Committee meeting held on Monday, J 2013;	'une 17,
CNCL-32		(3)	the Planning Committee meeting held on Tuesday, June 18, 2	2013;
CNCL-37		(4)	the Public Works & Transportation Committee meeting H Wednesday, June 19, 2013; and	held on
CNCL-43		(5)	the Council/School Board Liaison Committee meeting h Wednesday, June 5, 2013,	ield on
		be rec	ceived for information.	
	7.		DR CAPITAL FACILITIES PROGRAM PHASE 1 f. No.:) (REDMS No. 3886023)	
CNCL-48			See Page CNCL-48 for full report	
		GENE	RAL PURPOSES COMMITTEE RECOMMENDATION	
		That:		
		(1)		• . •

(1) the following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration as described in the Staff report titled "Major Capital Facilities Program Phase 1" dated May 31, 2013 from the Director of Engineering:

Pg. #	ITEM		
		(<i>a</i>)	Replacement of the Older Adults' Activity Centre in Minoru Park;
		(b)	Renovation of the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard) for temporary use as an older adults' centre;
		(<i>c</i>)	Replacement of the Aquatics Centre in Minoru Park;
		(d)	Temporary cover over Steveston outdoor pool for continuity of

- community aquatic services: Replacement of Firehall No. 1 at the corner of Granville (e) Avenue and Gilbert Road;
- (2)the funding strategy outlined in Option 3 of this report be endorsed on the basis that the City would borrow \$50 Million dollars with a 10year amortization with the balance to be taken from the City's Reserves;
- an amendment to the City's Five Year Financial Plan (2013-2017) to **(3)** include \$3.5 million for advanced design of the Major Capital Facilities Program Phase 1 with funding to come from the City's revolving fund be brought forward for Council consideration;
- (4) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$500,000 for advanced construction of the City Centre Community Centre Tenant Improvements with funding to come from the City's revolving fund be brought forward for Council consideration;
- (5) staff bring forward the balance of the list of the capital facilities priorities for examination; and
- staff provide details of the full consultation plans and report through **(6)** the General Purposes Committee.
- 8. HOUSING AGREEMENT BYLAW NO. 8693 TO PERMIT THE CITY TO TERMINATE THE HOUSING AGREEMENT REFERRED TO IN HOUSING AGREEMENT (9340, 9360, 9400 ODLIN ROAD) BYLAW NO. 8626 AND TO ENTER INTO A NEW HOUSING AGREEMENT REGARDING 9388 ODLIN ROAD (FORMERLY 9340, 9360, 9400 **ODLIN ROAD**)

(File Ref. No. 12-8060-20-8693/8626) (REDMS No. 3160235 v.2)

CNCL-64

Consent

Agenda

Item

See Page CNCL-64 for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8693 be introduced and given first reading to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd.

ADDITIONAL STAFF RECOMMENDATION

That Housing Agreement Bylaw No. 8693 be referred to a Public Hearing scheduled for July 15, 2013 at 7:00 p.m. in the Council Chambers at Richmond City Hall.

Consent Agenda Item 9. APPLICATION BY BARSTOW CONSTRUCTION LTD. FOR REZONING AT 10480 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2) (File Ref. No. 12-8060-20-9029; RZ 13-631570) (REDMS No. 3842553)

CNCL-89

See Page CNCL-89 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Consent Agenda Item 10. APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO REMOVE THE REQUIREMENT TO PROVIDE AFFORDABLE HOUSING AT 6611, 6622, 6655, 6811 AND 6899 PEARSON WAY (RIVER GREEN)

(File Ref. No. 12-8060-20-9035; ZT 12-610289) (REDMS No. 3847558 v.7)

CNCL-105

See Page CNCL-105 for full report

PLANNING COMMITTEE RECOMMENDATION

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9035, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" zone to decrease the allowable floor area ratio (FAR) to a maximum of 2.9 and other amendments regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green) be introduced and given first reading; and

Pg. #	ITEM
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- (2) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (ZT 12-610289) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
- APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING 11. TEXT AMENDMENT TO **"RESIDENTIAL** MIXED USE COMMERCIAL (ZMU17) RIVER **DRIVE/NO.** 4 ROAD _ (BRIDGEPORT)" AND HOUSING AGREEMENT TERMINATION **REGARDING 10011, 10111, 10199 AND 10311 RIVER DRIVE** (File Ref. No. 12-8060-20-9036/9037/8815; ZT 12-611282) (REDMS No. 3859148 v.2)

CNCL-121

See Page CNCL-121 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9036, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone, to decrease the allowable Floor Area Ratio (FAR) to a maximum of 1.38 for 10011, 10111, 10199 and 10311 River Drive (Parc Riviera), be introduced and given first reading;
- (2) That Termination of Housing Agreement (Parc Riviera) Bylaw 9037, to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815, be introduced and given first reading; and
- (3) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 10011, 10111, 10199 and 10311 River Drive (ZT 12-611282) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.

Consent Agenda Item

Consent Agenda Item

12. CLEAN ENERGY

(File Ref. No.)

CNCL-136

See Page CNCL-136 for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE RECOMMENDATION

Whereas a comprehensive clean energy strategy could effectively prepare Canada for present and future energy needs and lay the foundation for a more diversified economy;

Whereas an overarching vision for a national clean energy strategy would signal to the world that Canada is prepared to be a global leader in a transition toward clean energy;

Whereas local governments face many energy challenges, including rising prices, increased pollution and aging infrastructure;

Whereas a significant number of local governments are also energy producers and providers, through locally owned electric and gas utilities and district heating systems, and also via renewable energy generation for public buildings;

Whereas FCM has called for a long-term, predictable infrastructure funding plan and federal-municipal collaboration on energy efficient building retrofits;

Be it resolved that, in order to remain globally competitive in a fast changing world, the federal government be requested to work with UBCM and FCM, to develop a new energy strategy prioritizing green-sector jobs and clean-energy innovation.

Consent Agenda Item

CNCL-155

13. **2012 ANNUAL WATER QUALITY REPORT** (File Ref. No. 10-6650-08-01) (REDMS No. 3867938)

See Page CNCL-155 for full report						
PUBLIC	WORKS	&	TRANSPORTATION	COMMITTEE		
RECOMMENDATION						

That the 2012 Annual Water Quality Report dated May 28, 2013 be received for information.

			Council Agenda – Monday, June 24, 2013
	Pg. #	ITEM	
Consent Agenda Item		14.	ENERGY RESOURCE MANAGEMENT PLAN FOR CORPORATE BUILDINGS (File Ref. No.) (REDMS No. 3870326 v.8)
	CNCL-256		See Page CNCL-256 for full report
			PUBLIC WORKS & TRANSPORTATION COMMITTEE RECOMMENDATION
			(1) That the High Performance Building Policy No. 2306 be updated to include specific emphasis on corporate energy and GHG emissions targets and conservation priorities that reduce long term energy consumption and operational costs; and
			(2) That staff report back with the updated High Performance Building Policy No. 2306.

			NON-CONSENT AGENDA ITEMS
			FINANCE & CORPORATE SERVICES DEPARTMENT
		15.	COUNCIL REMUNERATION AND EXPENSES FOR 2012 (File Ref. No. 01-0105-08-01) (REDMS No. 3837355)
	CNCL-262		See Page CNCL-262 for full report
			STAFF RECOMMENDATION
			That the Council Remuneration and Expenses report for the year ended December 31, 2012 be received for information.
			CNCL – 8

16. **2012 STATEMENT OF FINANCIAL INFORMATION** (File Ref. No. 03-1200-03) (REDMS No. 3870360)

CNCL-264

See Page CNCL-264 for full report

STAFF RECOMMENDATION

That Council approve the 2012 Statement of Financial Information as per the attached report dated June 19, 2013 from the General Manager, Finance and Corporate Services.

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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

Teresa Jordan to speak to Council regarding a petition and emails to Council and City staff regarding changes to the piano program at the Community Centre.

18. Motion to rise and report.

RATIFICATION OF COMMITTEE ACTION

PUBLIC ANNOUNCEMENTS AND EVENTS

		Council Agenda – Monday, June 24, 2013	_
Pg. #	ITEM		
		NEW BUSINESS	
		BYLAWS FOR ADOPTION	
CNCL-325		Housing Agreement (7680 and 7720 Alderbridge Way) Bylaw No. 9004 Opposed at 1 st /2 nd /3 rd Readings – None.	
CNCL-347		Revenue Anticipation Borrowing (2013) Bylaw No. 9020 Opposed at $1^{st}/2^{nd}/3^{rd}$ Readings – None.	
CNCL-348		Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7847 (7560/7580 No. 2 Road, RZ 04-278777) Opposed at 1st Reading – None. Opposed at 2nd/3rd Readings – None.	
CNCL-350		Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8649 (7491, 7531 & 7551 No. 2 Road, RZ 10-516627) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	
			7
CNCL-352		Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8747 (7480 and 7500 Bridge Street, RZ 10545529) Opposed at 1 st Reading – None. Opposed at 2 nd /3 rd Readings – None.	_

DEVELOPMENT PERMIT PANEL

19. RECOMMENDATION

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

CNCL-354

CNCL-359

- (1) That the minutes of the Development Permit Panel meeting held on Wednesday, June 12, 2013, and the Chair's reports for the Development Permit Panel meetings held on March 2, 2011 and June 15, 2011, be received for information; and
- (2) That the recommendations of the Panel to authorize the issuance of:
 - (a) a Development Permit (DP 10-540948) for the property at 7491, 7531 and 7551 No. 2 Road; and
 - (b) a Development Permit (DP 05-299968) for the property at 7560/7580 No. 2 Road,

be endorsed, and the Permits so issued.

ADJOURNMENT

CNCL – 11



Special Council Meeting Monday, June 17, 2013

Time: 4:00 p.m.

Place: Anderson Room Richmond City Hall

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

Corporate Officer – David Weber

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

RES NO. ITEM

The meeting was recessed at 4:01 p.m.

The meeting reconvened at 5:47 p.m., following the Open General Purposes Committee meeting with all members of Council present.

3893966

Minutes

1.



Special Council Meeting Monday, June 17, 2013

RES NO. ITEM

1. SITE EVALUATION CRITERIA FOR NEW WASTE TO ENERGY CAPACITY FOR METRO VANCOUVER (File Ref. No.) (REDMS No. 3874456 v.3)

SP13/4-1It was moved and secondedThat the following proposed criteria in the "Site Evaluation Criteria for
New Waste to Energy Capacity for Metro Vancouver" report from the
Director of Engineering, dated June 6, 2013, be forwarded to Metro
Vancouver for consideration for Phase 2 (Potential Site Identification
Process) of the regional waste-to-energy procurement process:

- (a) Selected sites should be compatible with Metro Vancouver's 2040 Regional Growth Strategy and land use designations and policies in the City of Richmond's 2041 OCP;
- (b) Selected sites must not be within City of Richmond's designated environmentally sensitive areas (ESAs) and Ecological Network; and
- (c) Selected sites must not be within the Agricultural Land Reserve in the City of Richmond.

CARRIED

Minutes

ADJOURNMENT

SP13/4-2 It was moved and seconded *That the meeting adjourn (5:48 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the Special Meeting of the Council of the City of Richmond held on Monday, June 17, 2013.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)

CNCL - 13

2.



Minutes

Regular Council Meeting for Public Hearings Monday, June 17, 2013

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

Present:

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

Michelle Jansson, Acting Corporate Officer

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

1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9011 (RZ 13-628035)

(Location: 8960 Heather Street; Applicant: Ajit Thaliwal)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Dr. Takashi Sato, 8940 Heather Street (Schedule 1) *Submissions from the floor:*

Ayman Kallas, 9291 Francis Road, spoke regarding a concern that two trees located on his property (identified as F and G on Attachment 4 of the report) would not survive the construction and requested the trees be protected by all means possible.



Regular Council Meeting for Public Hearings Monday, June 17, 2013

In response to queries Wayne Craig, Director of Development, assured Council and Mr. Kallas that the City requires the developer to follow appropriate guidelines to ensure the trees identified in the Arborist's report are protected, and that a Certified Arborist monitors the project through to one year after construction completion. Staff is not aware of any incidents where trees being retained on an adjacent property have resulted in any damage to the foundation to the new construction.

Mohammad Kallas, 9291 Francis Road, stated his concern that a tree on his family's property would be pruned to the property line which would result in the destruction of the tree after pruning. Mr. Kallas also expressed concern with the 1.2 metre side yard setback.

Mr. Craig noted that no building plans have been submitted for this proposal, but staff can request further information from the applicant. It was further noted that the minimum 1.2 metre side yard setback applies to the property regardless of whether or not the lot is subdivided.

PH13/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9011 be given second and third readings.

The question was not called on resolution PH13/6-1 as the applicant was advised to be mindful in the design of the residential lots and to work with the adjacent neighbours throughout the development. The question was then called and was CARRIED.

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9019 (RZ 12-617804)

(Location: 10640/10660 Bird Road; Applicant: Ajeet Johl and Paskash K. Johl)

Applicant's Comments: The applicant was not available. Written Submissions:

None.

Submissions from the floor:

None.





Regular Council Meeting for Public Hearings Monday, June 17, 2013

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9019 be given second and third readings. CARRIED 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9023 (Location: Agriculture (AG) Zone; Applicant: City of Richmond) Applicant's Comments: The applicant was available to answer questions. Written Submissions: None. Submissions from the floor: None. PH13/6-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025 (RZ 11-591331)
 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9023 (Location: Agriculture (AG) Zone; Applicant: City of Richmond) <i>Applicant's Comments:</i> The applicant was available to answer questions. <i>Written Submissions:</i> None. PH13/6-3 PH13/6-3 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings.</i> CARRIED PH13/6-4 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted.</i> CARRIED PH13/6-4 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted.</i> CARRIED
 (Location: Agriculture (AG) Zone; Applicant: City of Richmond) <i>Applicant's Comments:</i> The applicant was available to answer questions. <i>Written Submissions:</i> None. PH13/6-3 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given</i> <i>second and third readings.</i> PH13/6-4 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted.</i> <i>CARRIED</i> PH13/6-4 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted.</i> <i>CARRIED</i> PH13/6-4 It was moved and seconded <i>That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted.</i> <i>CARRIED</i>
 The applicant was available to answer questions. Written Submissions: None. Submissions from the floor: None. PH13/6-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
 Written Submissions: None. Submissions from the floor: None. PH13/6-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
 None. Submissions from the floor: None. PH13/6-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
Submissions from the floor: None. PH13/6-3 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
PH13/6-3 None. It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. CARRIED PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
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 That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be given second and third readings. PH13/6-4 It was moved and seconded That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
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That Richmond Zoning Bylaw 8500, Amendment Bylaw 9023 be adopted. CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
CARRIED 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9025
,
(Location: 9591 Patterson Road; Applicant: Narinder Patara)
Applicant's Comments: The applicant was not available to answer questions.
Written Submissions:
None.
Submissions from the floor:
None.

Minutes



Regular Council Meeting for Public Hearings Monday, June 17, 2013

PH13/6-5 It wa	was moved and seconded
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That Richmond Zoning Bylaw 8500, Amendment Bylaw 9025 be given second and third readings.

CARRIED

5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9026 (RZ 12-598660)

(Location: 10291 Bird Road; Applicant: Harvinder Mattu and Ganda Singh)

Applicant's Comments: The applicant was not available. Written Submissions: None.

Submissions from the floor:

None.

PH13/6-6 It was moved and seconded

That Zoning Amendment Bylaw 9026 be given second and third readings. CARRIED



Minutes

Regular Council Meeting for Public Hearings Monday, June 17, 2013

ADJOURNMENT

PH13/6-7

It was moved and seconded *That the meeting adjourn (7:25 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 17, 2013.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer City Clerk's Office (Michelle Jansson)

MayorandCouncillors

Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, June 17, 2013.

From:	City of Richmond Website [webgraphics@richmond.ca]
Sent:	Monday, 17 June 2013 7:09 AM
To:	MayorandCouncillors
Subject:	Send a Submission Online (response #736)
Categories:	12-8060-20-9011 - (RZ 13-628035) 8960 Heather St

	To Public Hearing
	Dete: Jun 17, 2013
	item #
	Ro: Amend. Bylaw 9011
A STATE OF A STATE	RZ 13-628035
	8960 Heather St.

Send a Submission Online (response #736)

Survey Information

. Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/17/2013 7:17:50 AM

Survey Response

Your Name	Dr. Takashi Sato	
Your Address	8940 Heather Street	:
Subject Property Address OR Bylaw Number	8960 Heather Street (RZ 13-628035)	
Comments	Dear Council, I regret I cannot attend this hearing in person due to standing family responsibilities. Please accept my apologies and this submission in writing. My family owns and lives in the house 8940 Heather Street, on the property immediately to the north of the site under consideration for rezoning. I have recently received the Notice of Public Hearing for the hearing to occur on June 17, 2013, and I have studied the city staff report and recommendation. Ms. Syvokas' staff report makes repeated mention of off-site trees F, G, H, J, K, L, M and N and how they are to be retained and protected. I wish to add my voice in support on this point. In particular, trees J, K, L, M and N are on our property and I am very pleased that city staff has detailed steps for their protection including supervision by a Certified Arborist, a Tree Survival Security to the City, and erection of tree protection fencing. I wish to thank the City of Richmond fours vigilance and in extending its protection over these	JUN 1 7 2013
	CNCL - 19	ERK'S OF

trees. Yours, Takashi Sato (604-992-7286	
takashi.sato@hotmail.ca)	

	$\langle $
DEKEN	11-7400-20-SGAM1.
GAMES	TO: MAYOR & EACH COUNCILLOR DB
May 5, 2013	FROM: CITY CLERK'S OFFICE
Mayor and Council City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1	PHOTOCOPIED
	MAY 9 2013
Dear Mayor and Council:	a distributed
The BC Seniors Games Society held its 2	5 th Annual Seniors Games in 2012.

As part of the celebration of this occasion the Society has prepared a commemorative banner for each of the British Columbia cities that have hosted the Seniors Games since their inception in 1988.

The City of Richmond hosted the Seniors Games in 2009.

I request an opportunity to present the Richmond banner to Mayor and Council at a time convenient to them.

It is the hope of the BC Seniors Games Society that the banner be displayed in a prominent location within a civic facility.

Sincerely,

Derek Francis

Director, Zone 4 (Lower Mainland) c/o 8473 Quayside Court Vancouver, BC V5P 4W1 Tel: 604.322.5454



IMPS [COMPANY ADDRES

SUPPORTED BY THE PROVINCE OF BRITISH COLUMBIA, MINISTER RESPONSIBLE FOR SPORTS



Minutes

Community Safety Committee

Date: Tuesday, June 11, 2013

Place: Anderson Room Richmond City Hall

Present:

Councillor Derek Dang, Chair Councillor Linda McPhail Councillor Ken Johnston Councillor Evelina Halsey-Brandt Councillor Bill McNulty

Also Present: Councillor Chak Au

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

MINUTES

It was moved and seconded That the minutes of the meeting of the Community Safety Committee held on Tuesday, May 14, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 9, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

PRESENTATION

1. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Dave Guscott, President and CEO, E-Comm, and Doug Watson, Vice-President, Operations, E-Comm, provided an update on E-Comm's 2012 activities. Mr. Guscott commented on Vision 2020 – E-Comm's strategic plan – noting that it includes over 150 initiatives and focuses on five key areas: (i) highlyengaged employees, (ii) organizational effectiveness, (iii) service excellence and collaborative partnerships, (iv) service expansion, and (v) public-safety communication leaders. Also, he spoke of the Next Generation Radio Program, advising that E-Comm will transition to a new radio technology anticipated to be complete by 2017.

In reply to queries from Committee, Mr. Guscott spoke of a dedicated public safety broadband network and advised that call volumes across Metro Vancouver have been steady despite a growing population.

In response to comments made by the Chair, Mr. Guscott advised that the Next Generation Radio Program will facilitate keeping fees down. Also, Mr. Guscott commented on recent analyses done by the District of West Vancouver, the City of Burnaby, and the City of New Westminster in regards to cost-savings related E-Comm operating their dispatch services.

LAW AND COMMUNITY SAFETY DEPARTMENT

2. COMMUNITY BYLAWS – APRIL 2013 ACTIVITY REPORT (File Ref. No. 12-8060-01) (REDMS No. 3854559 v.5)

Edward Warzel, Manager, Community Bylaws, updated Committee on various amendments made to the City's Bylaw Violation Notice.

It was moved and seconded

That the staff report titled Community Bylaws – April 2013 Activity Report dated May 9, 2013, from the General Manager, Law & Community Safety be received for information.

CARRIED

3. RICHMOND FIRE-RESCUE – APRIL 2013 ACTIVITY REPORT (File Ref. No. 09-5000-01) (REDMS No. 3864286 v.2)

John McGowan, Fire Chief, Richmond Fire-Rescue (RFR), commented on RFR's April 2013 statistics, noting that there was a three percent rise in overall call volume.

Discussion ensued regarding the estimated total value of buildings and contents preserved due to RFR's suppression efforts, and it was suggested that this information be highlighted to residents and businesses.

2.

It was moved and seconded

That the staff report titled Richmond Fire-Rescue – April 2013 Activity Report, dated May 16, 2013, from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

4. RCMP'S MONTHLY REPORT – APRIL 2013 ACTIVITIES

(File Ref. No. 09-5000-01) (REDMS No. 3855695)

Renny Nesset, Officer in Charge (OIC), Richmond RCMP, spoke of laser aircraft strikes and Nav Canada's response to such strikes.

Also, OIC Nesset advised that the recent analyses done by the City of Burnaby and the City of Coquitlam in regards to cost-savings related E-Comm operating their dispatch services would be forwarded to Council for information.

It was moved and seconded

That the report titled RCMP's Monthly Report – April 2013 Activities (dated June 1, 2013, from the Officer In Charge RCMP) be received for information.

CARRIED

5. FIRE CHIEF BRIEFING

(Verbal Report)

Item for discussion:

Fire Chief McGowan spoke of E-Comm's Next Generation Radio Program, noting that a pilot program would precede live testing.

6. **RCMP/OIC BRIEFING**

(Verbal Report)

Item for discussion:

Inspector Bart Blachford, Richmond RCMP, commented on the success of Project Swoop, a one day education and enforcement campaign held on May 23, 2013, which focused on high risk driving behaviours.

7. MANAGER'S REPORT

None.

3.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:45 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 11, 2013.

Councillor Derek Dang Chair Hanieh Berg Committee Clerk



Minutes

General Purposes Committee

Date: Monday, June 17, 2013

Place:

Anderson Room Richmond City Hall

Present:

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

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, June 3, 2013, be adopted as circulated.

CARRIED

1.

ENGINEERING & PUBLIC WORKS DEPARTMENT

1. SITE EVALUATION CRITERIA FOR NEW WASTE TO ENERGY CAPACITY FOR METRO VANCOUVER

(File Ref. No.) (REDMS No. 3874456 v.3)

It was moved and seconded

That the following proposed criteria in the "Site Evaluation Criteria for New Waste to Energy Capacity for Metro Vancouver" report from the Director of Engineering, dated June 6, 2013, be forwarded to Metro Vancouver for consideration for Phase 2 (Potential Site Identification Process) of the regional waste-to-energy procurement process:

- (a) Selected sites should be compatible with Metro Vancouver's 2040 Regional Growth Strategy and land use designations and policies in the City of Richmond's 2041 OCP;
- (b) Selected sites must not be within City of Richmond's designated environmentally sensitive areas (ESAs) and Ecological Network; and
- (c) Selected sites must not be within the Agricultural Land Reserve in the City of Richmond.

CARRIED

2. MAJOR CAPITAL FACILITIES PROGRAM PHASE 1 (File Ref. No.:) (REDMS No. 3886023)

Laurie Bachynski, Major Capital Project Team Lead, Andrew Nazareth, General Manager, Finance and Corporate Services, and Robert Gonzalez, General Manager, Engineering & Public Works were available to answer questions.

A discussion ensued about various aspects of the Major Capital Facilities Program and with regard to the funding strategy, the following was noted:

- borrowing \$50 million for a 10-year term at a borrowing rate of 3.19% will result in an estimated annual debt repayment amount of \$5.76 million dollars;
- the City's \$1 million annual debt repayment related to Terra Nova Parkland acquisition, and the annual transfer of \$5 million from the City's gaming revenue to repay surplus which was partially used to fund the construction costs of the Richmond Olympic Oval, will both end in 2014. Therefore, commencing in 2015, the City may borrow the funds required for the Major Capital Facilities Program Phase 1 Projects and use this \$6 million to service the debt without creating an incremental tax impact; and

• approval of the electors is not required in order to borrow an amount of \$50 million, as it is within the Approval-Free Liability Zone threshold.

Staff also spoke about the advantages of borrowing at current low interest rates, and noted that funding the Projects with City funds alone would reduce the City's flexibility for future uses of such funds.

Staff then spoke of the public engagement and consultation process, noting that although the approval of the electors is not required in order to borrow funds as proposed, Council may seek the community's opinion through a referendum or other process, noting that the results would not be binding.

In answer to Committee's questions relating to the level of involvement from members of the community, staff advised of the intention to establish a steering committee to provide input during the planning and design phase of the temporary and permanent Older Adults' Activity Centres, as well as the Minoru Aquatics Centre.

Discussion also took place about:

- the importance of involving the community in the planning process to determine the community's needs regarding the new proposed Minoru Aquatic Centre; and
- having staff provide a detailed consultation schedule to members of Council.

During the discussion about the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard, and currently proposed as the temporary Older Adults' Activity Centre during the construction phase of the new centre) concerns were expressed about:

- how the building has only one entrance leading into it from the ground floor, and the main entrance is located at the top of a large set of stairs, making accessibility to the building difficult for some. Staff advised that the entrance on the ground floor will be utilized to ensure full accessibility, and that the interim Older Adults' Activity Centre will be located on the first and second floors of the building; and
- provisions for a kitchen at the interim Older Adults' Activity Centre. It
 was noted that there is a kitchen for meal services at the current facility,
 and those services will need to be continued at the temporary location.

Staff provided information about how the proposed improvements and renovations to the City Hall Annex building will incorporate many features which will allow for re-configuration of the space for future City purposes following the construction of the permanent Older Adults' Activity Centre. Staff also spoke about how the completion of the mechanical and electrical improvements in the Annex building have allowed City staff to be relocated to other areas of the building. Future plans for the building may include a temporary relocation of some staff from Fire Hall No. 1 during the construction phase of the new Fire Hall, as well as additional City staff.

Further discussion also took place about:

- the continuity of aquatic services during the construction phase including: (i) the feasibility of permanently rather than temporarily covering Steveston Pool; (ii) the feasibility of covering South Arm Pool; and (iii) exploring privately owned facilities to rent pool timeslots;
- the possibility of including provisions for affordable housing within the scope of the Major Facilities Program Projects construction. It was noted that securing funding and stakeholders for affordable housing within this type of project may be difficult. It was further noted that the City currently has a number of affordable housing projects underway;
- concerns about the proposed size of Minoru Aquatics Centre and whether the proposed would be adequate in terms of providing the space and programming required to meet the growing needs of the community;
- the timing related to the completion of the proposed projects. Staff noted that the attachment '*Phase 1 Project Schedule*' provided in the staff report provides the best indicator of the time required for the proposed projects;
- the opportunity presented during the planning process to study and redesign the current traffic flow pattern at the Minoru Aquatic Centre and surrounding area, as well as determining the peak hours for parking at the future Older Adults' Activity Centre;
- the impact on the operating budget as a result of the proposed new and larger facilities, and the possibility of considering a gradual tax increase sooner rather than a larger increase later in order to prepare for the higher operating costs. Staff advised that the operating costs related to each of the new proposed facilities' operating budget impact (OBI) will be brought forward individually with the budget for each project; and
- the idea of keeping the current Minoru Aquatic Centre and or the Older Adults' Activity Centre operational during the construction phase of the Major Capital Facilities Program Phase 1 projects. Staff spoke about safety concerns related to the stability of the foundation and buildings in the area as well as disturbances to the water tanks at the Aquatic Centre as a result of construction impact, and noted that since it was impossible to guarantee that the current facilities would remain operational during construction, it was recommended that temporary relocation of services be made.

Upon the conclusion of the discussion, staff was requested to provide the following prior to the next Regular Open Council meeting scheduled to be held on Monday, June 24, 2013:

- information on the capacity of the facilities and the adequacy of the capacity into the future, including how staff determined the space requirements;
- details related to the consultation process;
- the longevity and lifespan of the proposed temporary cover over Steveston Pool;
- the feasibility for densification above the proposed facilities; and
- the viability of covering South Arm Pool.

It was moved and seconded *That:*

- (1) the following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration as described in the Staff report titled "Major Capital Facilities Program Phase 1" dated May 31, 2013 from the Director of Engineering:
 - (a) Replacement of the Older Adults' Activity Centre in Minoru Park;
 - (b) Renovation of the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard) for temporary use as an older adults' centre;
 - (c) Replacement of the Aquatics Centre in Minoru Park;
 - (d) Temporary cover over Steveston outdoor pool for continuity of community aquatic services;
 - (e) Replacement of Firehall No. 1 at the corner of Granville Avenue and Gilbert Road;
- (2) the funding strategy outlined in Option 3 of this report be endorsed on the basis that the City would borrow \$50 Million dollars with a 10year amortization with the balance to be taken from the City's Reserves;
- (3) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$3.5 million for advanced design of the Major Capital Facilities Program Phase 1 with funding to come from the City's revolving fund be brought forward for Council consideration;

General Purposes Committee Monday, June 17, 2013

- (4) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$500,000 for advanced construction of the City Centre Community Centre Tenant Improvements with funding to come from the City's revolving fund be brought forward for Council consideration; and
- (5) staff bring forward the balance of the list of the capital facilities priorities for examination.

Prior to the question on the motion being called, members of Committee provided their comments and views related to: (i) various aspects of the Major Capital Facilities Program Phase 1 and the need to replace the aging facilities; (ii) a desire to also examine other capital facilities priorities; (iii) the public consultation and engagement process; (iv) the viability of covering South Arm Pool; and (vi) further examination of the capacity of the proposed facilities.

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

It was moved and seconded

That staff provide details of the full consultation plans and report through the General Purposes Committee.

CARRIED

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:45 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 17, 2013.

Mayor Malcolm D. Brodie Chair Shanan Sarbjit Dhaliwal Executive Assistant City Clerk's Office



Minutes

Planning Committee

Date: Place:	Tuesday, June 18, 2013 Anderson Room
Present:	Richmond City Hall Councillor Bill McNulty, Chair Councillor Evelina Halsey-Brandt
	Councillor Chak Au Councillor Linda Barnes Councillor Harold Steves
Also Present:	Councillor Linda McPhail
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded That the minutes of the meeting of the Planning Committee held on Wednesday, May 22, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Monday, July 3, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. HOUSING AGREEMENT BYLAW NO. 8693 TO PERMIT THE CITY TO TERMINATE THE HOUSING AGREEMENT REFERRED TO IN HOUSING AGREEMENT (9340, 9360, 9400 ODLIN ROAD) BYLAW NO. 8626 AND TO ENTER INTO A NEW HOUSING AGREEMENT REGARDING 9388 ODLIN ROAD (FORMERLY 9340, 9360, 9400 ODLIN ROAD)

(File Ref. No. 12-8060-20-8693/8626) (REDMS No. 3160235 v.2)

It was moved and seconded

That Bylaw No. 8693 be introduced and given first reading to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd.

CARRIED

2. APPLICATION BY BARSTOW CONSTRUCTION LTD. FOR REZONING AT 10480 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2) (File Ref. No. 12-8060-20-9029; RZ 13-631570) (REDMS No. 3842553)

Wayne Craig, Director of Development, stated that the application for rezoning allows for the creation of two residential lots consistent with the Official Community Plan, Single-Family Lot Size Policy, and the pattern of development in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

3. APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT AMENDMENT TO REMOVE THE REQUIREMENT TO PROVIDE AFFORDABLE HOUSING AT 6611, 6622, 6655, 6811 AND 6899 PEARSON WAY (RIVER GREEN)

(File Ref. No. 12-8060-20-9035; ZT 12-610289) (REDMS No. 3847558 v.7)

Mr. Craig provided background information, noting that the application built upon recent work of the Affordable Housing Department with Affordable Housing Value Transfers which provide Council with the flexibility to provide funds for the construction of affordable housing elsewhere in the City.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9035, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" zone to decrease the allowable floor area ratio (FAR) to a maximum of 2.9 and other amendments regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green) be introduced and given first reading; and
- (2) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (ZT 12-610289) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.

CARRIED

APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING 4. TEXT AMENDMENT TO **"RESIDENTIAL** MIXED USE COMMERCIAL (ZMU17) RIVER DRIVE/NO. ROAD _ 4 (BRIDGEPORT)" AND HOUSING AGREEMENT TERMINATION **REGARDING 10011, 10111, 10199 AND 10311 RIVER DRIVE** (File Ref. No. 12-8060-20-9036/9037/8815; ZT 12-611282) (REDMS No. 3859148 v.2)

Mr. Craig noted that this is similar to the previous application with the exception that a Housing Agreement had previously be registered to secure the provisions of the Affordable Housing in Phase 1, and as part of the Affordable Housing Value Transfer this Housing Agreement will be discharged.

It was moved and seconded

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9036, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone, to decrease the allowable Floor Area Ratio (FAR) to a maximum of 1.38 for 10011, 10111, 10199 and 10311 River Drive (Parc Riviera), be introduced and given first reading;

3.

- (2) That Termination of Housing Agreement (Parc Riviera) Bylaw 9037, to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815, be introduced and given first reading; and
- (3) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 10011, 10111, 10199 and 10311 River Drive (ZT 12-611282) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.

CARRIED

5. MANAGER'S REPORT

(i) Planning and Development Department Updates

Mr. Craig provided an update on the Lingyen Mountain Temple, noting that the Temple will be hosting an open house on Wednesday, June 26, 2013 and will be presenting revised concept plans.

In response to a query from Committee, Joe Erceg, General Manger, Planning and Development, noted that the Temple is aware of staff and Council's concerns regarding maximum building height for the proposed expansion. He further noted that staff is encouraging the protection of the agricultural land and is looking for definitive information from the Agricultural Land Commission with respect to the transfer of farm use designation to the adjacent property.

Mr. Craig advised that staff have received correspondence from Polygon and Kiwanis with a suggested road name for the new road on the site. Staff will be bringing forward a report and recommendation for consideration by the Committee.

Mr. Craig commented that a rezoning application from Pinnacle for Phase 2 of Capstan Village is currently being considered by staff. Pinnacle has requested an amendment to the Official Community Plan for increased density. Staff are reviewing Pinnacle's proposal to determine if the implications to the design and form of the development would warrant any consideration for additional density.

In response to a query, Mr. Craig advised that ONNI has confirmed a grocery store and financial institution as proposed tenants for the Bayview site. ONNI is currently working with the Transportation Department on the Traffic Impact study for the site. ONNI has tentatively indicated that upon resolution of the traffic study a public consultation process will be conducted in July. Mr. Erceg advised that staff could provide standards or criteria for the information presented at the consultation meetings.

Mr. Craig commented that MediJean will be submitting a rezoning application later this week. Mr. Erceg noted that under the new Zoning Bylaw agricultural uses are permitted in an Industrial Zone as a secondary use.

Mr. Erceg provided an update on the SmartCentres proposal, noting that there has been movement and a marked improvement with the developer and that a report may be brought forward in this regard.

Terry Crowe, Manager, Policy Planning, provided an update on the Hamilton Area Plan concept, noting that an open house will be held on Thursday, July 27, 2013 at 6:30 p.m. with notice being provided through newspaper, mail, and City website.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:49 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 18, 2013.

Councillor Bill McNulty Chair Heather Howey Committee Clerk



Minutes

Public Works & Transportation Committee

Date: Wednesday, June 19, 2013

Place: Anderson Room Richmond City Hall

Present:

Councillor Linda Barnes, Chair Councillor Chak Au Councillor Derek Dang Councillor Linda McPhail Councillor Harold Steves

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

MINUTES

It was moved and seconded That the minutes of the meeting of the Public Works & Transportation Committee held on Thursday, May 23, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, July 17, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Paul Sellew, Chief Executive Officer, Harvest Power, provided an update on Harvest Power's air quality and operations, and the following information was highlighted:

 Harvest Power's facility in Richmond is fully permitted and has seen several extensive operational upgrades;

- Harvest Power's facility in Richmond has a Visitor's Centre, which teaches guests about recycling, renewable energy, and soil products;
- Harvest Power's Energy Garden uses high solids anaerobic digestion technology – the first of its kind in Canada; and
- the Energy Garden produces clean, low-cost energy in the form of biogas that can be converted into electricity, heat, and natural gas suitable for use in a variety of applications.

Mr. Sellew thanked the City of Richmond for being the host community for Harvest Power's first Energy Garden.

In reply to queries from Committee, Mr. Sellew, accompanied by Geoff Hill, Manager, R & D and Compliance, commented on Federal and Provincial regulations related to Harvest Power's processes, and organic certification of its compost material. Also, it was noted that approximately 250 kilowatt hours to 350 kilowatt hours of electricity is created per tonne of input in the Energy Garden.

Discussion ensued and Committee expressed interest in visiting Harvest Power's Richmond facility.

In response to the Chair's comments regarding odour complaints, Mr. Sellew stated that Harvest Power wishes to continue building a positive business partnership with Richmond's community, and commented on delays in fully establishing its Energy Garden.

The Chair invited Mr. Sellew to present Harvest Power's 'Golden Shovel' award to the City of Richmond at an upcoming City Council meeting.

It was moved and seconded

That Harvest Power's presentation on air quality and operations be received for information.

CARRIED

COUNCILLOR LINDA BARNES

CLEAN ENERGY

(File Ref. No.)

1.

Chair Councillor Barnes provided background information, noting that a resolution related to clean / green energy should submitted to the Union of British Columbia Municipalities' 2013 Convention.

It was moved and seconded

Whereas a comprehensive clean energy strategy could effectively prepare Canada for present and future energy needs and lay the foundation for a more diversified economy;

2.

Whereas an overarching vision for a national clean energy strategy would signal to the world that Canada is prepared to be a global leader in a transition toward clean energy;

Whereas local governments face many energy challenges, including rising prices, increased pollution and aging infrastructure;

Whereas a significant number of local governments are also energy producers and providers, through locally owned electric and gas utilities and district heating systems, and also via renewable energy generation for public buildings;

Whereas FCM has called for a long-term, predictable infrastructure funding plan and federal-municipal collaboration on energy efficient building retrofits;

Be it resolved that, in order to remain globally competitive in a fast changing world, the federal government be requested to work with UBCM and FCM, to develop a new energy strategy prioritizing green-sector jobs and clean-energy innovation.

CARRIED

ENGINEERING AND PUBLIC WORKS DEPARTMENT

2. 2012 ANNUAL WATER QUALITY REPORT

(File Ref. No. 10-6650-08-01) (REDMS No. 3867938)

Doug Anderson, Manager, Water Services, advised that staff have developed a pamphlet regarding Richmond's water quality, and that this pamphlet is available in both English and Chinese.

In reply to a query from the Chair, Mr. Anderson commented on minimum water services certification requirements for water services staff.

The Chair extended thanks to Water Services staff for all their efforts in ensuring Richmond continues to deliver quality water.

Discussion ensued regarding water leaks and average water consumption per person per single-family dwelling. It was requested that average water consumption information be relayed to residents in an effort to reduce water leaks as some residents may not be aware that their water consumption is higher than average.

Mr. Anderson advised that the average person utilizes approximately 300 litres of water per day and that this information can be conveyed to residents through the annual utility billing cycle.

Discussion ensued regarding mobile water supply units, and it was noted that these units are heavily utilized throughout the summer months.

It was moved and seconded

That the 2012 Annual Water Quality Report dated May 28, 2013 be received for information.

CARRIED

3. ENERGY RESOURCE MANAGEMENT PLAN FOR CORPORATE BUILDINGS

(File Ref. No.) (REDMS No. 3870326 v.8)

In reply to a query from Committee, Peter Russell, Senior Manager, Sustainability and District Energy, advised that a staff report regarding corporate-wide targets for energy reduction and greenhouse gas reductions is anticipated to be brought forward in fall 2013.

It was moved and seconded

- (1) That the High Performance Building Policy No. 2306 be updated to include specific emphasis on corporate energy and GHG emissions targets and conservation priorities that reduce long term energy consumption and operational costs; and
- (2) That staff report back with the updated High Performance Building Policy No. 2306.

CARRIED

4. NATIONAL PUBLIC WORKS WEEK – UPDATE

(File Ref. No. 10-6000-01) (REDMS No. 3883243 v.2)

In reply to a comment made by Committee, Derrick Lim, Manager, Public Works Administration, highlighted that over 120 staff and their family members volunteered for this year's Public Works Open House.

Discussion ensued regarding future outreach opportunities with various community groups, and in particular with the Richmond School District. Also, Committee wished to see other Richmond projects such as the City's District Energy Utility be highlighted at future events.

The Chair thanked staff involved in carrying out a successful Public Works Open House.

It was moved and seconded

That the staff report titled National Public Works Week – Update dated June 3, 2013 from the Director, Public Works be received for information.

CARRIED

4.

The Chair commented on new energy techniques and the possibility of utilizing these new techniques in the South Arm precinct as this area has a community centre, a swimming pool, two school buildings, and a park. As a result, the following **referral** was introduced:

It was moved and seconded *That staff examine possible energy efficiencies in the South Arm precinct.*

CARRIED

5. MANAGER'S REPORT

(i) Parking in Steveston

In reply to queries made by Committee, Mr. Wei advised that a loading zone will be provided for the Steveston Marine and Hardware store. Also, Mr. Wei commented on maximum parking durations throughout Steveston, noting that an extensive public consultation took place and that changing these durations may cause confusion among patrons of Steveston; however, he advised that staff could provide a more structured strategy to address the varying needs of Steveston merchants.

Cllr. Steves left the meeting (4:55 p.m.) and did not return.

Mr. Wei provided an update on various transportation-related improvements in the No. 5 Road and Steveston Highway area.

(ii) Update on Fraser River Freshet

Tom Stewart, Director, Public Works, provided an update on the Fraser River freshet, noting that no problems were encountered.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (5:00 p.m.).*

CARRIED

5.

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, June 19, 2013.

Councillor Linda Barnes Chair Hanieh Berg Committee Clerk SCHOOL DISTRICT NO. 38 (RICHMOND)

Council/Board Liaison Committee **Public Minutes**

Wednesday, June 5, 2013 9:00 a.m.

School District Administration Offices 4th Floor Conference Room

Present:

Trustee Donna Sargent, Chair Trustee Norm Goldstein, Co-Representative, SD 38 Councillor Linda Barnes Councillor Linda McPhail

- Also Present: M. Pamer, Superintendent of Schools, SD 38
 - M. De Mello, Secretary Treasurer, SD 38
 - W. Lim, Assistant Superintendent, SD 38**
 - C. Mason, Director, Facilities and Operations, SD 38
 - D. Semple, General Manager, Community Services, City Of Richmond
 - V. Wel, Director, Transportation, City Of Richmond
 - E. Ayers, Manager, Community Recreation Services, City of Richmond*
 - T. Crowe, Manager, Policy Planning, City of Richmond*
 - M. Redpath, Senior Manager Parks, City of Richmond*
 - L. Sherlock, Social Planner, City of Richmond
 - W. Plante, Executive Assistant, SD 38

Trustee R. Belleza, Co-Representative, SD 38 Regrets:

* present for a portion of the meeting

** joined the meeting in progress

Call to Order: The Chair called the meeting to order at 9:03 am.

1. ADOPTION OF AGENDA

- Add Item 4.6 Pacific Autism Family Centre
- Add Item 4.7 Healthy Richmond Report
- Add Item 4.8 Annual Report
- It was moved and seconded
- That the agenda for the meeting of Wednesday, June 5, 2013 be approved as amended.

2. MINUTES

- It was moved and seconded
- That the minutes of the meeting of the Council/Board Liaison Committee held on Wednesday, April 10, 2013 be adopted as circulated.

3. STANDING ITEMS

3.1 Joint School District / City Management Committee

- The General Manager, Community Services advised that all cities who have hosted the Olympics throughout the world will be hosting an open house June 17.
- Good opportunity to meet athletes who will also be involved.
- Schools will be participating also.
- The Superintendent spoke on improving the esthetics of the Mitchell school property.
- The General Manager, Community Services, will look into a community garden initiative on the Mitchell school property. He also spoke on other areas that the City is looking at to improve curb appeal.
- Councillor McPhail echoed concerns from community residents who also want the area improved.
- The General Manager, Community Services indicated that the Land Committee will be meeting to discuss future plans for school lands and park sites.

3.2 Programs

- It was noted that the Director of Instruction Learning Services attended the May 14, 2013 Joint Program Committee meeting.
- The Manager, Community Recreation Services highlighted the wellattended event called "U Rock Power of 5" awarding Richmond youth and stressed the importance of connection to community.
- The District Administrator Student Placement attended the May 10 International Day for physical movement on behalf of the school district.
- It was noted that this event supports a great partnership with the city, school and community.
- Councillor Barnes received several positive comments regarding healthy move day.

3.3 Traffic Safety Advisory Committee

- The Manager of Transportation spoke on ICBC initiatives, local neighborhood traffic calming practices, speed reader boards and major road improvements in east Richmond.
- He also noted driver behavior concerns at Garden City and Williams road intersection where cars dropping off students on the road, stopping in the no stopping zone and driving through in the right turn only lane.
- The Manager of Transportation has contacted the principal to discuss concerns.
- Better communication with parents, school administrators and staff was recommended.
- Communicating with PAC groups was also raised to bring awareness to student groups.

3.4 School Planning and Construction Schedule

- The Director, Facilities and Planning provided updates on Gilmore, Boyd and Errington Learning Centre.
- Ministry is issuing the 2013-2014 Capital Plan in October.
- Construction is currently light, however the process of remediating the Hugh Boyd Secondary building envelope is at 73% and should be completed by September 2013.
- Construction at Errington Learning Centre has started and will be completed in September 2013.

4. BUSINESS ARISING & NEW BUSINESS

4.1 King George Master Plan

- The Senior Manager Parks, spoke to his report noting this was a 10 year concept plan that involved the community.
- Seven areas for improvement were identified which are:
 - Edges and Identity
 - Wayfinding and Information
 - Paths and Seating
 - Picnic and Play Area
 - Woodlot
 - Cambie Hollow
 - The East Richmond Community Centre Plaza
- Discussion ensued on the importance of building great partnerships through student body engagement to help create art and green space initiatives.

4.2 Proposed Hamilton Area Plan - Concept

- The Manager, Policy Planning provided a brief history of the area.
- He spoke on population growth, park improvement and a future indoor recreation space.
- Westminster/Queensborough population growth was also noted.
- It was reported that community consultation took place.
- Discussion on future transit concerns ensued noting the City is working closely with Translink on a transit plan for the short and long term.
- The importance of an additional school in the area was discussed and the need for the district and the City to work together to determine a site.
- Discussion ensued on long range facility plans and working together to determine sites.

ACTION: Return this issue to the next In-Camera fall meeting.

4.3 Development Update

• The Manager, Policy Planning provided a brief development update on some of the developments currently underway.

The Manager, Policy Planning and Senior Manager Parks departed the meeting at 10:31am.

4.4 Child Poverty Issues and Initiatives

- The Assistant Superintendent provided updates with on-going initiatives in Richmond Schools to support families in need by collecting and donating food, clothing, etc.
- The Superintendent attended the March 14, 2013 Richmond Community Services Advisory Committee (RCSAC) meeting to present the September 2012 Child Poverty Issues and Initiatives Report and invited RCSAC to partner with the school district to identify further child poverty-related impact, issues and initiatives. She will continue to attend RCSAC meetings.
- The Assistant Superintendent advised that School Administrators, PAC's and District staff continue to advocate for Richmond students in need for sponsorship of breakfast and lunch programs.
- She also advised Richmond has 14 schools with breakfast programs, 8 school with lunch programs and 6 schools that provide both.
- Councillor McPhail advised that the City's poverty report provided mapping of areas where poverty issues are larger.
- The Social Planner, CoR advised that the difficulty of working with a 2006 consensus data as areas have changed dramatically.
- Councillor Barnes noted next steps would be to meet with area MLA's to get data and to have both organizations write a letter to the Federal Government to reinstate the Long Form Census form.

It was agreed that a **RECOMMENDATION** will be forwarded to the June 17, 2013 Public meeting of the Board:

THAT the Board of Education (Richmond) write a letter to the Federal Government asking for the reinstatement of the mandatory Long Form Census questionnaire.

 Councillor Barnes advised it would be beneficial for City staff to support school breakfast and lunch initiatives by attending.

ACTION: Trustees, school Councillors and city staff be invited to attend breakfast, lunch programs and other events regarding poverty initiatives.

ACTION: Add further discussion regarding child poverty issues on the next In-Camera Council Board agenda

The Manager, Community Recreation Services departed the meeting at 10:49am.

4.5 City Works Yard Open House

• Trustees noted their interest in the district participating in this event in the future.

4.6 Pacific Autism Family Centre

- Councillor McPhail distributed information supplied to Council by the Pacific Autism Family Centre who are intending in developing a state of the art facility in Richmond.
- Councillor Barnes advised that Pacific Autism Family Centre is looking forward to working with the school district.

4.7 Healthy Richmond

• Councillor Barnes presented a report titled Healthy Richmond 2012, to be forwarded to staff but noted it is available on line also.

ACTION: District staff to add the Healthy Richmond 2012 report to a future Personnel & Finance committee agenda.

4.8 Annual Report

 Councillor Barnes distributed a copy and advised that it is also available on line

5. NEXT MEETING

Wednesday, September 25, 2013

6. ADJOURNMENT

The meeting adjourned at 11:01 am.



Report to Committee

To: General Purposes Committee

From: John Irving Director, Engineering

10 CP-JML 17 2013 Date: May 31, 2013

Re: Major Capital Facilities Program Phase 1

Staff Recommendation

That:

- 1. The following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration as described in the Staff report titled "Major Capital Facilities Program Phase 1" dated May 31, 2013 from the Director of Engineering:
 - a) Replacement of the Older Adults' Activity Centre in Minoru Park;
 - b) Renovation of the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard) for temporary use as an older adults' centre;
 - c) Replacement of the Aquatics Centre in Minoru Park;
 - d) Temporary cover over Steveston outdoor pool for continuity of community aquatic services;
 - e) Replacement of Firehall No. 1 at the corner of Granville Avenue and Gilbert Road;
- 2. The funding strategy outlined in Option 3 of this report be endorsed;
- 3. An amendment to the City's Five Year Financial Plan (2013-2017) to include \$3.5 million for advanced design of the Major Capital Facilities Program Phase 1 with funding to come from the City's revolving fund be brought forward for Council consideration; and,
- 4. An amendment to the City's Five Year Financial Plan (2013-2017) to include \$500,000 for advanced construction of the City Centre Community Centre Tenant Improvements with funding to come from the City's revolving fund be brought forward for Council consideration.

John Irving Director, Engineering (604-276-4140)

	REPORT CONCURR	ENCE
ROUTED TO: Finance Division Recreation Services Fire Rescue Law Clerks Parks		CONCURRENCE OF GENERAL MANAGER
Reviewed by Directors	Initials:	REVIEWED BY CAO

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Staff Report

Origin

In June 2007 Council endorsed the Parks, Recreation and Cultural Services Facilities Strategic Plan, which identified the need for three new City Centre facilities as a high priority: a new community centre (being provided as part of the Quintet development at Minoru and Firbridge); a replacement Minoru Aquatics Centre ("MAC") and a replacement Minoru Place Older Adults' Centre ("OAC"). In 2008/9 feasibility work was undertaken which included general public and stakeholder consultation. The initial feasibility work indicated the preferred size and location of MAC and OAC.

In March 2009, Council endorsed a Corporate Facilities Implementation Plan ("CFIP"), which identified the City's top six priority facilities in the Phase 1: 2009–2018 timeline. They are as follows (in no particular order):

- 1. Fire Hall No. 1
- 2. Renovation of the RCMP building on No. 5 Road (completed)
- 3. City Centre Community Centre ("CCCC") (shell space being delivered through Quintet development at the corner of Minoru and Firbridge)
- 4. Replacement of MAC
- 5. Replacement of OAC
- 6. Hamilton Community Centre expansion (completed)

The CFIP also included Phase 2 priorities (2019–2022), Phase 3 priorities (2022+) and other facilities identified but not prioritized. The complete CFIP list, with 2007 area and cost estimates, is shown in **Attachment 1**. Not included in the Phase 1 CFIP list is Fire Hall #3 in the vicinity of Cambie and No. 4 Road as this project was funded and endorsed prior to endorsement of the CFIP. Plans are currently under development for Fire Hall #3 and Community Safety has confirmed a Fall 2016 completion timeline.

Since endorsement of the CFIP in 2009, a number of additional facility needs have been identified. The full list of these facilities, including those previously identified in the CFIP (with the exception of the Phase 1 projects), will be the subject of a master planning exercise and brought forward for Council priority consideration once the Phase 1 priorities are underway.

With the completion of the RCMP building and the Hamilton Community Centre expansion, only four phase 1 facility projects remain, MAC, OAC, Fire Hall #1 and CCCC, and they are the subject of this report. The location of these projects is shown in **Attachment 2**. This report also supports Council Term Goal No. 4.1, Development and implementation of a comprehensive facility development plan for current and future needs that, in part:

"preserves the replacement of the remaining firehalls (#1 and #3), Minoru Older Adults' Activity Centre and Minoru Aquatic Centre as high priorities."

This report is being brought forward at this time as a window of opportunity exists to address critical facility needs while City reserves are healthy and borrowing costs are historically low. The City is financially capable of fully funding these projects internally by utilizing its reserves.

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However, given the City's strong financial position, the low interest rates that currently exist and the desire to maintain flexibility to respond to other capital needs, borrowing options have been carefully studied and are outlined in the funding strategy section of this report.

Analysis

Major Capital Facilities Program Phase 1 ("Phase 1") Projects

The remaining Phase 1 priorities from the CFIP are as follows:

1. Minoru Aquatics Centre and Older Adults' Activity Centre

The 2008/9 feasibility work, and more recent conceptual analysis, outlined a program for:

- the replacement of the existing aquatics facility (37,812 square feet) with a larger aquatics facility in the range of 63,000 and 69,000 square feet; and
- the replacement of the existing older adults' facility (16,738 square feet) with a larger older adults' facility in the range of 30,000 and 33,000 square feet.

Preliminary analysis indicates that there are synergies and by integrating, or co-locating, the older adults' facility with the aquatics facility. While the integrated aquatic and older adults' facility would be located in Minoru Park, siting of the facility has implications for continuity of service. To ensure continuity of service, staff recommend the following service solutions:

- Older Adults' Services Temporary relocation of older adults' services to City Hall Annex. This would involve the renovation of the first two floors of the City Hall Annex providing up to 18,000 square feet of temporary activity space during the construction period. The temporary facility will incorporate many features which will allow for re-configuration for future City purposes.
- *Aquatics Services* Continuity of aquatic services will be provided by installing a temporary cover over the Steveston outdoor pool, which would be removed after completion of construction at Minoru. This solution alone, however, will not completely compensate for the loss of services from the demolition of MAC. Therefore, in addition to the aquatic cover at Steveston, staff will explore alternative aquatic solutions such as renting pool timeslots from private pool providers.

2. Fire Hall No. 1

The new Fire Hall No. 1 will be located at the site of the current fire hall at the corner of Granville Avenue and Gilbert Road. The Fire Hall No. 1 project schedule will be coordinated with the occupancy of Fire Hall No. 3 to provide for relocation of the Training and the Emergency Vehicle Maintenance branches into the new Fire Hall No. 3. Temporary relocation of Administration and Suppression operations will be required while the new Fire Hall No.1 is under construction; City Hall West (corner of Granville Avenue and Gilbert) and City Hall Annex (former Public Safety Building on Minoru Boulevard) are considered as potential locations contingent upon adequate space being made available. The new Fire Hall No. 1 will be in the range of 24,500 to 27,500 square feet.

3. City Centre Community Centre

The CCCC is being completed through a two-step process: The Developer has the responsibility to complete base building construction, which will be followed by completion of the tenant improvements by the City. Base building construction is currently in progress and anticipated to be ready for handover to the City by August 2014. Design of the tenant improvements is currently underway. Although the CCCC project was previously endorsed, funding for the project is still required.

Currently there is an opportunity to reduce costs and smart-sequence structural base building items through coordination of base building construction with tenant improvements. That is, infrastructure improvements that are embedded in concrete specific to the CCCC could be installed as the concrete is poured as opposed to retrofitting after the concrete is set at a higher cost. While tenant improvement design is in progress, it is estimated that \$500,000 advanced construction funding (of the total \$6.8 million required) is sufficient to coordinate required tenant improvements with base building construction.

Phase 1 Project Requirements

Advanced Design

In anticipation of the City undertaking a major projects replacement program, the CAO reorganized and made personnel changes in the former Major Projects unit. Further, the CAO has instructed staff to utilize the same design and construction methodology and process, including retaining an external professional Construction Manager resource, which was so successfully utilized on the management and delivery of the Richmond Olympic Oval project. The model alleviates the need for a separate individual project manager for each project. In addition, a Construction Manager will provide the requisite building construction expertise from start to finish.

Design costs for major projects similar to Phase 1 are typically in the range of 12% to 14% of the project cost. However, through early tendering, bundling of designs, use of a Construction Manager at the early stages of design and similar efficiencies, it is anticipated that design costs can be reduced to 10% to 12% of the project cost.

To commence the Phase 1 projects, an amendment to the City's Five Year Financial Plan (2013-2017) is required to include \$3.5 million of the overall project budget for advanced design. The advanced design funding will be used to define programming needs of each facility, develop design concepts, develop community engagement plans and will partially fund required consultants such as those required under the construction management model. The advanced design costs will be capitalized according to each respective project once the detailed capital budget is presented to Council.

The balance of the advanced design requirements will be included as part of individual project submissions in the 2014 Capital Program.

Estimated Costs

When Council endorsed the CFIP in 2009 shown in Attachment 1, all cost estimates were in 2007 dollars. In order to provide a more accurate projection, the estimates have factored in annual cost increases in the range of CPI. Over the last year costs were updated to 2012 dollars. As the earliest capital submissions of any of the Phase 1 projects will be no sooner than 2014, the Phase 1 project facility costs are now estimated in 2014 dollars as summarized in the table below.

Phase 1 Project	Area (sf) Range	Total Estimate
Integrated OAC/MAC	93,000 to 101,535	\$60.1 to \$65.2
Fire Hall #1	24,500 to 27,500	\$20 to \$22.3
сссс	30,000	\$6.8
Temporary OAC – City Hall Annex	18,000	\$3.0
Temporary Steveston Pool Cover		\$2.1
Multi-Project Contingency 10%		\$10
Total Phase 1 Project Cost		\$102 to \$109.4

Major Capital Facilities Program Phase 1 Funding 2014 Estimates (\$ in millions)

The above estimates include the full range of costs that will be required to complete the Phase 1 projects, including, but not limited to, detailed design, construction, construction manager model, consultants, legal, etc. These are pre-design estimates that will be refined as each project proceeds to final detailed design. The 10% contingency is a buffer to protect the City from cost escalation and unforeseen factors that may occur between today and 2015 when project costs will largely be incurred. This extraordinary contingency was utilized during the planning process for the Oval and proved to be one of the most prudent decisions made and enabled the successful delivery of the Oval.

Community and Stakeholder Consultation

In 2008/9 the general public and stakeholders were engaged in a consultation process during initial feasibility work on the Minoru Park recreation facilities. The Community Services

Department also conducted a large scale community needs assessment in 2009 which provided considerable information on emerging programming needs. Input from both the initial feasibility work and the needs assessment was used in preparing draft programming and in determining the preferred amenities, size of facilities and location.

In order to ensure that all information is current and the community is fully engaged, staff propose to develop community engagement plans for each of the current Phase 1 projects being advanced. A specific community and stakeholder consultation plan will form part of each project submission.

Schedule

The anticipated task list/timeline for the Phase 1 projects is summarized in **Attachment 3**, which assumes a start date of August 1, 2013 provided that Council endorsement of the recommendations is received.

The timeline for delivery of all Phase 1 priorities from the 2009 CFIP is 2009 to 2018. Based on the current schedule being proposed, the remaining Phase 1 projects will be delivered within that timeframe, or sooner, as follows:

Phase 1 Project Delivery Schedule

Phase 1 Project	Delivery
Integrated OAC/MAC	4 th Quarter 2017
Fire Hall No. 1	1 st Quarter 2018
CCCC	1 st Quarter 2015
Temporary OAC - Annex	1 st Quarter 2015
Temporary Steveston Pool Cover	by commencement of MAC demolition

Operating Budget Impact

Construction of new or expanded facilities will require operations and maintenance related funding to maintain the City's current service level standards. The new fire hall as well as the OAC and MAC are planned to be larger than the existing facilities. In order to meet anticipated service levels of these larger facilities, it is expected that an increase in funding will be necessary. The CCCC will be an entirely new facility and will become a new cost centre.

Although staff will seek opportunities to reduce operating related costs through the facility design process (e.g., solar walls, geothermal heating/cooling, wastewater heat transfer, arena waste heat, etc.) new Operating Budget Impact ("OBI") funding requests will be required for both facility maintenance costs and additional staffing costs (as required). These funding requests will be identified separately and brought forward for Council consideration as part of the Capital Program.

Funding Strategy

Options for Consideration

Staff have identified three options to consider in order to finance the Phase 1 projects that include reserves, external debt and a combination of both.

1. Internal Funding from Reserves

The City could use internal reserves to fund the Phase 1 projects. This option will result in a loss of investment income as well as the limited ability to draw upon reserves for any other capital projects until the reserves are restored to an acceptable level. The amounts used from the Sanitary and Water utility reserves will be repaid over time with appropriate interest. If internal financing is chosen as the method for funding the Phase 1 projects, the following is the proposed funding plan:

		Fundi		es for Cash F illions)	low	
Project	Revolving	Sanitary Utility	Water Utility	Cap Bldg Res	Legacy	Total
Integrated OAC/MAC	\$25.8	\$5.0	\$5.0	\$13.5	\$15.9	\$65.2
Fire Hall No.1	-	I	1	\$22.3	_	\$22.3
0000	-	1	-	\$6.8	-	\$6.8
Temporary OAC	3.0	-	1	-	-	\$3.0
Temporary Steveston pool cover	2.1	-	I	-	-	\$2.1
Multi-Project Contingency	10.0	-	-	-		\$10.0
TOTAL	\$40.9	\$5.0	\$5.0	\$42.6	\$15.9	\$109.4

Internal Funding Plan

The balances for the respective reserves at December 31, 2013 and at December 31, 2017 (forecasted) are shown below. The reserves are funded annually through a combination of general revenue, gaming and utility fees. In addition, Council's decision to adopt the Long Term Financial Management strategy, which included 1% transfer to reserves, has ensured that the reserves receive annual funding. The forecasted balances are conservative and do not include the annual 1% transfer subsequent to 2013.

Reserve Balance (Forecast)

Total Balance	Dec. 31, 2013	Dec. 31, 2017
Revolving Fund	\$ 67.6	\$ 35.6
Sanitary Utility	\$ 23.7	\$ 18.7
Water Utility	\$ 26.9	\$ 21.9
Capital Building Reserve	\$19.4	\$ 15.6
Legacy	\$15.9	\$0.0
Total	\$153.5	\$92.0

2. External Financing from MFA

The City could consider the use of external financing through MFA to fund the capital requirements of the Phase 1 projects in order to take advantage of the current low borrowing rate. If the entire amount were to be financed externally the annual debt payment would range from \$11.47 million to \$6.51 million, depending on the borrowing rate and loan term.

Estimated /	Annual	Debt	Repayment	(100%	MFA)
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Option	Borrowing Amount	Borrowing Rate	Term	Estimated Annual Debt Repayment
1	\$99,400,000	3.19%	10	\$11.47 million
2	\$99,400,000	3.19%	15	\$ 8.14 million
3	\$99,400,000	3.19%	20	\$ 6.51 million*

It is not recommend that the Phase 1 projects be funded entirely from external MFA financing.

3. Use of Both Internal Funding and External Financing from MFA (Recommended)

The City could consider the use of a mix of internal funding and external financing from MFA to achieve a balance between impact of tax increase and the preservation of a healthy and sustainable long-term financial reserve position for the City. The costs for servicing the debt payment will create an additional expenditure for the City. However, beginning in year 2015, the City has the opportunity to use the following two funding sources (totalling \$6.0 million) to offset expenditures incurred from external debt:

- (i) The City has budgeted and is currently servicing debt in the amount of approximately \$1.0 million with respect to the annual debt repayment concerning Terra Nova parkland acquisition. The final repayment for the Terra Nova debt will occur in December 2014. Notionally, the City could maintain the \$1.0 million debt funding in its tax base commencing in year 2015 to offset a similar amount without creating any additional tax impact.
- (ii) As originally approved in 2005, the City has been transferring \$5.0 million annually from its gaming revenue distribution to repay its surplus, which was partially used to fund the construction costs of the Richmond Olympic Oval. The repayment term of 10 years ends in year 2014. Therefore, commencing in year 2015, the City has the option to transfer the \$5.0 million gaming revenue distribution to offset a similar amount in debt servicing without creating any additional tax impact.

Below are some possible financing options where the annual debt obligation could be funded by the annual funding of \$6.0 million without creating any tax impact.

Option	Borrowing Amount	Borrowing Rate	Term*	Estimated Annual Debt Repayment
1	\$50,000,000	3.19%	10	\$ 5.76 million
2	\$40,000,000	3.19%	10	\$ 4.61 million
3	\$30,000,000	3.19%	10	\$ 3.46 million

Annual Debt Repayment (maximum \$6 million)

* The estimated annual debt repayment is the fixed debt repayment for the first 10 years only. Under the MFA long-term borrowing structure, the borrowing rate is fixed for the first 10 years and it will be re-set every 5 years thereafter.

Borrowing Process

Under the *Community Charter* a city may, by a loan authorization bylaw, incur a liability by borrowing for capital projects. A loan authorization bylaw may only be adopted with the approval of the electorate by way of Referendum or Alternate Approval Process unless the amount of the long-term borrowing is under the liability threshold set out in the *Municipal Liabilities Regulation* Approval-Free Liability Zone.

Although approval of the electorate is not required when external borrowing meets the regulated threshold, a council may wish to seek the opinion of the community on the matter of the capital project(s) being proposed. This can be done by a voting process, or any other process a council considers appropriate. Any results of a voting or alternative process on a question of opinion are non-binding on the council.

In terms of the proposed Phase 1 projects, the recommended borrowing meets the criteria of the Approval-Free Liability Zone as described below.

Annual Liability Servicing – Approval-Free Liability Zone

Pursuant to the *Municipal Liabilities Regulation*, approval of the electors is not required if the annual debt payment meets certain criteria, (*the annual liability servicing costs of the municipality's existing and new debts do not exceed 5% of the municipality's previous year's sustainable and controllable revenue*).

The regulation refers to the exemption as the Approval-Free Liability Zone. The following summarizes how the calculations for the Approval-Free Liability Zone would apply to the City if borrowing were to take place in year 2013:

2012 Controllable Revenue (estimated)	\$ 300 million
5% Approval-Free limit	5%
Approval-Free Liability Zone for 2013	\$ 15 million
2013 Annual Liabilities Servicing Costs (on existing debts)	\$ 5 million
Remaining 2013 Annual Liability Servicing Room (approval-free)	\$ 10 million

Assuming that a long-term debt with a repayment term of 15 years was obtained through the MFA at a borrowing rate of 3.19% (based on June 2013 MFA published borrowing rate for the first 10 years, where borrowing rate will be reset by the MFA in year 11 for another 5 years), the ³⁸⁸⁶⁰²³

following summarizes the annual liability servicing cost for the various borrowing levels and it also provides a sensitivity analysis of the impact to the annually liability servicing cost if interest rate was to increase by 1.0% to 4.19%:

Amount	@ 3.19%	@ 4.19%
\$ 100 million	\$ 8.18 million	\$ 9.18 million
\$ 75 million	\$ 6.14 million	\$ 6.89 million
\$ 50 million	\$ 4.09 million	\$ 4.59 million

Approximate	Annual L	iability	Servicing	Cost	15-	vear term)
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Based on the above borrowing assumptions, the City would be within the Approval-Free Liability Zone, thus approval of the electorate would not be required if external debt financing of less than \$100 million is obtained (with 15-year borrowing term and interest rate between 3.19% and 4.19%). This does not, however, preclude Council from seeking the opinion of the community on the proposed Phase 1 projects through a voting process or other process.

Timing

It generally takes approximately 9 to 12 months to complete the MFA capital financing. The City will need to first have its capital budget and loan authorization bylaw approved by Council. The bylaw then will need to be approved by both the Inspector of Municipalities and the electors (which, in the case of the funding strategy proposed for the Phase 1 projects, is not required) prior to adoption. Once adopted, the bylaw will need to be approved by the Ministry and consent must be obtained from Metro Vancouver to have the Regional District Security Issuing Bylaw adopted before funds will be advanced from the MFA to the municipality. The exact timing cannot be easily determined as the processing time at the various agencies is beyond the City's span of control.

A proposed timeline for the borrowing to take place in Spring 2014 is included in **Attachment 4**. The timeline suggested assumes that no electors' approval is obtained as the borrowing proposed meets the criteria of the Approval-Free Zone. If Council decides to obtain the community's opinion on the proposed Phase 1 projects through a voting or alternative process, the timeline would be pushed forward by the amount required by the process selected, which could include a referendum, an alternate approval process, a survey, or any other means deemed appropriate.

Staff recommend that Council consider utilizing reserves and external debt as described in option 3 as it limits the external borrowing to \$50 million, which is well-within the requirement of the Approval-Free Liability Zone and the resulting loan payments could potentially have no net tax impact.

Financial Impact

If Council endorses the Phase 1 projects as outlined in this report, expenditure in the amount of \$3.5 million is required for advance design with funding to come from the City's revolving fund. If Council approves this expenditure, staff will bring forward an amendment to the City's Five Year Financial Plan (2013-2017) accordingly. In addition, and in order to coordinate required tenant improvements with base building construction for the City Centre Community Centre currently under construction, a construction advance of \$500,000 is required to be included in the City's Five Year Financial Plan (2013-2017), with funding to come from the City's revolving fund.

Conclusion

This report provides a plan to complete Phase 1 priorities (2009 - 2018) from the 2009 Corporate Facilities Implementation Plan within the prescribed timeframe or sooner. In order to meet the timeline and commence the design/construction process, Council endorsement of the proposed projects and approval of advance design expenditure in the amount of \$3.5 million is recommended. It is also recommended that a construction advance of \$500,000 for smart-sequencing structural base building items of the City Centre Community Centre be approved.

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Laurie Bachynski Major Capital Project Team Lead (778-296-1427)

Driority Time	Timeline Cep				1	T - 10 1-
-	æ					
-	Fire Hall # 1: Brighouse	use			23.710	\$14.9 million (2007)
2	RCMP CSB				78,470	\$70 million (2007)
ω		City Centre Community Centre (Firbridge)			32,000	\$6.7 million (2007)
4		Minoru Aquatic Centre			67,300	\$44.6 million (2007)
5		Minoru Activity Centre (senior centre replacement)			30,000	\$16.5 million (2007)
о Б	-	Hamilton Community Space (Lease)			8,600	\$4.5 million (2007)
Phase 2 2019	2019 - 2022	Britannia Shipyard, National Historic Site*				\$2,9 million (2007)
		TN Rural Park Historic District & Environmental Centre*	*		6,150	\$7 million (2007)
				Public Works Yard	105,000	\$22 million (2008)
			Hamilton Library		5,000	\$3 million (2007)
			Steveston Library		25,000	\$15 million (2007)
			Cambie Library		25,000	\$15 million (2007) 6
			Main Library		100,000	\$60 million (2007)
			City Centre Library		25,000	\$15 million (2007) C
			Ironwood Library		25,000	\$7.8 million (2007)
		Field Sport Tournament Centre			27.5 Acres	\$35 million (2007) C
		Richmond Museum			60,000	\$45 million (2007)
		Cultural Centre (retrofit)			50,000	TBD
Phase 3 20;	2022+	Visual & Performing Arts			45,000	\$27 million (2007)
		East Richmond Community Hall			7,000	\$3.9 million (2007)
		City Centre Community Centre (North)			35,000	\$19 million (2007)
		Thompson Community Centre Annex			8,800	\$4.8 million 2007)
		South Arm Community Hall			7,000	\$3.9 million (2007)
Referred to ROBO fc	Referred to ROBO for tenancy consideration		Oval Resource Centre	ntre	5,000	\$1.5 million (2007)
Not listed in the 3 phases	ases	Minoru Arenas (keep existing operational)			46,000	\$1.2 million (2007)
		Nature Park House (keep existing operational)			3,500	\$200,000 (2007)
		Kinsmen Pavilion (keep existing operational)			2,700	\$130,000 (2007)
	-	Minoru Sports Pavilion (keep existing operational)			10,000	\$460,000 (2007)
		Steveston Martial Arts Centre (current functionality)			006'6	\$580,000 (2007)
		Brighouse Davilion (current functionality)			1 000	\$140 000 /2007V

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Endorsed by Council in 2009

ATTACHMENT 1

ATTACHMENT 2



Revision Date: 05/29/13

Note: Dimensions are in METRES

Phase 1 Locations

Phase 1 Project Schedule

	Occupancy	Construction	Detailed Design	Public Consultation	Preliminary Design	Hire Architect	Intrgrated Aquatics/Older Adults	Occupaticy	Construction	Detailed Design	Public Consultation	Preliminary Design	Hire Architect	City Centre Community Centre	((() () () () () () () () ()	Occupancy	Construction	Detailed Design	Public Consultation	Preliminary Design	Hire Architect	Firehall No.1	Occupancy	Construction	Detailed Design	Public Consultation	Preliminary Design	Hire Architect	City Hall Annex	Phase 1 Projects	×	Outstra	Үег
Legend: = progress = Summary												* Completed	* Completed																	Juli Au, Sep Juli Juli Juli Juli Juli Juli Au, Sep Juli Juli Au, Sep Juli Au, Sep Juli Au, Api Juli Au, Sep Juli Au, Api Au, Sep Juli Au, Au, Api Au, Au, Sep Juli Au, Au, Au, Au, Au, Au, Au, Au, Au, Au,	$ \begin{array}{c} r \\ r $	Ath 1st i and i and i ath 1st i and i ard i ath 1st i and i and i ath 1st i and i	Year 2013 2014 2015 2016 2017
				-											CN	 IC	L	- 6	52				 							Oct Nov Dec Jan Feb	L T S		2018

ATTACHMENT 3

ATTACHMENT 4

Timeline for Borrowing

Procedure	Tasks	Estimated Timing (minimum)	Tasks - need to take place on these dates in order to meet the Spring 2014 issue deadline	Note
2014 to 2018 five year financial plan amendment	 - incorporate capital projects that require debt funding in the amended 5-year plan and present to Committee - public notice / public consultation is required for five year financial plan amendment - 3 readings at Council (can be done in one meeting) - adoption of amendment bylaw the following day 	3-5 weeks	September 9, 2013 (scheduled Council meeting)	
Loan Authorization Bylaw (3 readings)	- bylaw preparation and presentation to Council - 3 readings at Council (can be done in one meeting)	1 day	October 15, 2013 (scheduled Council meeting)	
Inspector's Approval of Loan Authorization Bylaw	- submission of the loan authorization bylaw and liability limit certificate to Ministry of Community Services for review and approval of the Inspector	4 weeks (estimate only)	October 16, 2013	The timing of Inspector's approval is not within City's control.
Loan Authorization Bylaw Adoption by Council	 once written approval is obtained from the Inspector, Council can adopt the Loan Authorization Bylaw (assume no elector's approval is required) 	1 day	November 12, 2013 (scheduled Council meeting)	
Quashing Period	- one month quashing period is required prior to applying for Certificate of Approval for bylaw	1 month	November 13, 2013	
Apply for Certificate of Approval for Loan Authorization Bylaw	- send in application and other required certificates to Ministry for certificate of approval of the municipality's Loan Authorization Bylaw	4 weeks (estimate only)	December 13, 2013	The timing of Ministry's approval is not within City's control.
Municipal Security Issuing Resolution and Agreement	- once the certificate of approval is received, Council needs to pass resolution and forwards it on to Regional District Board and the MFA	1 day	January 13, 2014 (expected Council meeting)	
Regional District Security Issuing Bylaw by GVRD	 bylaw preparation and presentation to Board 3 readings and adoption in the same reading at least 10 day quashing period before applying to the Ministry for Certificate of Approval of the Security Issuing Bylaw 	4 weeks (estimate only)	January 14, 2014	The timing of GVRD's bylaw preparation and approval process is not within City's control.
Apply for Certificate of Approval of the Security Issuing Bylaw by GVRD	- send in application and other required certificates to Ministry for certificate of approval of the Regional District's Security Issuing Bylaw	1 week (estimate only)	February 14, 2014 **	The timing of Ministry's approval is not within City's control.

** February 14, 2014 is the estimated deadline for security issuing certificate of approval application to be sent to the Ministry in order to meet the deadline for MFA's Spring 2014 issue



Report to Committee

TO OPEN PLN - JUN. 18, 2013

To:	Planning Committee	Date:	May 31, 2013
From:	Cathryn Volkering Carlile General Manager, Community Services	File:	
Re:	Housing Agreement Bylaw No. 8693 to Permit the housing agreement referred to in Housing Agree Road) Bylaw No. 8626 and to enter into a new Ho 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin	ment (93 ousing A	340, 9360, 9400 Odlin

Staff Recommendation

That Bylaw No. 8693 be introduced and given first reading to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd.

alcale

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

Att. 1

REPORT CONCURRENCE										
ROUTED TO:			AL MANAGER							
Law Development Applications	R R R	lileael	4							
REVIEWED BY DIRECTORS	INITIALS:	REVIEWED BY CAO	IN TIALS							

Staff Report

Origin

The purpose of this report is to recommend to Council adoption of Housing Agreement Bylaw (Bylaw No. 8693, **attached**) to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd. in order to secure 10 affordable units.

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

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

On October 25, 2010, Council adopted the recommendation from the report entitled "Affordable Housing Strategy: 2010 Annual Review of Income Thresholds and Affordable Rent Rates". The recommendations involved aligning the income thresholds and rent rates specified in the City's housing agreement with Core Need Income Threshold values and/or other applicable data released from Canada Mortgage and Housing Corporation (CMHC) in years when it is released to reflect current market and affordability trend data. The report proposed that:

- 1. Staff will adjust the annual income threshold and maximum permitted rent for affordable housing once every calendar year, and
- 2. The effective date for the adjustment will be applied to all Housing Agreements brought forward after the date of Council approval.

: \

Developers expressed concern that the adjusted rates and thresholds would not apply to existing Housing Agreements executed prior to October 25, 2010. With consideration to these concerns, Council approved a rate review process to be conducted with property owners who signed Housing Agreements prior to this date.

In accordance with Council's approval and Section 905(4) of the *Local Government Act*, a bylaw and the consent of the property owner is required to amend the Housing Agreement. Further, each review determination is at the discretion of Council and requires a public hearing process.

On July 19, 2010, Housing Agreement Bylaw 8626 was adopted by Council to permit the City to enter into a Housing Agreement with 0845260 B.C. Ltd. to secure 10 affordable low end market rental units at 9340, 9360, 9400 Odlin Road (now 9388 Odlin Road) as part of Rezoning Application No. 09-453123.

The property owner has since applied for its existing Housing Agreement to be reviewed for a rate adjustment. Staff have completed the review and revision of the existing Housing Agreement to reflect the adjusted rent and income values as well as to include other updated amendments.

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The proposed Housing Agreement Bylaw for the subject 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) development (Bylaw 8693) is presented as attached. It is recommended that the Bylaw be introduced and given first reading in order to permit the City to enter into the new Housing Agreement. Following adoption of the Bylaw, the City will be able to terminate the existing housing agreement, cause Notices and other charges registered at the Land Title Office in respect to the existing Housing Agreement to be discharged from title, and execute the new Housing Agreement in substantially the form attached(**Attachment 1**) and arrange for notice of the new Housing Agreement and for registration of the new Housing Covenant related to the new Housing Agreement, both to be filed in the Land Title Office.

Analysis

The Housing Agreement restricts annual household income and restricts rents in perpetuity for the 10 units. The Housing Agreement includes provisions for adjustment of the maximum annual household income and rental rates on an annual basis.

The existing Housing Agreement reflects 2009 rent and income rates established by the City prior to adopting the proposed amended rates that align with CMHC Core Need Income Threshold data and BC Housing Income Limits. The table below provides a comparison by unit type of the maximum total household income and monthly rent values in the existing Housing Agreement and the proposed new Housing Agreement for the 10 affordable low end market rent units:

Unit Type	Total Household	Annual Income	Maximum Monthly Rent			
<u>Produce of Herrich Holder (Marcalant Print) - 4 - 3 Phil</u>	Existing (2009)	Amended(2013)	Existing (2009)	Amended(2013)		
3 one-bedroom units	\$26,000	\$38,000 or less	\$580	\$950		
7 two-bedroom units	\$30,500	\$46,500 or less	\$650	\$1,162		

In addition, the Housing Agreement has been reviewed for general terms of reference and consistency of language.

The affordable housing units are not occupied; therefore, the rent adjustment will not affect existing tenants.

Financial Impact

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

Conclusion

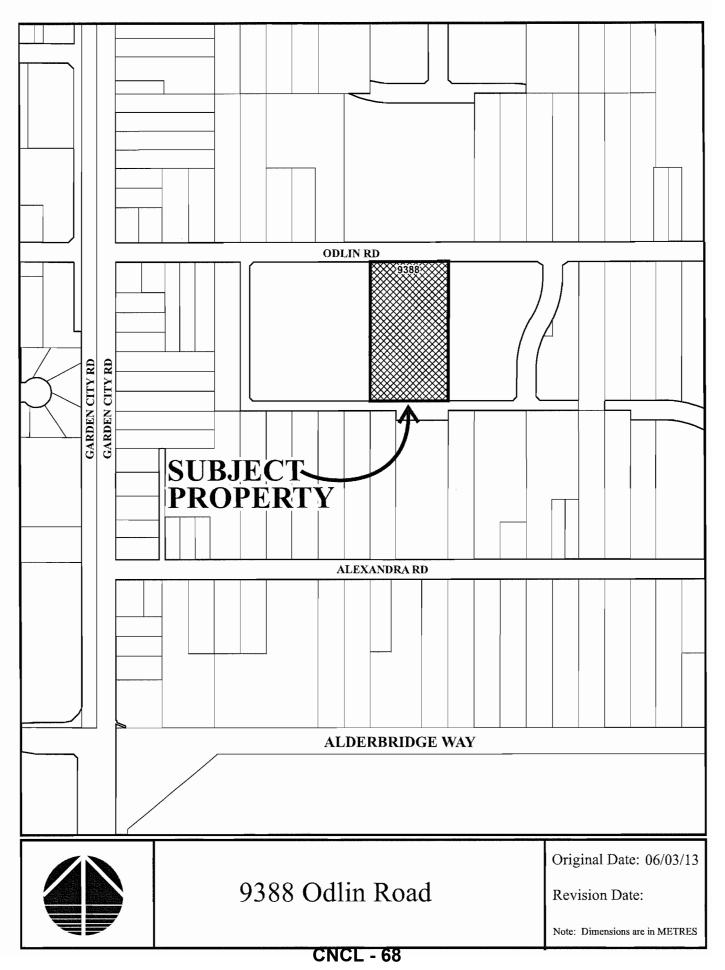
In accordance with the *Local Government Act* (Section 905), adoption of Bylaw No. 8693 is required to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd. in order to secure 10 affordable units.

It is thus recommended that first reading be given to Bylaw No. 8693.

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

DKB:dkb

ATTACHMENT 1



Schedule A

To Housing Agreement (0845260 B.C. Ltd.) Bylaw No. 8693

HOUSING AGREEMENT BETWEEN 0845260 B.C. Ltd- CONCORD PACIFIC DEVELOPMENTS INC. AND THE CITY OF RICHMOND



Housing Agreement (9388 Odlin Road) (formerly 9340, 9360, 9400 Odlin Road) Bylaw No. 8693

The Council of the City of Richmond enacts as follows:

- 1. The Mayor and City Clerk for the City of Richmond are authorized to:
 - (a) execute agreements to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 (the "Original Housing Agreement");
 - (b) cause Notices and other charges registered at the Land Title Office in respect to the Original Housing Agreement to be discharged from title;
 - (c) execute such other documentation required to effect the termination of the Original Housing Agreement;
 - (d) execute a housing agreement (the "New Housing Agreement"), substantially in the form set out as Schedule A to this Bylaw, with the owner of the land legally described as:

PID: 028-307-976 Lot A Section 34 Block 5 North Range 6 West NWD Plan BCP45824

2. This Bylaw is cited as "Housing Agreement (9388 Odlin Road) (formerly 9340, 9360, 9400 Odlin Road) Bylaw No. 8693".

FIRST READING	CITY OF RICHMOND
SECOND READING	APPROVED for content by originating dept.
THIRD READING	
ADOPTED	for legality by Solicitor
	RDS

MAYOR

CORPORATE OFFICER

HOUSING AGREEMENT (Section 905 Local Government Act)

THIS AGREEMENT is dated for reference the 11th day of March 2013.

BETWEEN:

0845260 B.C. LTD. (Inc. No. BC0845260), a company duly incorporated under the laws of the Province of British Columbia, 9th Floor – 1095 West Pender Street, Vancouver, British Columbia, V6E 2M6

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

AND:

CITY OF RICHMOND

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

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

WHEREAS:

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

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the City's Affordable Housing Strategy dated May 9, 2007, and approved by City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
 - (b) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
 - (c) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (d) "City" means the City of Richmond;
 - (e) "CPI" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
 - (f) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
 - (g) "Dwelling Unit" means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
 - (h) **"Eligible Tenant"** means a Family having a cumulative annual income of:

CNCL - 72

- (i) in respect to a bachelor unit, \$34,000 or less;
- (ii) in respect to a one bedroom unit, \$38,000 or less;

- (iii) in respect to a two bedroom unit, \$46,500 or less; or
- (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing March 11, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released;

- (i) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (j) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the Land Title Act) charging the Lands registered on _____ day of _____, 201_, under number ______, as it may be amended or replaced from time to time;
- (k) *"Interpretation Act"* means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (1) *"Land Title Act"* means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (m) "Lands" means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

PID: 028-307-976 Lot A Section 34 Block 5 North Range 6 West NWD Plan BCP45824

- (n) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) "LTO" means the New Westminster Land Title Office or its successor;
- (p) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

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

provided that, commencing March 11, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

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

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

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

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

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

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

The Owner will not permit an Affordable Housing Unit Tenancy Agreement to b

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

- (e) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(g) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

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

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

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

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

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

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

ARTICLE 6 DEFAULT AND REMEDIES

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

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

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

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property record in addition to noted against title to those strata lots which are used as Affordable Housing Units.

7.2 **Modification**

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

7.3 Management

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

7.4 Indemnity

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

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

7.5 Release

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

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

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

7.7 **Priority**

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

7.8 City's Powers Unaffected

This Agreement does not:

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

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

(a) this Agreement is entered into only for the benefit of the City;

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

7.10 No Public Law Duty

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

7.11 **Notice**

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

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

Attention: City Clerk, with a copy to the City Solicitor

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

7.12 Enuring Effect

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

7.13 Severability

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

7.14 Waiver

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

7.15 Sole Agreement

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

7.16 **Further Assurance**

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

7.17 Covenant Runs with the Lands

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

7.18 Limitation on Owner's Obligations

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

7.19 Equitable Remedies

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

7.20 **No Joint Venture**

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

7.21 Applicable Law

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

7.22 **Deed and Contract**

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

7.23 Joint and Several

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

7.24 Counterparts

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

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

0845260 B.C. LTD.

by its authorized signatory:

Per:

Dennis Au-Yeung

CITY OF RICHMOND

by its authorized signatories:

Per:

Malcolm D. Brodie, Mayor

Per:

David Weber, Corporate Officer

Page 15

THE TORONTO-DOMINION BANK

by its authorized signatories:

Per: ______Name:

Per:

Name:

Housing Agreement (Section 905 Local Government Act) 9340, 9360 & 9400 Odlin Road

Appendix A to Housing Agreement

STATUTORY DECLARATION

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

TO WIT:

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

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

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

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

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

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)))

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CNCL - 87

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

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

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 905 of the *Local Government Act* between the City of Richmond and 0845260 B.C. Ltd. (the "Owner") in respect to the lands and premises legally known and described as:

PID: 028-307-976 Lot A Section 34 Block 5 North Range 6 West NWD Plan BCP45824

(the "Lands")

THE TORONTO-DOMINION BANK (the "**Chargeholder**") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Land Title Office as follows:

Mortgage CA2843763 and Assignment of Rents CA2843764

(the "Prior Charges").

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



Report to Committee Fast Track Application

Planning and Development Department

TO OPEN PLN - JUN. 18, 2013

То:	Planning Committee	Date:	May 29, 2013
From:	Wayne Craig Director of Development	File:	RZ 13-631570
_			

Re: Application by Barstow Construction Ltd. for Rezoning at 10480 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

ame Wayne Craig

Director of Development

ES/ÇL:kt Att.

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF GENERAL MANAGER
Affordable Housing		pe Energ

Staff Report

ltem	Details	
Applicant	Barstow Construction Ltd.	
Location	10480 Williams Road - See Attachment 1	
Development Data Sheet	See Attachment 2	• duale
Zoning	Existing: Single Detached (RS1/E)	
Zoning	Proposed: Compact Single Detached (RC2)	
OCP Designation	Neighbourhood Residential	Complies ☑ Y □ N
Lot Size Policy	Lot Size Policy 5443 (adopted by Council in 1990) – permits rezoning and subdivision of properties fronting on Williams Road between No. 4 Road and Shell Road in accordance with the provisions of "Compact Single Detached (RC2)" provided that vehicle accesses are to the existing rear laneway only (Attachment 3).	Complies ☑ Y □ N
Other Designations	The Arterial Road Policy identifies the subject site for redevelopment to compact lots with rear lane access.	Complies ☑ Y □ N
Affordable Housing Strategy Response	The applicant proposes to provide a legal secondary suite on one (1) of the two (2) Complies $\square Y \square N$ future lots at the subject site.	
Flood Management	Registration of a flood indemnity covenant on Title is required prior to rezoning adoption.	
Surrounding Development	North: Directly across Williams Road, are four (4) newer homes on lots zoned "Single Detached Convertible Accessible (ZS4) – Steveston and Shellmont".	
	South: Facing Aintree Crescent, are two (2) older homes on lots zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".	
	East: Two (2) newer homes on a lots zoned Detached (RC1)".	"Compact Single
	West: Older dwellings on large lots zoned "S (RS1/E)".	ingle Detached
Rezoning Considerations	See Attachment 4	

Staff Comments

Background

This proposal is to enable the creation of two (2) smaller lots from an existing large lot. Each new lot proposed would be approximately 12 m wide and 402 m² in area. The north and south sides of this block of Williams Road, between Aragon Road and Shell Road, have seen a great deal of redevelopment through rezoning and subdivision in recent years. The subject application is consistent with the pattern of redevelopment already established in the immediate

neighbourhood. Potential exists for other remaining lots on the north and south sides of this block of Williams Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's report were submitted by the applicant in support of the application. The following trees were identified and assessed: Six (6) bylaw-sized trees on-site, one (1) bylaw-sized tree under joint ownership with 10460 Williams Road, five (5) off-site birch trees located at 10460 Williams Road, and four (4) street trees on City-owned property. The City's Tree Preservation Coordinator reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendations to:

- Retain and protect the four (4) street trees on City-owned property along Williams Road.
- Remove six (6) bylaw-sized trees (Trees # 2, 3, 4, 5, 6, 7) from the site due to poor condition and structure (i.e. previous topping, exhibiting decay, poor form).
- Remove one (1) bylaw-sized tree (Tree # 1) under joint ownership with 10460 Williams Road to the west due to poor condition (i.e. previous topping), with written authorization from the property owner (a copy of which is on file).
- Remove the following off-site trees located at 10460 Williams, with written authorization from the property owner (a copy of which is on file).
 - Three (3) off-site birch trees, two of which are dead and the other is exhibiting a significant cavity at the basal flare.
 - Two (2) off-site birch trees, which are in good condition, however would require special measures to retain them, which are not warranted due to their location within the side yard and the potential impacts with retention.

Tree Protection Fencing must be installed to City standard around the street trees on City-owned property along Williams Road. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots in completed.

The Tree Retention Plan is reflected in **Attachment 5**, and includes a list of tree species proposed to be removed and retained.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), a total of 14 replacement trees are required to be planted and maintained on the future lots. Due to the compact size of the future lots, the applicant has agreed to plant and maintain six (6) replacement trees on the future lots (sizes are identified in **Attachment 4**), and to provide a voluntary contribution to the City's Tree Compensation Fund in the amount of \$4000 in-lieu of planting the balance of replacement trees on-site (i.e. 8 trees at \$500/replacement tree).

To ensure that the replacement trees are planted on-site, and that the front yards of the future lots are enhanced, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (based on 100% of the cost estimate provided by the Landscape Architect, including installation costs). The Landscape Plan must be submitted prior to rezoning adoption. A variety of suitable native and non-native replacement trees must be

incorporated into the required Landscape Plan for the site, ensuring a visually rich urban environment and diverse habitat for urban wildlife.

To compensate for the removal of the five (5) off-site birch trees at 10460 Williams Road with the required tree removal permits at development stage, the applicant intends to plant replacement trees, as discussed with the property owner. The applicant is required to submit a landscaping security in the amount of \$2,500 prior to rezoning adoption to ensure the replacement trees are planted. The security is based on 1:1 replacement for removal of trees on the neighbouring site in the amount of \$500 per tree, in accordance with the Tree Protection Bylaw.

Site Servicing

There are no servicing concerns with rezoning.

Vehicular access to Williams Road will not be permitted in accordance with Residential Lot (Vehicular) Access Regulation - Bylaw 7222. Vehicular access to the site at development stage is to be from the existing rear lane only.

Subdivision

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to "Compact Single Detached (RC2)". The majority of the lots on this block of Williams Road are already zoned "Compact Single Detached (RC1/RC2)" or have the potential to redevelop in accordance with the existing Lot Size Policy. As such, this rezoning application is consistent with the direction of redevelopment established in the immediate surrounding area.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

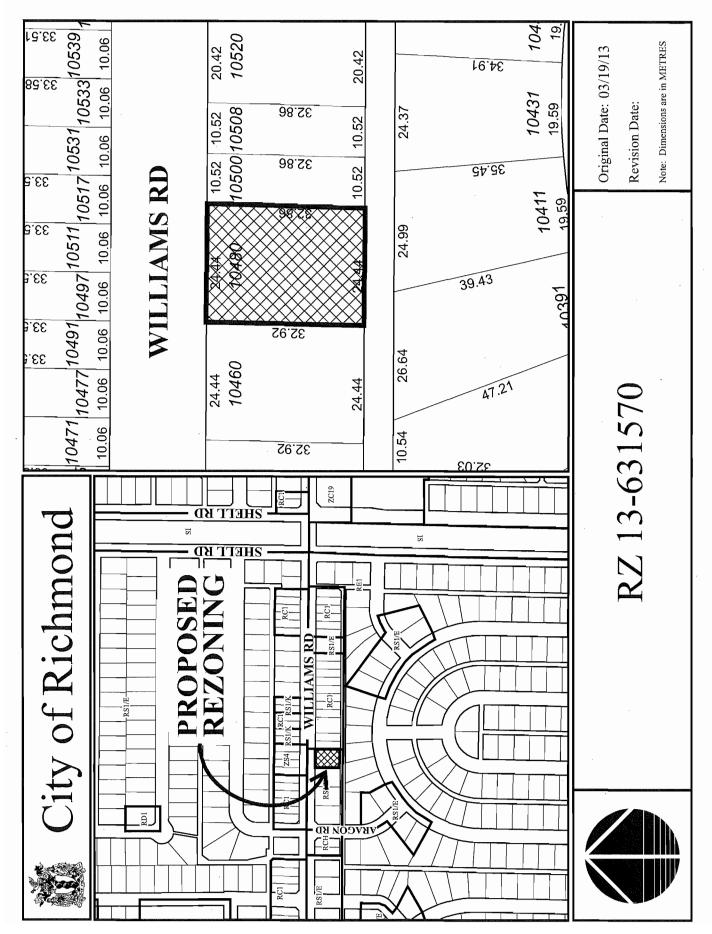
On this basis, staff recommends support for the application.

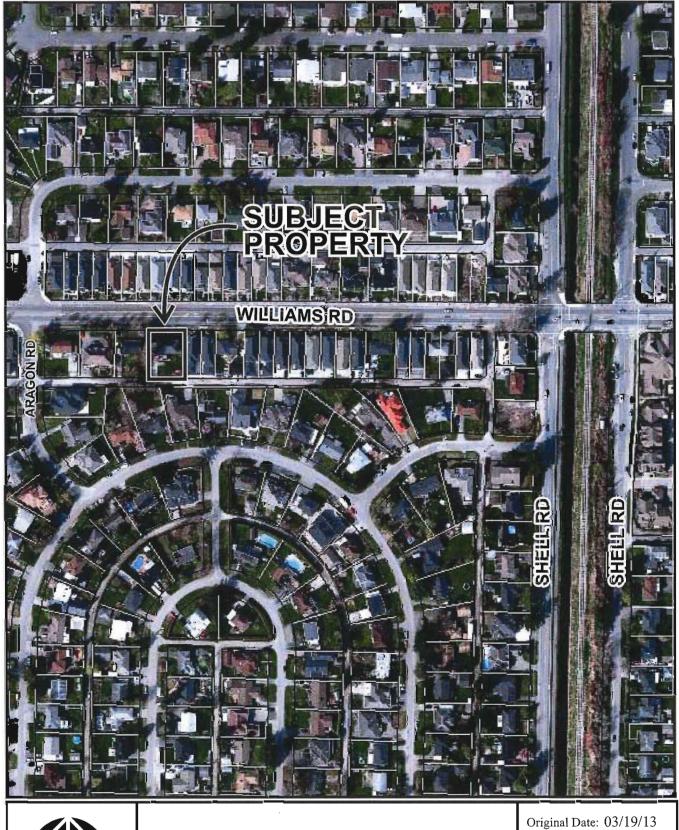
Cynthia Lussier Planning Technician

ES/CL:kt

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Lot Size Policy 5443
Attachment 4: Rezoning Considerations
Attachment 5: Tree Retention Plan

ATTACHMENT 1







RZ 13-631570

Amended Date: 05/30/13

Note: Dimensions are in METRES



Development Application Data Sheet Fast Track Application

Attachment 2

Development Applications Division

RZ 13-631570

Address: 10480 Williams Road

Applicant: Barstow Construction Ltd.

Date Received: March 5, 2013

Fast Track Compliance: April 22, 2013

	Existing	Proposed
Owner	Toedoro S. Lozada & Erlinda C. Lozada	To be determined
Site Size (m ²)	804 m ² (8,654 ft ²)	Lot 1- 402 m ² (4,327 ft ²) Lot 2- 402 m ² (4,327 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation	Neighbourhood Residential	No change
702 Policy Designation	Lot Size Policy 5443 permits rezoning and subdivision of the subject site to "Compact Single Detached (RC2)" with rear lane access.	No change
Zoning	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations	The Arterial Road Policy identifies the subject site for redevelopment to compact lots with rear lane access.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building	Max. 50%	Max. 50%	none
Setback – Front & Rear Yards (m)	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2.5 storeys	2.5 storeys	none
Lot Size	270 m ²	402 m ²	none
Lot Width	Min. 9.0 m	Approx. 12.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

ATTACHMENT 3

City of Richmond

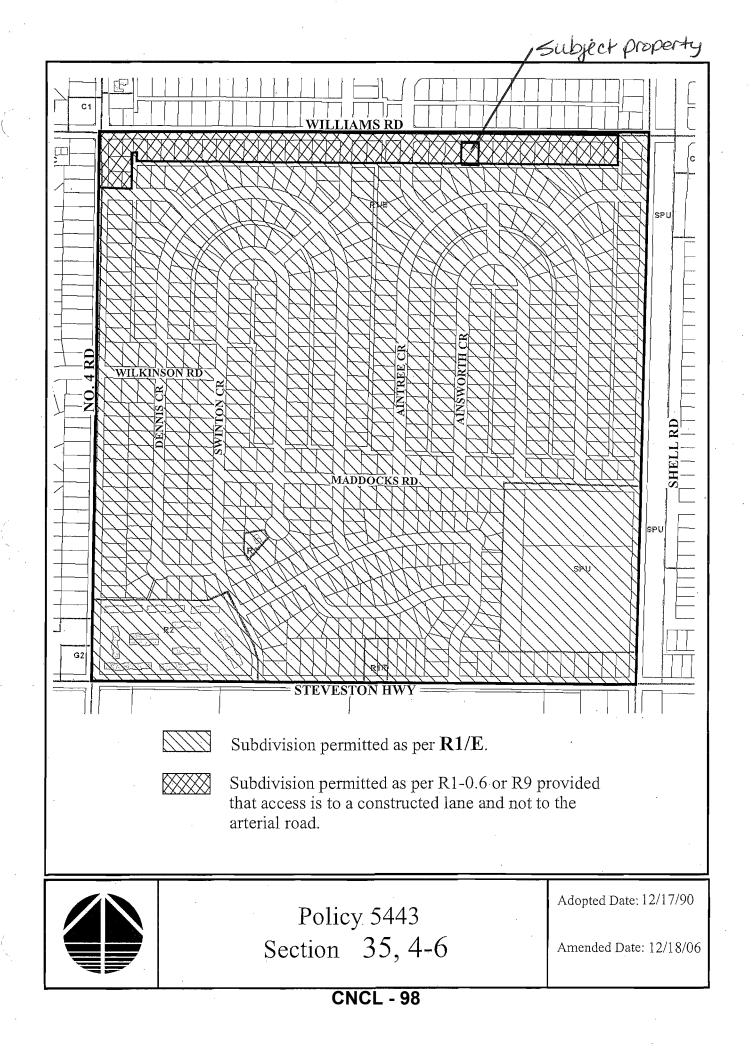
Policy Manual

	Adopted by Council: December 17, 1990	POLICY 5443
·	Amended by Council: December 18, 2006	
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 3	35-4-6

POLICY 5443:

The following policy establishes lot sizes in Section 35-4-6 located in the area bounded by **Steveston Highway, Shell Road, No. 4 Road and Williams Road**:

- 1. That properties within the area bounded by Steveston Highway, Shell Road, No. 4 Road and Williams Road, in Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) as per Zoning and Development Bylaw 5300, with the exception that:
 - a) Properties fronting on Williams Road from No. 4 Road to Shell Road and properties fronting on No. 4 Road from Williams Road to Dennis Place, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided that vehicle accesses are to the existing rear laneway only.
- 2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, except as per the amending procedures contained in the Zoning and Development Bylaw 5300.





Rezoning Considerations

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

Address: 10480 Williams Road

File No.: <u>RZ 13-631570</u>

Prior to final adoption of Zoning Amendment Bylaw 9029, the applicant is required to complete the following:

- 1. Submission of a Landscaping Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the Compact Lot Development Requirements in the OCP;
 - Include a mix of suitable deciduous and coniferous native and non-native replacement trees, which ensure a visually rich urban environment and diverse habitat for urban wildlife;
 - Include the dimensions of tree protection fencing, as required;
 - Include the required six (6) replacement trees with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
4	8 cm		4 m
2	6 cm		3.5 m

- 2. The City's acceptance of the applicant's voluntary contribution to the City's Tree Compensation Fund in the amount of \$4,000 in-lieu of planting the balance of required replacement trees on-site (i.e. eight (8) trees at \$500/tree).
- 3. Submission of a Landscaping Security in the amount of \$2,500 to ensure replacement trees are planted on the neighbouring property at 10460 Williams Road for removal of five (5) birch trees with required tree removal permits at development stage.
- 4. Registration of a flood indemnity covenant on Title.
- 5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,192.68) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At tree removal stage, the applicant must complete the following requirements and be aware of the following legislation:

- Install Tree Protection Fencing to City standard around the four (4) street trees on Cityowned property along Williams Road. Tree Protection Fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots in completed;
- Apply for and be issued the required tree removal permits for the five (5) birch trees located at 10460 Williams Road;
- Applicants for all City applications and 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 or approvals 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.

At subdivision stage*, the applicant must complete the following requirements:

• Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges for lane upgrading, School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

• Install Tree Protection Fencing around the four (4) street trees on City-owned property along Williams Road. Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

• Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

• Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

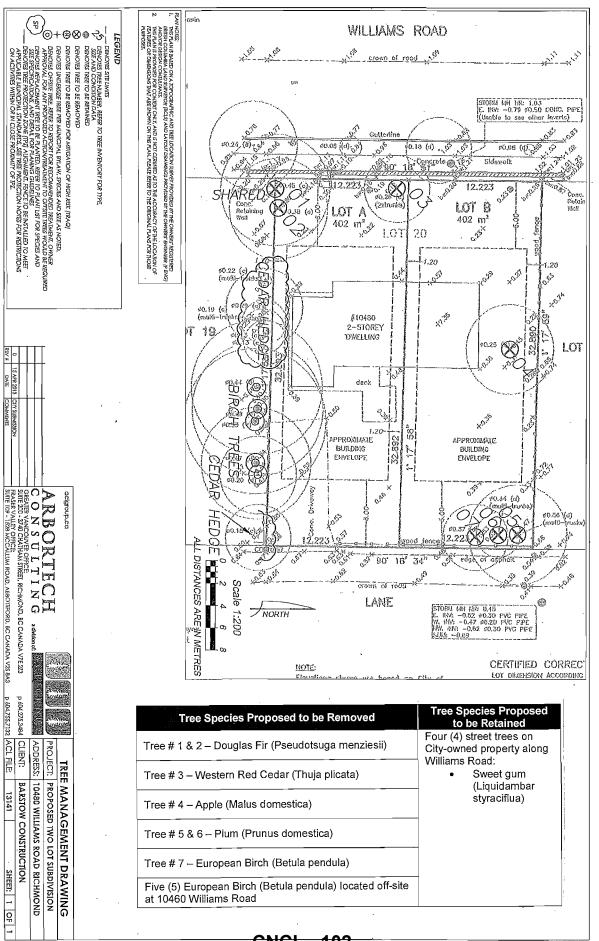
• Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Signed original on file]

Signed

Date

ATTACHMENT 5







Richmond Zoning Bylaw 8500 Amendment Bylaw 9029 (RZ 13-631570) 10480 Williams 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 **COMPACT SINGLE DETACHED (RC2)**.

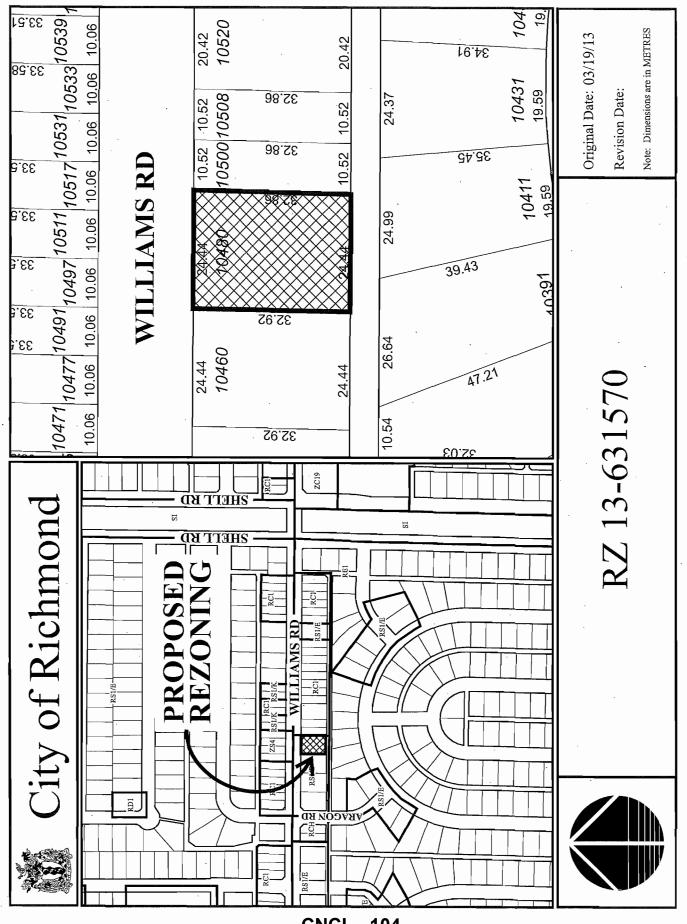
P.I.D. 003-683-630 Lot 20 Block 12 Section 35 Block 4 North Range 6 West New Westminster District Plan 18551

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9029".

FIRST READING	 CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	 approved by LB
SECOND READING	 APPROVED by Director
THIRD READING	 or Solicitor
OTHER REQUIREMENTS SATISFIED	
ADOPTED	

MAYOR

CORPORATE OFFICER





Report to Committee

TO OPEN PLN - JUN. 18, 2013

Planning and Development Department

To: Planning Committee

From: Wayne Craig Director of Development **Date:** June 12, 2013

File: ZT 12-610289

Re: Application by Oval 8 Holdings Ltd. for a Zoning Text Amendment to Remove the Requirement to Provide Affordable Housing at 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green)

Staff Recommendation

- That Richmond Zoning Bylaw 8500, Amendment Bylaw 9035, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" zone to decrease the allowable floor area ratio (FAR) to a maximum of 2.9 and other amendments regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green) be introduced and given first reading.
- 2. That the affordable housing contribution resulting from the Zoning Text Amendment regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (ZT 12-610289) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.

Wayne Craig

Director of Development

SB:blg (Att.

	REPORT CONCURRENCE		
ROUTED TO:CONCURRENCEAffordable HousingᅜFinanceᅜLawᅜ	NCE CONCURRENCE OF GENERAL MANAGER		

Staff Report

Origin

Oval 8 Holdings Ltd. has applied to the City of Richmond for a zoning text amendment to the "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)" site specific zone regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (**Attachments 1 & 2**) in order to remove the requirement to provide onsite affordable housing as part of the River Green development as well as other amendments relating to minimum lot sizes and parking.

The subject Zoning Text Amendment proposes to provide funding towards the City's capital Affordable Housing Reserve in lieu of building affordable housing units onsite, which funds may, at the sole discretion of the City, be used to facilitate the construction of affordable housing special development circumstance projects elsewhere within Richmond.

The merits and justification for consideration of the affordable housing special development circumstance project and details relating to financing will be addressed at a later date under a separate report from the General Manager, Community Services. Community Services staff recommends support for this request to provide cash in lieu funding towards the City's capital Affordable Housing Reserve. Council, at their sole discretion, may freely decide how these funds are allocated once they have been deposited into the City's capital Affordable Housing Reserve.

Background

In October, 2011, the City approved a rezoning (RZ 09-460962) in the City Centre Oval Village (**Attachment 3**) for a multi-phase development on 6611, 6622, 6655, 6811 and 6899 Pearson Way including built onsite affordable housing units in a "stand alone" building at 6899 Pearson Way. The requirement to build 3,943.6 m² (42,450 ft²) of affordable housing is secured with legal agreements registered on Title (6611, 6655, 6811 and 6899 Pearson Way) and a density bonus is included in the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone. As the required affordable housing units are identified to be constructed at a later date, there is no Housing Agreement Bylaw applicable to these lots.

The Development Permits are being considered in phases. The applicant is working towards completing requirements prior to Council approval of Development Permits for 6611 Pearson Way (DP 11-587954) and 6622 Pearson Way (DP 11-587896).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Related Policies & Studies

Official Community Plan

Schedule 2.10 - City Centre Area Plan (CCAP)

The City Centre Area Plan (CCAP) Specific Land Use Map: Oval Village (2031) designation for the River Green project area is "Urban Centre (T5)" which provides for a base FAR density of 1.2 and an affordable housing bonus of 0.8 FAR, and a village centre bonus of 1.0 for the provision of non-residential uses, to the satisfaction of the City.

The proposed lower density of 2.9 FAR for the River Green proposal conforms with the CCAP. A more detailed discussion regarding the proposed site density is provided in the "Analysis" section of this report.

Affordable Housing Strategy

In accordance with the Richmond Affordable Housing Strategy and as secured through the original rezoning (RZ 09-460962), typically a development of this type and size would be required to provide constructed Affordable Housing units onsite.

Although this is the City's preferred approach, Community Services staff recommends support for this request to provide funding towards the City's capital Affordable Housing Reserve Fund in-lieu of building affordable housing units on the subject site.

This contribution would provide Council with the flexibility to provide funds for the construction of affordable housing elsewhere in the City. The City's Affordable Housing Reserve Funds Policy No. 5008 and the affordable housing special development circumstance provisions in the Affordable Housing Strategy provide guidance on how the funds may be used by Council, at their discretion, in the future.

Richmond Zoning Bylaw

The proposal is consistent with Richmond's Zoning Bylaw 8500. The bylaw specifies how affordable housing cash-in-lieu contributions are to be divided between capital and operating affordable housing reserve funds and also includes a provision that allows Council to set a different division.

Section 5.15 of the bylaw relates to density bonuses for affordable housing cash-in-lieu contributions and provides that:

- 70% of cash-in-lieu contributions be deposited to the capital Affordable Housing Reserve Fund established by Bylaw No. 7812; and
- the remaining 30% be deposited to the Affordable Housing Operating Reserve Fund established by Bylaw No. 8206; or
- Council may direct how cash-in-lieu contributions are to be deposited, if Council direction is received prior to the date of the owner's payment.

If Council approves the recommendations contained within this staff report, the cash-in-lieu contribution will be allocated 100% to the City's capital Affordable Housing Reserve Fund.

Consultation

As part of the normal Zoning Text Amendment process, this application will undergo a Public Hearing, which will provide local property owners and other interested parties with opportunity to comment on the application.

Staff Comments

Based on staff's review of the subject application, staff are supportive of the subject Zoning Text Amendment, provided that the developer fully satisfies the Zoning Text Amendment Considerations set out in **Attachment 5**.

Analysis

Oval 8 Holdings Ltd. has made application for a Zoning Text Amendment for amendments to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zoning district related to the provision of a cash contribution in-lieu of providing affordable housing on the subject site, minimum lot sizes, and non-accessory parking as detailed below.

Affordable Housing

As noted above, the original rezoning (RZ 09-460962) on 6611, 6622, 6655, 6811 and 6899 Pearson Way included the requirement to build $3,943.6 \text{ m}^2$ ($42,450 \text{ ft}^2$) of affordable housing, which was intended to be provided in Phase 3 in the form of a wood-frame "stand alone" building at 6899 Pearson Way.

The developer proposes to make a contribution to the City's capital Affordable Housing Reserve Fund in-lieu of building affordable housing units onsite. This contribution is based on an "Affordable Housing Value Transfer" (AHVT) approach, where the total area of required affordable housing is converted into a cash-in-lieu value. The conversion rate, or AHVT rate, is contemplated on a project specific basis, with the housing market and financial requirements taken into consideration and subject to the City's final determination. The cash-in-lieu funds would be deposited into the City's capital Affordable Housing Reserve Fund.

The subject application proposes amendments to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zoning district, to provide for a voluntary cash-in-lieu developer contribution of \$6,791,769 to the City's capital Affordable Housing Reserve. The value of this affordable housing contribution is derived from:

- a floor area of 3,943.6 m² (or approximately 42,448 ft²) (i.e. the total affordable housing floor area required to be provided in the subject development); and
- an AHVT rate of \$160/ft² (based on work specific to this project by GP Rollo and Associates Land Economists). This rate assumes (i) wood-frame construction for the stand-alone building and (ii) the developer not keeping the affordable housing floor area for market residential housing (i.e. reducing the maximum permitted floor area on the subject site by subtracting 3,943.6 m²).

The developer proposes that the \$6,791,769 contribution be in the form of a Letter of Credit that would be provided to the City prior to adoption of the subject Zoning Text Amendment Bylaw. The Letter of Credit would be accompanied by an agreement to permit the City to cash the Letter of Credit after adoption of the subject Zoning Text Amendment and the earlier of 18 months from adoption of the subject Zoning Text Amendment, or when Council approves the disbursement of funds to an affordable housing special development circumstance project.

In addition to amending ZMU4, amendments are required to the "no development" covenants registered on titles of 6611, 6655, 6811 and 6899 Pearson Way (BB1991737, BB1991739, BB1991741 and BB1991745), which were placed on title to secure the construction of affordable housing onsite.

As of the date of writing this report, the applicant is working towards completing requirements and obtaining Council approval of a Development Permit for 6611 Pearson Way (DP 11-587954). The associated Development Permit considerations include: providing the City with a Letter of Credit for \$2,461,028 (for onsite affordable housing construction at 6899 Pearson Way); and discharging the "No Development" Covenant from the title of 6611 Pearson Way (BB1991737). Should the Development Permit be approved prior to adoption of the proposed Zoning Text Amendment Bylaw, the \$2,461,028 affordable housing security would be returned to the developer upon adoption of the Zoning Text Amendment and receipt of the required \$6,791,769 Letter of Credit. If this Zoning Text Amendment is adopted before the Development Permit is approved for 6611 Pearson Way, the requirement to provide a Letter of Credit for \$2,461,028 would no longer be necessary.

<u>Density</u>

The ZMU4 zone provides for a base FAR density of 1.2 and a bonus of 1.8 FAR to a total of 3.0 FAR with the provision of: a community amenity monetary contribution; 464.5 m^2 of child care space, and $3,943.6 \text{ m}^2$ of affordable housing (at 6899 Pearson Way).

The permitted density in the ZMU4 zone is proposed to be amended to: decrease the amenity density bonus and to replace the requirement to provide affordable housing onsite with a requirement to provide a voluntary cash-in-lieu contribution of \$6,791,769 to the City's capital Affordable Housing Reserve.

The amenity density bonus is proposed to be reduced by removing the $3,943.6 \text{ m}^2$ of required affordable housing floor area. A comparison of the existing and proposed density provisions in the ZMU4 zone is provided in the following table:

Permitted density in ZMU4 for 6611, 6622, 6655, 6811 & 6899 Pearson Way, regardless of subdivision:	Existing	Proposed
Maximum density	1.2 FAR	No change
Maximum density including amenity density bonus	3.0 FAR	2.9 FAR
Maximum floor area	118,083.0 m ²	114,139.4 m ²
Maximum residential floor area	114,821.1 m ²	110,877.5 m ²
Maximum floor area for all other uses	3,530.3 m ²	No change

Development Related Amendments

Separate from affordable housing, other changes are also proposed regarding minimum lot sizes and parking to address development issues that have arisen through detailed design and construction activities subsequent to the original rezoning (RZ09-460962).

Minimum Lot Sizes

There are minimum lot area requirements specified in ZMU4. Subsequent to the original rezoning, amendments to the minimum lot area requirements are proposed in order to accommodate detailed design, road dedication requirements, as well as pedestrian access routes through the overall development. Proposed lot size requirement details are provided in the attached Development Application Data Sheet (Attachment 4).

In addition to amending ZMU4, a subdivision is required to accommodate an identified pedestrian route between Pearson Way and the dike. Subdivision is a requirement of the Zoning Text Amendment to increase the width of 6655 Pearson Way by approximately 3 m and decrease the size of 6811 Pearson Way accordingly. The detailed design of this pedestrian connection will be secured through the future Development Permit for 6655 Pearson Way.

Non-Accessory Parking

There is a requirement for the subject site to provide off-site parking for the existing commercial building at 5111 Hollybridge Way, which is intended to be used for a restaurant in the future. Legal agreements on title and the ZMU4 zone identify that this non-accessory parking is permitted at 6622, 6655 and 6811 Pearson Way. The permanent parking for 5111 Hollybridge Way will be provided at 6622 Pearson Way. This permanent parking arrangement is being formalized as part of DP 11-587896 for 6622 Pearson Way. This Development Permit was endorsed by Development Permit Panel on August 22, 2012 and will be forwarded to Council for their consideration upon fulfillment of the Development Permit considerations. Temporary parking was intended to be provided during construction at 6655 and 6811 Pearson Way.

Subsequent to the rezoning, a construction settlement pond has been located at 6655 Pearson Way and the area is no longer available for temporary parking. However, there is an existing paved parking lot located at 6811 and 6899 Pearson Way which can accommodate the temporary parking requirement. Accordingly, an amendment to ZMU4 is proposed to accommodate the temporary parking requirement at 6811 and 6899 Pearson Way. The permanent parking arrangement will not change.

In addition to amending ZMU4, a covenant discharge is requested. There is a restrictive covenant (BB1991735) registered on 6655 Pearson Way, which prohibits non-accessory parking. With the removal of non-accessory parking as a permitted use for this lot, the covenant would no longer be needed. Discharge of this covenant is included as a Zoning Text Amendment consideration.

Financial Impact

None.

Conclusion

Staff recommends support for the subject Zoning Text Amendment on the basis that it provides a significant contribution towards the City's capital Affordable Housing Reserve Fund that may be used, at Council's sole discretion, to facilitate the construction of affordable housing special development circumstance projects elsewhere within Richmond.

The proposal also provides for revisions to minimum lot size requirements and alternate offstreet parking area to accommodate detailed design and construction activities that have arisen subsequent to the original rezoning (RZ09-460962).

Sava Badyal

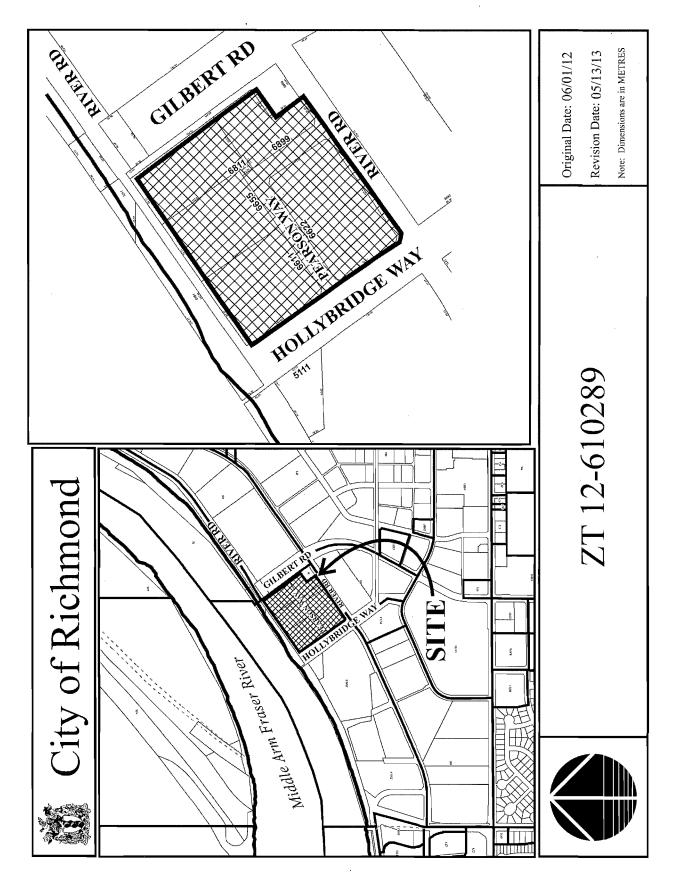
Sara Badyal, M. Arch, MCIP, RPP Planner 2 (604-276-4282)

SB:blg

Attachments:

- 1. Location Map
- 2. Aerial Photograph
- 3. City Centre Area Plan Specific Land Use Map: Oval Village (2031)
- 4. Development Application Data Sheet
- 5. Zoning Text Amendment Considerations Concurrence

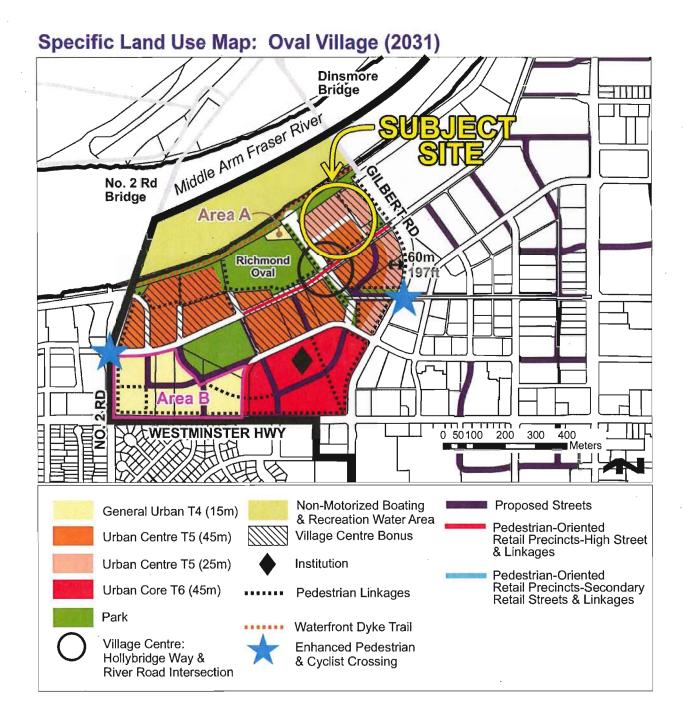
Attachment 1 Location Map



CNCL - 112



CNCL - 113





Development Application Data Sheet

Development Applications Division

ZT 12-610289

Attachment 4

Address: 6611, 6622, 663	5, 6811 and 6899 Pearson Way
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Applicant Oval 8 Holdings Ltd.

Planning Area(s): City Centre (Oval Village)

	Existing	Proposed
Owner	Oval 8 Holdings Ltd.	No change
Site Size (m ²)	39,360 m ²	No change
Land Uses	Vacant & office building	High-rise, mixed-use over below-grade parking & public open space (as per approved RZ 09-460962)
City Centre Area Plan (CCAP) Designation	 General Urban T5 (45 m & 25 m): 2 FAR max. Village Centre Bonus: 1 FAR (limited to 100% commercial) 	No change
Zoning	Pedestrian-Oriented Retail Precincts "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"	"High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)", as amended regarding affordable housing requirement, density, minimum lot areas, and non-accessory parking.
Number of Units	N/A	(To be confirmed at DP stage)
	Existing Zoning	Proposed Zoning
Floor Area Ratio (max.)	3 FAR with density bonus regardless of subdivision	2.9 FAR with density bonus regardless of subdivision
Lot Coverage (max.)	 Along riverfront: 45% Along "new" River Road: 90% 	No change
	• Along new River Road, 90%	U U
Setback (min.)	3.0 m, except this may be reduced to 0 m along the Hollybridge Way greenway,	No change
Setback (min.) Height (max.)	 3.0 m, except this may be reduced to 0 m along the Hollybridge Way greenway, as per an approved DP Where a portion of a building is: Greater than 50 m from the dyke: 47 m geodetic 50 m or less from the dyke: 25 m, except this may be increased as per 	
	 3.0 m, except this may be reduced to 0 m along the Hollybridge Way greenway, as per an approved DP Where a portion of a building is: Greater than 50 m from the dyke: 47 m geodetic 50 m or less from the dyke: 25 m, 	No change



Zoning Text Amendment Considerations

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

File No.: ZT 12-610289

Address: 6611, 6622, 6655, 6811 and 6899 Pearson Way

Prior to final adoption of Zoning Text Amendment Bylaw 9035, the developer is required to complete the following:

- 1. Registration of a Subdivision Plan to move the property line between 6655 Pearson Way and 6811 Pearson Way to the east by 3.1 m, to the satisfaction of the City.
- 2. Discharge Covenant BB1991735 from 6655 Pearson Way, which prohibits non-accessory parking.
- 3. City acceptance of the developer's voluntary AHVT cash-in-lieu contribution of \$6,791,769 to the City's capital Affordable Housing Reserve Fund, which contribution is to be secured by the developer providing a Letter of Credit together with entering into a legal agreement that permits the City to cash the Letter of Credit after adoption of the subject Zoning Text Amendment and the earlier of 18 months from adoption of the subject Zoning Text Amendment or when Council approves the disbursement of funds to an affordable housing special development circumstance project. This contribution is in exchange for the discharge of the Affordable Housing requirements pertaining to the 3,943.6 m² (or approximately 42,448 ft²) of affordable housing space to be constructed at 6899 Pearson Way (RZ 09-460962) based on \$160 per built square foot of required affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
- 4. Entering into legal agreements with the City to remove the Affordable Housing requirements (Schedule I) in each of the following no development covenants:

Civic Address	Covenant
6611 Pearson Way	BB1991737*
6655 Pearson Way	BB1991739
6811 Pearson Way	BB1991741
6899 Pearson Way	BB1991745

*Covenant BB1991737 may be discharged through separate DP 11-587954 regarding 6611 Pearson Way

5. Release any Affordable Housing security provided to the City through DP 11-587954 regarding 6611 Pearson Way.

Signed

Date

Bylaw 9035



Richmond Zoning Bylaw 8500 Amendment Bylaw 9035 (ZT 12-610289) 6611, 6622, 6655, 6811 and 6899 Pearson Way

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by deleting subsections 20.4.4.3 and 20.4.4.4 and substituting the following:
 - "3. Notwithstanding Sections 20.4.4.2d, the reference to "1.2" is increased to a higher **density** of "2.9" provided that:
 - a) prior to the issuance of Building Permit, the **owner**:
 - i) provides a **community amenity** contribution of \$1 million to the **City** for the Oval Village waterfront; and
 - ii) enters into legal agreement(s) with the **City**, registered against the title to the **lot** and secured via Letter(s) of Credit, at the sole cost of the **owner** and in an amount to be determined to the satisfaction of the **City**, for the following **use** in the area identified as "M" in Diagram 1, Section 20.4.2:
 - child care, the habitable space of which shall be at least 464.5 m², excluding floor area not intended for the exclusive use of the child care and floor area not included in the calculation of floor area ratio; and
 - b) the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$6,791,769 to the **City's** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

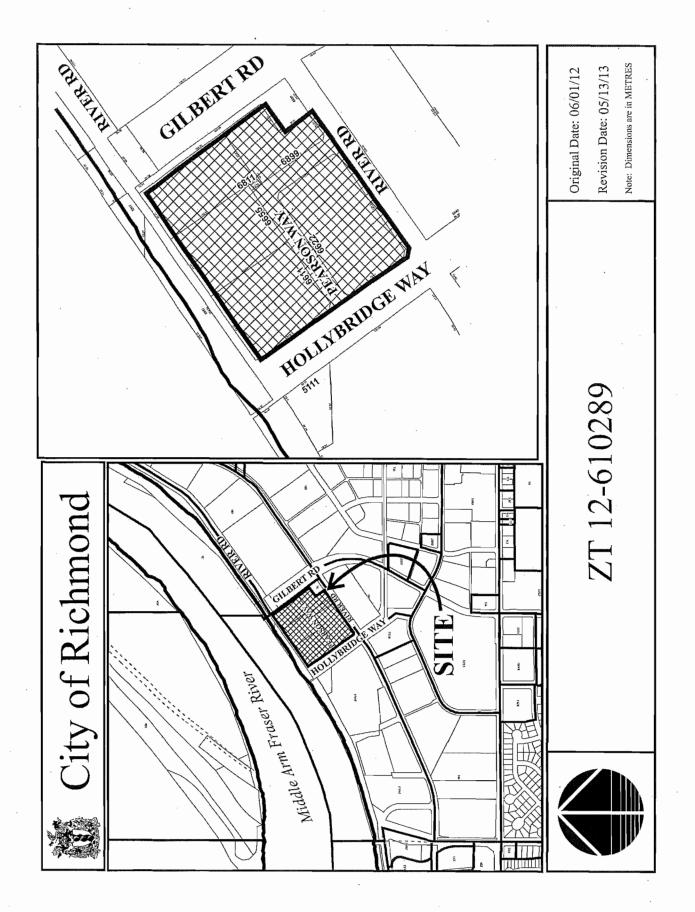
- 4. Notwithstanding Sections 20.4.4.3, for the area identified as "I", "J", "K", "L", and "M" in Diagram 1, Section 20.4.2, the maximum total combined **floor area**, regardless of subdivision, shall not exceed 114,139.4 m², of which the maximum total combined **floor area**, regardless of **subdivision**, shall not exceed:
 - a) For residential: $110,877.5 \text{ m}^2$; and
 - b) For all other uses: $3,530.3 \text{ m}^2$."
- (b) by deleting paragraphs 20.4.8.2 (i) and (j) and substituting the following:
 - "i) 7,900 m² for the area identified as "J" in Diagram 1, Section 20.4.2;
 - j) $6,700 \text{ m}^2$ for the area identified as "K" in Diagram 1, Section 20.4.2;"
- (c) by deleting paragraph 20.4.8.2 (l) and substituting the following:
 - "1) $4,700 \text{ m}^2$ for the area identified as "M" in Diagram 1, Section 20.4.2."
- (d) by deleting subsection 20.4.11.4 and substituting the following:
 - "4. The following **uses** are permitted within the area identified as "J" in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging**;
 - b) child care;
 - c) community care facility, minor;
 - d) congregate housing;
 - e) home business;
 - f) **home-based business**;
 - g) housing, apartment; and
 - h) housing, town."

- (e) by adding the following after subsection 20.4.11.4:
 - "5. The following **uses** are permitted within the area identified as "K" in Diagram 1, Section 20.4.2:
 - a) **boarding and lodging**;
 - b) child care;
 - c) community care facility, minor;
 - d) congregate housing;
 - e) home business;
 - f) home-based business;
 - g) housing, apartment;
 - h) **housing, town**; and
 - i) parking, non-accessory."
- (f) by adjusting the numbering in subsection 20.4.11 accordingly.
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9035".

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





Report to Committee

Planning and Development Department

		To of	PEN PLN - JUN. 18, 2013
То:	Planning Committee	Date:	June 12, 2013
From:	Wayne Craig Director of Development	File:	ZT 12-611282
_			

Re: Application by Parc Riviera Project Inc. for a Zoning Text Amendment to "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" and Housing Agreement Termination Regarding 10011, 10111, 10199 and 10311 River Drive

Staff Recommendation

- That Richmond Zoning Bylaw 8500 Amendment Bylaw 9036, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone, to decrease the allowable Floor Area Ratio (FAR) to a maximum of 1.38 for 10011, 10111, 10199 and 10311 River Drive (Parc Riviera), be introduced and given first reading.
- 2. That Termination of Housing Agreement (Parc Riviera) Bylaw 9037, to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815, be introduced and given first reading.
- 3. That the affordable housing contribution resulting from the Zoning Text Amendment regarding 10011, 10111, 10199 and 10311 River Drive (ZT 12-611282) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.

ml Wavne Craig

Director of Development

SB:blg/ Att.

	REPORT CONCURRE	ENCE
ROUTED TO: Affordable Housing Finance Law	Concurrence 년 년 년	CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Parc Riviera Project Inc. has applied to the City of Richmond for a Zoning Text Amendment to "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone regarding 10011, 10111, 10199 and 10311 River Drive (Attachments 1 & 2) in order to remove the requirement to provide onsite affordable housing as part of the development (Parc Riviera).

The subject Zoning Text Amendment proposes to provide funding towards the City's capital Affordable Housing Reserve in lieu of building affordable housing units onsite, which funds may, at the sole discretion of the City, be used to facilitate the construction of affordable housing special development circumstance projects elsewhere within Richmond.

The merits and justification for consideration of an affordable housing special development circumstance project and details relating to financing will be addressed at a later date under a separate report from the General Manager, Community Services. Community Services staff recommends support for this request to provide cash in lieu funding towards the City's capital Affordable Housing Reserve. Council, at their sole discretion, may freely decide how these funds are allocated once they have been deposited into the City's capital Affordable Housing Reserve.

Background

In October, 2011, the City approved a rezoning (RZ 07-380169) in the Bridgeport Area (**Attachment 3**) for a multi-phase development at 10011, 10111, 10199 and 10311 River Drive (Parc Riviera) including built onsite affordable housing units in a "stand alone" portion of a building at 10011 River Drive (Building A). The requirement to build at least 65 affordable housing units is secured with legal agreements registered on title (10011 River Drive) and a density bonus requiring that the units total at least 5% of the total residential floor area is included in the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zone. The rezoning was approved concurrently with the associated Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815. The rezoning also included park land dedication and park development for the current properties at 9991 and 10211 River Drive.

The Development Permits are being considered in phases. A Development Permit has been approved for Phase I regarding 10011 and 10111 River Drive and a portion of 10199 River Drive (DP 11-564405). Phase I includes a mixed-use building with 67 affordable housing units with an area of $4,268 \text{ m}^2$ as the residential portion of the building at 10011 River Drive. The building is designed as wood-frame construction.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Related Policies & Studies

Official Community Plan

Schedule 2.12 - Bridgeport Area Plan

The Bridgeport Area Plan Land Use Map designation for the Parc Riviera project area is "Residential Mixed-Use (Maximum 6- Storey, 1.45 FAR)".

The proposed lower density of 1.38 Floor Area Ratio (FAR) for the Parc Riviera proposal conforms with the Official Community Plan (OCP). A more detailed discussion regarding the proposed site density is provided in the "Analysis" section of this report.

Affordable Housing Strategy

In accordance with the Richmond Affordable Housing Strategy and as secured through the original rezoning (RZ 07-380169), typically a development of this type and size would be required to provide constructed Affordable Housing units onsite.

Although this is the City's preferred approach, Community Services staff recommends support for this request to provide funding towards the City's capital Affordable Housing Reserve Fund in-lieu of building affordable housing units on the subject site.

This contribution would provide Council with the flexibility to provide funds for affordable housing elsewhere in the City. The City's Affordable Housing Reserve Funds Policy No. 5008 and the affordable housing special development circumstance provisions in the Affordable Housing Strategy provide guidance on how the funds may be used by Council, at their discretion, in the future.

Richmond Zoning Bylaw

The proposal is consistent with Richmond's Zoning Bylaw 8500. The bylaw specifies how affordable housing cash-in-lieu contributions are to be divided between capital and operating affordable housing reserve funds and also includes a provision that allows Council to set a different division.

Section 5.15 of the bylaw relates to density bonuses for affordable housing cash-in-lieu contributions and provides that:

- 70% of cash-in-lieu contributions be deposited to the capital Affordable Housing Reserve Fund established by Bylaw No. 7812; and
- the remaining 30% be deposited to the Affordable Housing Operating Reserve Fund established by Bylaw No. 8206; or
- Council may direct how cash-in-lieu contributions are to be deposited, if Council direction is received prior to the date of the owner's payment.

If Council approves the recommendations contained within this staff report, the cash-in-lieu contribution will be allocated 100% to the City's capital Affordable Housing Reserve Fund.

Consultation

As part of the normal Zoning Text Amendment process, this application will undergo a Public Hearing, which will provide local property owners and other interested parties with opportunity to comment on the application.

Staff Comments

Based on staff's review of the subject application, staff are supportive of the subject Zoning Text Amendment, provided that the developer fully satisfies the Zoning Text Amendment Considerations set out in **Attachment 5**.

Analysis

Parc Riviera Project Inc. has made application for a Zoning Text Amendment for amendments to the "Residential Mixed-Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zoning district related to the provision of a cash contribution in-lieu of providing affordable housing on the subject site.

The portion of a building at 10011 River Drive (Building A) identified for affordable housing would become market housing, and the maximum density of the overall development site would be reduced to account for the conversion of the affordable housing units to market housing. This would affect the permitted density for future phases of the Parc Riviera development.

Affordable Housing

The developer proposes to make a contribution to the City's capital Affordable Housing Reserve Fund in-lieu of building affordable housing units onsite. This contribution is based on an "Affordable Housing Value Transfer" (AHVT) approach, where the total area of required affordable housing is converted into a cash-in-lieu value. The conversion rate, or AHVT rate, is contemplated on a project specific basis, with the housing market and financial requirements taken into consideration and subject to the City's final determination. The cash-in-lieu funds would be deposited into the City's capital Affordable Housing Reserve Fund.

The subject application proposes amendments to the "Residential Mixed-Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" zoning district, to provide for a voluntary cash-in-lieu developer contribution of \$7,350,459 to the City's capital Affordable Housing Reserve. The value of this affordable housing contribution is derived from:

- a floor area of 4,268 m² (or approximately 45,940 ft²)(i.e. the total affordable housing floor area required to be provided in the subject development); and
- an AHVT rate of \$160/ft² (based on work specific to this project by GP Rollo and Associates Land Economists). This rate assumes (i) wood-frame construction and (ii) the developer not keeping the affordable housing floor area for market residential housing (i.e. reducing the maximum permitted floor area on the subject site by subtracting 4,268 m²).

The developer proposes that the \$7,350,459 contribution be in the form of a Letter of Credit that would be provided to the City prior to adoption of the subject Zoning Text Amendment Bylaw. The Letter of Credit would be accompanied by an agreement to permit the City to cash the Letter of Credit after adoption of the subject Zoning Text Amendment and the earlier of 18 months from adoption of the subject Zoning Text Amendment, or when Council approves the disbursement of funds to an affordable housing special development circumstance project.

In association with the amenity density bonus provision in ZMU17 and the rezoning application (RZ 07-380169), Council adopted Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815. The City and the developer also entered into a housing agreement and registered a housing covenant and rent charge on title.

In order to remove the requirement to construct affordable housing on the development site, the following also need to be completed and are conditions of the Zoning Text Amendment:

- adoption of Bylaw 9037 to authorize execution of an agreement to terminate, release and discharge the Housing Agreement;
- execution of an agreement to terminate the Housing Agreement;
- discharge of the affordable housing covenant and rent charge; and
- cancellation of the notice on title to 10011 River Drive regarding the Housing Agreement.

<u>Density</u>

The ZMU17 zone provides for a base FAR density of 1.25 and a bonus of 0.2 FAR for a total of 1.45 FAR with the provision of not less than 65 affordable housing units having the combined habitable space of at least 5% of the total residential floor area ratio. The rezoning also included park land dedication and park development at 9991 and 10211 River Drive.

The permitted density in the ZMU17 zone is proposed to be amended to: decrease the amenity density bonus and to replace the requirement to provide affordable housing onsite with a requirement to provide a voluntary cash-in-lieu contribution of \$7,350,459 to the City's capital Affordable Housing Reserve.

A comparison of the existing and proposed density provisions in the ZMU17 zone is provided in the following table:

Permitted density in ZMU17	Existing	Proposed
Maximum density	1.25 FAR	1.25 FAR for Area A (10011, 10111 and 10199 River Drive) and Area B (10311 River Drive), regardless of subdivision
Maximum density including affordable housing density bonus	1.45 FAR	1.38 FAR for Area A and Area B, regardless of subdivision
Additional maximum density for amenity space	0.1 FAR	No change
Additional maximum density for child care space	0.1 FAR	No change

Parking

As a result of converting the proposed 67 affordable housing units at 10011 River Drive to market residential units, additional resident parking is required.

The 67 affordable housing units would have required 67 resident parking spaces, but as market units, they would require a total of 101 spaces, or 34 additional resident parking spaces. There are 10 excess parking spaces available in Phase I (at 10011 and 10111 River Drive); therefore 24 additional spaces are required to be provided on the neighbouring property at 10199 River Drive.

Registration of an off-site parking agreement on the neighbouring property at 10199 River Drive is a requirement of the Zoning Text Amendment to ensure the development complies with the Richmond Zoning Bylaw.

Financial Impact

None.

Conclusion

Staff recommends support for the subject Zoning Text Amendment on the basis that it provides a significant contribution towards the City's capital Affordable Housing Reserve Fund that may be used, at Council's sole discretion, to facilitate the construction of affordable housing special development circumstance projects elsewhere within Richmond.

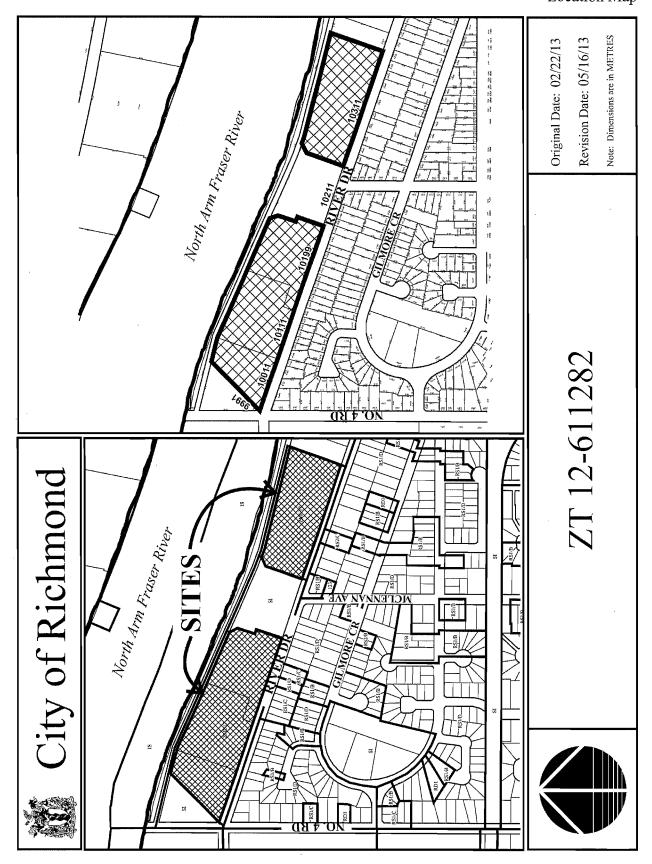
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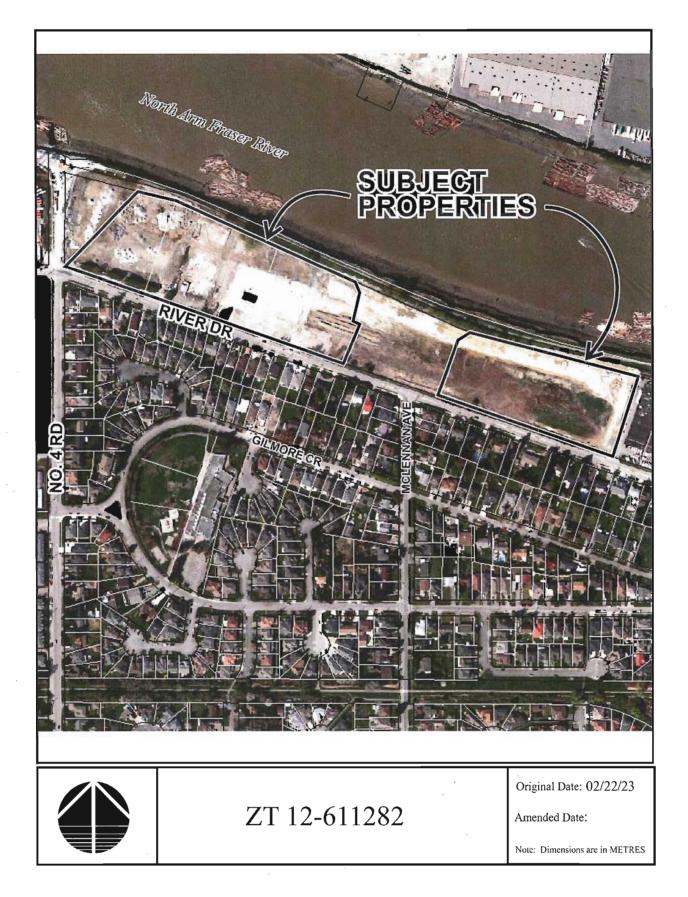
Sara Badyal, M. Arch, MCIP, RPP Planner 2 SB:blg

Attachments:

- 1. Location Map
- 2. Aerial Photograph
- 3. Bridgeport Area Plan: Land Use Map
- 4. Development Application Data Sheet
- 5. Zoning Text Amendment Considerations Concurrence

Attachment 1 Location Map





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SUBJECT SITES MITCHELL /TWIGG ISL KNIGHT STREET North Arm Fraser River BURROWS RD HIGH NDUSTRIAL NORTH BRIDGEPORT RD 41. 4 RD 6 RD 相關 s NO. 5 KNIGHT ğ ğ **HOR** Residential (Single-Family) Residential (Townhouse) Commercial Potential Park Site Industrial Residential Mixed-Use (Max. 6 Storey, 1.45 FAR) Commercial/Industrial ***** Screening Public, Institutional & Sub Area Boundary Open Space

Land Use Map - Bridgeport



Development Application Data Sheet

Development Applications Division

Attachment 4

ZT 12-611282

Address: 10011, 10111, 10199 and 10311 River Drive

Applicant: Parc Riviera Project Inc.

Planning Area(s): Bridgeport

	Existing	Proposed
Owner	Parc Riviera Project Inc.	No Change
Site Size (m²)	61,400 m²	No Change
Land Uses	Formerly Light Industrial and Storage	Multi-family residential, Commercial and Community Use
Bridgeport Area Plan Designation	Residential Mixed-Use	No Change
Zoning	Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)	ZMU17 as amended regarding density & affordable housing requirement
Number of Units	N/A	(To be confirmed at DP stage)

	Existing Zoning	Proposed Zoning
Floor Area Ratio (max.)	1.45 FAR with density bonus	Area A: 1.38 FAR with density bonus, regardless of subdivision Area B: 1.38 FAR with density bonus, Regardless of subdivision
Lot Coverage (max.)	40%	No Change
Setback (min.)	3.0 m from River Drive 7.5 m from dyke ROW	No Change
Height (max.)	10 m to 26 m (6-storey)	No Change

;



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

Address: 10011, 10111, 10199 and 10311 River Drive

File No.: <u>ZT 12-611282</u>

Prior to final adoption of Zoning Amendment Bylaw 9036, the developer is required to complete the following:

- 1. Adoption of Termination of Housing Agreement (Parc Riviera) Bylaw 9037.
- 2. Execution of a consent to the adoption of Termination of Housing Agreement (Parc Riviera) Bylaw 9037 and entering into a legal agreement with the City to terminate, release and discharge the associated Housing Agreement and Housing Covenant.
- 3. Discharge Housing Covenant and Rent Charge from 10011 River Drive.
- 4. Cancellation of the notice on title to 10011 River Drive regarding the Housing Agreement.
- 5. Discharge any additional charges or cancel any additional notices on title regarding Affordable Housing and the subject properties.
- 6. City acceptance of the developer's voluntary AHVT cash-in-lieu contribution of \$7,350,459 to the City's capital Affordable Housing Reserve Fund, which contribution is to be secured by the developer providing a Letter of Credit together with entering into a legal agreement that permits the City to cash the Letter of Credit after adoption of the subject Zoning Text Amendment and the earlier of 18 months from adoption of the subject Zoning Text Amendment or when Council approves the disbursement of funds to an affordable housing special development circumstance project. This contribution is in exchange for the discharge of the Affordable Housing requirements pertaining to the 4,268 m² (or approximately 45,940 ft²) of affordable housing space to be constructed at 10011 River Drive (RZ 07-380169) based on \$160 per built square foot of required affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
- 7. Entering into legal agreement(s) to secure off-street parking spaces on 10199 River Drive for the benefit of 10011 and 10111 River Drive to satisfy the Richmond Zoning Bylaw requirements (e.g. 24 parking spaces).

Note:

• 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.

Signed

Date

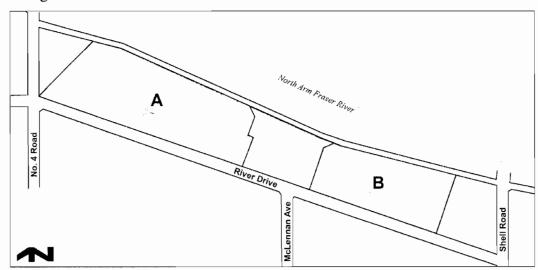




Richmond Zoning Bylaw 8500 Amendment Bylaw 9036 (ZT 12-611282) 10011, 10111, 10199 and 10311 River Drive

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by adding the following at the end of subsection 20.17.2 (Permitted Uses):



"Diagram 1

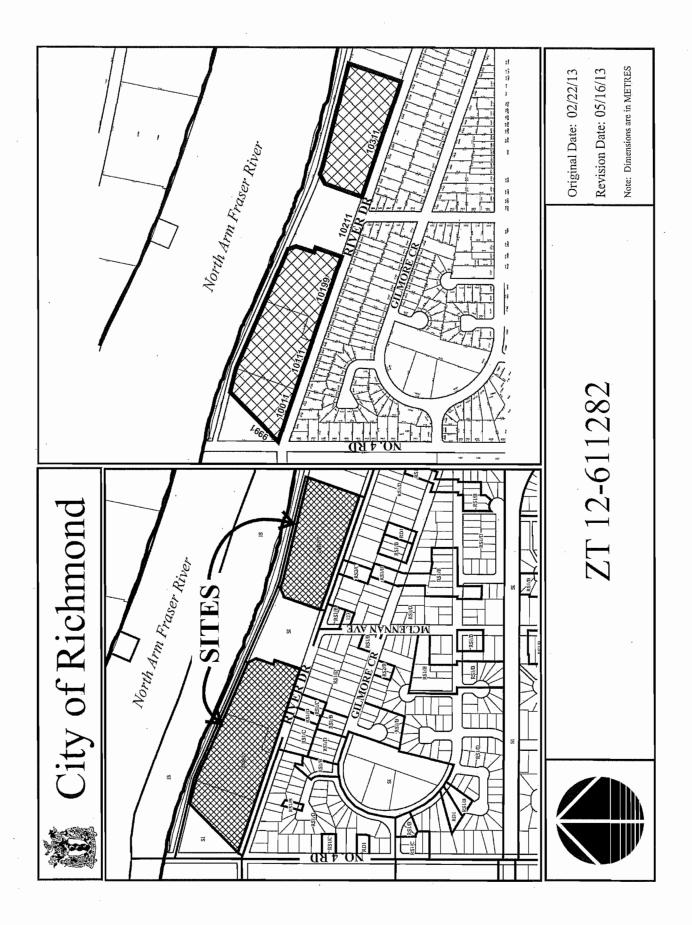
- (b) by deleting subsection 20.17.4 and substituting the following:
 - "1. The maximum **floor area ratio** for the area identified in Diagram 1, Section 20.17.2, shall be:
 - a) for the total combined area of "A", regardless of **subdivision**: 1.25; and
 - b) for the total combined area of "B", regardless of **subdivision**: 1.25.

- 2. Notwithstanding Section 20.17.4.1, the references to "1.25" in paragraphs (a) and (b) are increased to a higher density of "1.38" if the owner has paid or secured to the satisfaction of the **City** a monetary contribution of \$7,350,459 to the City's capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.
- 3. Notwithstanding Sections 20.17.4.1 and 20.17.4.2, the following additional **floor area ratio** is permitted:
 - a) 0.1 floor area ratio provided that it is entirely used to accommodate amenity space; and
 - b) 0.1 floor area ratio provided that it is entirely used to accommodate community amenity space.
- 4. For the purposes of this **zone** only, covered **walkways** and mechanical and electrical rooms having a total **floor area** not exceeding 200.0 m² per **building** are excluded from the **floor area ratio** calculations."
- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9036".

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



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Termination of Housing Agreement (Parc Riviera) Bylaw 9037

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

- 1. The Mayor and City Clerk for the City of Richmond are authorized:
 - a) to execute agreements to terminate the housing agreement referred to in Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815 (the "Housing Agreement");
 - b) to cause Notices and other charges registered at the Land Title Office in respect the Housing Agreement to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreement.
- 2. This Bylaw may be cited as **"Termination of Housing Agreement (Parc Riviera) Bylaw** 9037".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APPROVED by APPROVED by Director or Solicitor MA

CITY OF

RICHMOND

MAYOR

CORPORATE OFFICER

Bulding Canada's Energy Value Chain Annual Conference - June 2013 - Economy	
WHEREAS, Canada is blessed with an abundance of energy resources; and	city of Edmonton, AB
WHEREAS. Development of these resources have a major inpact and growing inpact on O re national economy: and	Strathcona County, AB
wisters, a report by the Canadian Chamber of Commerce recognizes these potential to the first the canadian chamber of Commerce recognizes these potential to the first the carrier energy region when the most here.	ಕ್ಷೆ ಮತ್ತು ಹೊಂದಿದ್ದು ಹೊಂದಿದ್ದಾರೆ. ಕ್ಷೇತ್ರಿ ಮಾಡಿದ್ದಾರೆ ಹೊಂದಿದ್ದು ತಿಕ್ಷಿತ್ರಿಗಳು ತಿಕ್ಷಿತ್ರಿಗಳು
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governments to enshime the value added agenda into any Canadian Energy that is developed.	19
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A CANADIAN ENERGY STRATEGY Why should local governments care?

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by James Glave, John Chapman, Robert Duffy and Charley Beresford

May 2013





CENTRE FOR CIVIC GOVERNANCE

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A CANADIAN ENERGY STRATEGY: Why should local governments care?

by James Glave, John Chapman, Robert Duffy and Charley Beresford

May 2013

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Introduction

Municipalities can play an important role in ensuring that a Canadian energy strategy addresses the roles and interests of local communities across Canada. Canada's federal and provincial governments are actively developing a national energy strategy, and there are compelling reasons for municipalities to become a bigger part of this conversation. Municipalities can play an important role

in ensuring that a Canadian energy strategy addresses the roles and interests of local communities across Canada.

Local governments have key stakes in ensuring stable, sustainable and affordable energy supplies, and have important roles to play in national energy discussions as energy producers and consumers, and also as representatives of community interests. They are well positioned to help develop, implement and benefit from better choices in the direction of Canada's energy policy.

It's no exaggeration to say that energy is a defining challenge for this century. The role of energy resources in our Canadian economy and

the ways we use energy are both areas of intense interest and policy debate.

Addressing climate change means addressing the way we use energy. Put another way, using less energy, using cleaner energy—or both—will mean fewer greenhouse gas emissions and reduce the rate at which the planet is warming and the climate changing. It could help us avoid catastrophic climate change.

Local economy concerns, rising public sector energy costs, community energy security problems and climate change related strain on local infrastructure put municipalities on the front lines.

A national energy strategy could be a powerful tool to signal long-term policy direction, and allow all levels of government (as well as the private sector) to move forward with clarity and certainty as we build a clean energy future and craft a response to the threat of climate change.

A CANADIAN ENERGY STRATEGY: WHY SHDULD LOCAL GDVERNMENTS CARE?

National energy strategy: An overview

> Why Canada needs a national energy strategy

Canada's current approach to energy policy is fragmented, lacking coherence and driven primarily by individual provinces. There is a need for an overarching vision to encourage cooperation toward common goals.¹

A comprehensive national energy strategy could effectively prepare Canada for present and future energy needs and lay the foundation for a more diversified economy. It could include production, distribution and consumption, as well as provide a framework for renewable and clean energy. It would signal to the world that Canada is prepared to be a global leader in a transition toward clean energy.

Regulatory certainty could better enable action at all levels of government.

1 Winnipeg Consensus, 2009, winnipegconsensus.org

> Interprovincial negotiations: What's happened so far

Negotiations toward a Canadian energy strategy have been taking place through the Council of the Federation, an organization composed of Canada's provincial and territorial governments.

In 2007, Canada's premiers released A Shared Vision for Energy in Canada,² a policy document outlining a series of priorities for interprovincial cooperation on energy. It sets out an action plan to facilitate development of renewable and green energy, promote conservation and efficiency, accelerate research and development, and provide for secure and reliable energy transmission and distribution. Through 2012 and 2013, the premiers have updated and expanded the document, presenting it as the basis for a new Canadian energy strategy.

In late April 2013, the premiers of Manitoba, Alberta and Newfoundland and Labrador met with media to provide an overview of negotiations. Discussions were grouped around three broad areas, with three provinces taking a lead in each area. Grouped under the three broad categories is a 10-point plan (see *Canadian Energy Strategy: 10 Action Areas*), with each "action item" represented by a provincial working group.³

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A comprehensive national energy strategy would signal to the world that Canada is prepared to be a global leader.

² A Shared Vision for Canada, Council of the Federation, 2007, councilofthefederation.ca/pdfs/energystrategy_EN.pdf

[&]quot;National energy strategy in works," Winnipeg Free Press, April 20, 2013; Canadian Energy Strategy Secretariat, Alberta Energy, "Canadian Energy Strategy – Action Areas,"2013.

87% of Canadians support a national energy strategy

Opinion polls show that Canadians want a national energy strategy that promotes energy efficiency and reduces greenhouse gas (GHG) emissions.

A July 2012 Harris-Decima poll found that 87% of Canadians strongly or somewhat agree that "We need a Canadian energy strategy to plan our nation's energy future." A majority also indicated that the following should be "top" or "high" priorities for a national energy strategy:

- Reducing our reliance on fossil fuels like oil, gas, and coal 66%
- Creating more jobs in clean energy 74%
- Reducing Canada's carbon pollution to slow down climate change 67%
- Improving energy efficiency 82%

Harris-Decima for Tides Canada, 2012, tidescanada.org/wp-content/uploads/ files/energy/Tides%20Canada%20Polling_ Results_Backgrounder.pdf

Most of the action items covered in the 10 points have direct or indirect implications for local governments and communities. The emphasis on energy infrastructure and new regulatory processes is of key interest to local governments.

Premiers charged with developing a path toward a Canadian energy plan say the next stage is to consult Canadians.⁴

Implementation of a national energy strategy will necessarily involve laws, policies, economic instruments and tools that have important local government implications.

Canadian energy strategy: 10 action areas

(Council of the Federation, 2013)

SUSTAINABILITY AND CONSERVATION (Lead Manitoba)

- 1. Promote energy efficiency and conservation
- 2. Transition to a lower carbon economy
- 3. Enhance energy information and awareness

TECHNOLOGY AND INNOVATION

(Lead Newfoundland and Labrador)

- 4. Accelerate the development and deployment of energy research and technologies that advance more efficient production, transmission and use of clean and conventional energy sources
- Develop and implement strategies to meet energy-sector human resource needs now and well into the 21st century
- 6. Facilitate the development of renewable, green and/or cleaner energy sources to meet future demand and contribute to environmental goals and priorities

DELIVERING ENERGY TO PEOPLE (Lead Alberta)

- Develop and enhance a modern, reliable, environmentally safe, and efficient series of transmission and transportation networks for domestic and export/ import sources of energy
- Improve the timeliness and certainty of regulatory approval decision-making processes while maintaining rigorous protection of the environment and public interest
- 9. Promote market diversification
- Pursue formalized participation of provinces and territories in international discussions and negotiations on energy

⁴ Supra note 3, "National energy strategy in works."

A changing global[,] energy economy

The world is undergoing an energy transformation. There is a growing urgency to deal with energy policy and climate change by shifting away from fossil fuels and toward clean, renewable energy sources.

What is the lowcarbon transition?

To avoid catastrophic climate warming, significant changes in energy production and energy policy are required. Canada is uniquely positioned to exploit emerging opportunities in clean energy technology with our large energy sector and abundant energy resources. Benefits of this approach will include the creation of new jobs and revenue sources, while realizing significant savings and creating healthier communities. Canadian local governments are already turning to a range of bylaws, regulations, and financial instruments to deliver low-carbon energy services, in turn saving money while improving health and quality of life.

What are the implications for competitiveness and prosperity?

The International Energy Agency is calling for global renewable-energy investments of \$430 billion by 2020 and \$1.2 trillion by 2030. This represents a huge opportunity for economic growth and new green jobs in Canada.

International Energy Agency, 2012, iea.org/ newsroomandevents/pressreleases/2012/ june/name,27474,en.html



ENGLISH BAY PHOTO COURTESY LISA/BEACH650 [FLICKR]

"Climate change poses serious threats to urban infrastructure, quality of life, and entire urban systems." — Turn Down the Heat, World Bank, November 2012

> Timelines: What happens next

The premiers present for the April 2013 announcement say they are working with provincial and territorial energy ministers to tell the Council of the Federation how to move forward on a shared energy policy in time for the Council's July 24, 2013 meeting.⁵

After that, "the next stage is to go out and consult Canadians on what their thoughts and ideas are for a Canadian energy strategy."⁶ This timeline suggests that local governments may have formal opportunities to provide input on a strategy as early as autumn 2013, though the process is likely to stretch at least into 2014.

^{5 &}quot;Premiers talk national energy strategy," Peterborough Examiner, April 20, 2013, B6.

⁶ Supra note 3, "National energy strategy in works."

PART 3

Local government roles and opportunities

> Why municipalities should participate in the creation of a national energy strategy

Communities across the country face many energy challenges, including rising prices, increased pollution and aging infrastructure.

Through infrastructure choices, land use zoning, property development, transportation systems and tax mechanisms, municipalities have a great deal of influence over energy use.

A significant number of Canadian municipalities are also energy producers and providers, through locally owned electric and gas utilities and district heating systems, and also via renewable energy generation for public buildings.

There is also growing municipal interest in supporting energy efficiency retrofits and other conservation measures for local residents and businesses.

Local governments will bear much of the impact of fossil fuel related climate change on infrastructure. If supplied with adequate resources and coherent policy direction, local governments are well positioned to manage many of these impacts. As the Federation of Canadian Municipalities noted in a 2011 submission to the Standing Senate Committee on Energy, the Environment and Natural Resources, "the more favourable the national policy environment, the more likely municipalities will be to maximize local policy levers at their disposal to reduce energy consumption in their communities and contribute to renewable energy production in Canada."⁷

Local governments will bear much of the impact of fossil fuel related climate change on infrastructure. If supplied with adequate resources and coherent policy direction, local governments are well positioned to manage many of these impacts.

More broadly, local governments are the closest and most accessible level of government for many citizens, so participation by municipalities could be key to getting Canadians more engaged in the development of a national energy strategy.

⁷ Shannon Joseph, Federation of Canadian Municipalities evidence before the Standing Senate Committee on Energy, the Environment and Natural Resources, Ottawa, October 27, 2011, parl.gc.ca/ Content/SEN/Committee/411/enev/49132-e.htm?Lan guage=E&Parl=41&Ses=1&comm_id=5

Energy, climate change and municipal infrastructure

Energy use and production is intertwined with the issue of climate change. Local governments are especially vulnerable to the effects of climate change, and many are already beginning to examine the impacts of sea level rise and severe weather events on aging infrastructure.⁸ As the climate continues to warm, severe weather events are also projected to increase, with major consequences for Canadian municipalities and infrastructure.

A national energy strategy needs to take unavoidable impacts into account and help municipalities meet infrastructural and other costs associated with climate change adaptation.

In Canada and around the world, the insurance industry is calling for action on these issues. Extreme weather events cost Canadians \$1.6 billion in 2011, and these costs are expected to increase as the climate changes.⁹ Globally, the frequency and severity of weather-related catastrophes have increased over at least a 25-year period. Scientists strongly correlate these events to the rapid increase in carbon and other greenhouse gases in the atmosphere.

By 2020, the National Roundtable on the Environment and the Economy estimates the annual economic impact of climate change will be \$5 billion, and by 2050 could be more than \$40 billion.¹⁰

Climate change is costing Canadian municipalities — costs that are projected to increase. Communities are dealing with growing infrastructure costs, including inadequate storm drainage, old electricity grids, and underfunded transportation networks.



Extreme weather

Hurricane Katrina and Superstorm Sandy provide recent examples of municipalities' exposure to climate change.

Recovery work from Sandy will cost New York State US\$32.8 billion, with another US\$9.1 billion in prevention expenses. Katrina was the costliest natural disaster in United States history, devastating sections of New Orleans and causing nearly 2,000 deaths. Property damage is estimated at over \$80 billion.

Though Canadian communities are less vulnerable to hurricanes, we need to be concerned about the impacts of climate change related sea level rise and severe weather events on our aging infrastructure.

Other climate-driven impacts, such as wildfires, can prove equally devastating. The Okanagan Mountain fire in 2003 caused thousands of evacuations and cost British Columbia at least \$33 million.

In a 2011 publication, The National Round Table on the Environment and the Economy suggested that the economic impact of climate change may be as high as \$5 billion per year by 2020, and \$21 to \$43 billion per year by 2050. Action today on these issues can cause significant future savings.

The window to act is now. Preparing for future natural disasters and climate change by building resilient communities can provide significant cost savings and protect and allow communities to minimize damage to property and life.

PHOTOS COURTESY TRAN BC/FLICKR

⁸ Telling the Weather Story, Insurance Bureau of Canada, June 2012, ibc.ca/en/natural_disasters/documents/ mcbean_report.pdf

⁹ Ibid.

¹⁰ Paying the Price: The Economic Impacts of Climate Change for Canada, National Roundtable on the Environment and the Economy, 2011, http:// nrtee-trnee.ca/climate/climate-prosperity/theeconomic-impacts-of-climate-change-for-canada/ paying-the-price



Nelson Hydro

The City of Nelson owns and

operates its own hydroelectric utility, supplying energy and managing energy transmission infrastructure for Nelson and surrounding regions. Just under half of the electricity is purchased from FortisBC, a large energy provider, while the balance is generated by Nelson Hydro's own Bonnington dam. Many benefits flow from Nelson Hydro. Consumers are protected from rate changes: electricity in Nelson is approximately 10 per cent less than in similar nearby communities. Dividends from the utility supply the city with an annual revenue source. Nelson Hydro is a local initiative that is increasing community resilience, self-reliance and energy security.

NELSON PHOTO COURTESY PRETELOS/FLICKR

Climate change affects all regions of the country. On the coasts, hurricanes, sea level rise, and storm surges require immediate attention. Northern Canada faces the most rapid warming, a trend that is projected to accelerate. Precipitation will increase, in the form of severe rain and snowstorms. Across the country, unpredictable and severe weather events are adding to the burden carried by municipalities and revealing the inadequacies of existing infrastructure."

Energy security and communities

Energy security is another area of concern for local governments and Canadian communities. Dependence on imported oil leaves public sector organizations, businesses and residents susceptible to fluctuating prices and concerns about supply security. And energy poverty—when households spend over 10 per cent of income on energy costs—is of concern to a growing number of Canadians.¹²

Globally, many countries are already in the process of planned transitions to more sustainable, locallybased—and ultimately more secure—national energy systems. Germany, for example, has an extensive plan underway to expand renewable energy from 20 per cent of its electricity in 2011 to 80 per cent by 2050, and cut the country's overall energy consumption 50 per cent by 2050.¹³ Renewable and district energy projects by municipalities are an important component of the Germany energy transition.¹⁴

Strong policy direction also helped Denmark produce 28 per cent of its electricity through wind in 2012, and the government has announced targets of 50 per cent of its electricity from wind by 2020.¹⁵ Danish municipalities have played an important role in this transition, both through a nationwide process of "heat planning" and development of district energy systems carried out by local authorities, as well as through municipal leadership in wind and other renewable electricity generation.¹⁶

- 13 Damien Carrington, "Germany's renewable energy revolution leaves UK in the shade," The Guardian, May 30, 2012, guardian.co.uk/environment/2012/may/30/ germany-renewable-energy-revolution
- 14 See Lettemieke Mulder, "German Environmental Group Praises Municipal Utilities as the Pioneers of the German Energy Transition," firstsolar.com/En/Press-Center/First-Solar-Blog?Post=Duhmunicipal&Blog=Lettemieke+Mulder&E dit=True
- 15 "Renewables share of Denmark's power tops 40 pct," Reuters, September 24, 2012, reuters.com/article/2012/09/24/ denmark-renewables-idUSL5E8KO8CV20120924
- 16 "Energy Policy in Denmark," Danish Energy Agency, December 2012, http://ens.omega.oitudv.dk/files/ dokumenter/publikationer/downloads/energy_policy_in_ denmark_-_web.pdf

public sector organizations, businesses and residents susceptible to fluctuating prices and concerns about supply security.

Dependence on

imported oil leaves

^{11 &}quot;Telling the Weather Story," Insurance Bureau of Canada, 2012.

^{12 &}quot;Current and Future State of Oil and Gas Pipelines and Refining Capacity in Canada," Standing Committee on Natural Resources, 2012, publications.gc.ca/collections/ collection_2012/parl/XC49-1-411-02-eng.pdf

> Reducing local government and community GHG emissions

Municipalities are on the front lines of climate change mitigation and adaptation.

Local governments have direct or indirect control of 45 per cent of national greenhouse gas emissions, most of which are driven by energy consumption, and in some jurisdictions are expected to meet mandated or voluntary GHG reduction targets.¹⁷ When citizens can live, work and play in complete, walkable communities, social capital is improved and less energy is used in transportation. Strengthening building codes, capturing waste heat from landfill and sewage infrastructure, establishing deconstruction incentives, setting targets for energy efficiency in municipal operations, greening vehicle fleets and using land use decisions and official community plans for more complete communities increases resiliency and reduces energy consumption along with GHGs.

Municipalities and community energy conservation: Residential energy retrofit financing

Energy-efficiency retrofits in residential buildings offer a fast and potentially affordable way to cut GHG emissions, conserve energy and save consumers money on their utility bills. Retrofitting is also good for the local economy and creates a lot of jobs.

However, the up-front cost of retrofitting is a deterrent for many homeowners. One potential solution is residential retrofit financing programs offered by municipalities. Under these programs, municipalities provide low-cost financing to cover the up-front cost of energy-efficient retrofits and property owners use money saved on energy to repay the financing over time, either as a charge on their local property taxes or on local utility bills. These programs can operate on a full cost recovery basis, at no net-cost to municipalities.

Similar programs are up and running in the U.S. and other countries, but are just getting off the ground in Canada. A municipal "on-utility bill" (or pay as you save) financing pilot was launched in Nelson, B.C. in 2012 through the city's municipally-owned electric utility (see page 10). Halifax has the first property tax based repayment pilot project for energy retrofits in Canada, and a first round of solar hot water system installations began there in March 2013.

Provincial and federal governments could support the growth of this model through key legislative changes and the establishment of capital funds to backstop retrofit financing. Both Ontario (2012) and Nova Scotia (in 2010 for Halifax) have already implemented important legislation allowing municipal governments to use local improvement charges as a mechanism for financing energy efficiency and renewable energy retrofits on private property, and B.C. passed legislation enabling utilities to implement financing programs in 2012.

For more information on residential energy retrofit financing in Canada, see the Centre for Civic Governance report "This Green House" at civicgovernance.ca



17 Act Locally, Federation of Canadian Municipalities, 2009.



District heating

The Federation of Canadian Municipalities has called for a longterm, predictable infrastructure funding plan and federal-municipal collaboration on energy efficient building retrofits. District heating is a system for distributing heat generated in a centralized location for use in residential, commercial and public sector space and water heating. Already widely used across Europe, the number of district heating systems in Canada is growing. Often run by municipalities, district heating projects have been implemented in most major cities, including Montreal, Toronto, Calgary and Vancouver, and in numerous smaller communities across the country. These systems provide high heating efficiency, reducing municipalities' energy costs and GHG emissions.

One example of district heating in action is in Yellowknife, NT, a city of 20,000 just south of the Arctic Circle. Long, cold winters mean serious heating costs. A 2004 study showed that heating accounted for over two thirds of Yellowknife's GHG emissions. In 2007, Yellowknife committed to installing a biomass boiler to heat several municipal buildings. The project has led to annual savings of \$200,000, a payback period of three years, and reduced annual GHG emissions by 800 tonnes.¹⁸

Better support for effective local energy solutions like district heating could play an important role in a national energy strategy.

ILLUSTRATION SMARTENERGYCOLLECTIVE.COM

While municipalities can develop community energy, climate action, and adaptation plans, they are often constrained by cost downloading and inadequate funding and support from other orders of government.¹⁹ Better tools and more resources to help municipalities reduce GHG emissions are crucial to any national climate change strategy.²⁰

A more integrated approach to climate policy, embedded within a Canadian energy strategy endorsed by all provinces, could potentially provide some policy certainty and also a framework for allocating much needed resources. Federal subsidies could be streamlined to support low-emissions options and encourage green and renewable options. For example, the Federation of Canadian Municipalities has called for a "longterm, predictable infrastructure funding plan that makes sustainable transportation a priority, and federal-municipal collaboration on energy efficient building retrofits."²¹

Today's municipal energy, transportation and other infrastructure decisions will have long-lasting associated costs and therefore must be made carefully. Choosing lowemission or carbon-neutral options may increase local resiliency and decrease future costs, while facilitating the energy transition. A national strategy could help to streamline and better support these efforts.

A CANADIAN ENERGY STRATEGY: WHY SHOULD LOCAL GDVERNMENTS CARE?

^{18 &}quot;Partners for Climate Protection," Federation of Canadian Municipalities, 2013, fcm.ca/Documents/ case-studies/PCP/2013/Yellowknifes_Biomass_. Boiler_District_Energy_System_EN.pdf

¹⁹ The Road To Jobs And Growth: Solving Canada's Municipal Infrastructure Challenge, Federation of Canadian Municipalities, November 2012, fcm. ca/Documents/backgrounders/The_Road_to_ Jobs_and_Growth_Solving_Canadas_Municipal_ Infrastructure_Challenge_-_Submission_EN.pdf

²⁰ Act Locally: The Municipal Role in Fighting Climate Change, Federation of Canadian Municipalities, December 2009, fcm.ca/Documents/reports/ Act_Locally_The_Municipal_Role_in_Fighting_ Climate_Change_EN.pdf

²¹ David Thompson and Shannon A. Joseph, Building Canada's Green Economy: The Municipal Role, Federation of Canadian Municipalities (FCM, 2011), fcm.ca/Documents/reports/Building_ Canadas_green_economy_the_municipal_role_ EN.pdf

> Promoting green economic opportunities in communities

Municipalities stand to benefit from a policy framework that encourages clean energy development, green technologies and energy conservation.

Canada has abundant renewable and hydrocarbon resources, and energy exports are a large part of our economy. However, the ways we produce and use energy are changing. Alternative, renewable and low-carbon energy production is rapidly growing.²² This is a global transformation, and without concerted action, Canada risks being left behind.

Jobs and economic activity in the clean energy sector are increasing, and a comprehensive national energy strategy will allow municipalities to capitalize on these new opportunities. Beyond opening up new markets for Canada's raw natural resources, a strategy supporting clean energy production and technologies could enable communities to capture a larger share of the growing global market for low-carbon goods and services, such as wind turbines, solar panels, biofuels production, and efficient vehicles, industrial processes and buildings.

A 2012 report by the National Round Table on the Environment and the Economy assesses the current value of Canada's green low-carbon goods and services market at about \$8 billion, and notes it could grow to \$60 billion by 2050.²³ In the United Kingdom, low-carbon industries (the green jobs sector) have been the only sector showing consistent growth since 2008, and now account for 8 per cent of GDP.²⁴

- 23 "More Bang for our Buck: How Canada can create more energy jobs and less pollution," Blue Green Canada, 2012, http://bluegreencanada.ca/ Canadian%20Energy%20Strategy
- 24 Mary Creagh, "Strength of the green economy points to future success" (Business Green, 2012), businessgreen.com/bg/opinion/2203730/strength-ofthe-green-economy-points-to-future-success; "Green Economy: a UK success story" (Green Alliance, 2012), green-alliance.org.uk/uploadedFiles/Publications/ reports/British_success_story_lssuu.pdf

Globally, the market for low-carbon goods and services is already \$339 billion annually, and could reach as high as \$8.3 trillion annually by 2050 if concerted efforts are made to address climate change.²⁵

Clean-energy and high-technology jobs tend to be less vulnerable to the boom-and-bust cycles that have historically characterized resource economies. Diversifying Canada's economy into these sectors could help reduce our country's vulnerability to the cyclical ups and downs of global commodities markets, and reduce the incidence of hardship in our communities.



Acceptable risk?

There are many reasons that municipalities may wish to accelerate Canada's clean-energy transition. Beyond the threat posed by climate change, Canada's presently expanding petroleum export sector presents additional risk to tourism-oriented economies, or those that depend on healthy ecosystems for resources such as fisheries. For example, the City of Vancouver recently passed a motion declaring that a major oil spill would unleash "enormous" impacts on tourism, development, fisheries and reputational capital. For smaller coastal communities that similarly depend on healthy and abundant ecosystems for employment, revenue and tourism, such an incident could prove irrecoverable.

VANCOUVER PHOTO COURTESY ECSTATICIST/FLICKR

25 Supra note 23, "More Bang for our Buck."

Clean-energy and high-technology jobs tend to be less vulnerable to the boom-andbust cycles that have historically characterized resource economies.

²² Medium-Term Renewable Energy Market Report, International Energy Agency, 2012, iea.org/w/ bookshop/add.aspx?id=432



Taking action

In October 2012, Prince Rupert city council chose to position their city for a clean energy future by endorsing *Towards a Clean Energy Accord*, a set of energy strategy recommendations developed by Clean Energy Canada.

Municipalities, First Nations, industry, labour, academic and non-profit groups are coming together to call on Canada to develop a new energy strategy prioritizing green-sector jobs and clean-energy innovation, to remain globally competitive in the 21st century.

"We believe...

that Canada should bet on a 21st century energy model, and accelerate its transition to a clean and renewable energy future to remain competitive in a fast-changing world.

our leaders should work with industry and civil society organizations to leverage the economy we have today to create the new energy economy we want and need tomorrow.

any Canadian energy strategy must have a framework that prioritizes jobs and low carbon prosperity, eliminates energy waste, unleashes new energy innovation, fosters more livable communities, moves the nation forward on transportation, enables funding for the energy transition, and cleans up our existing energy supply."

PRINCE RUPERT PHOTO COURTESY LISA/BEACH650 (FLICKR)

Reforming municipal revenue to meet energy and climate challenges

At present, half of every tax dollar collected goes to the federal government while 42 cents goes to provincial and territorial governments, leaving local governments with just 8 cents per tax dollar. As a result, there is an estimated \$60 billion municipal infrastructure deficit.²⁶

Municipalities raise 80 per cent of their own revenues, primarily through property taxes and user fees, receiving only 20 per cent through transfers. For several decades, municipal expenditures have been increasing, but the limited revenue-raising tools available to local governments remain unchanged. There is a large and growing imbalance; energy and climate-change expenditures are increasingly expensive for municipalities. Infrastructure, emergency response, and environmentalrelated costs are growing, without adequate funding resources.²⁷

Intergovernmental transfers have declined at the same time as service provision is downloaded to municipalities, and municipalities are surviving by deferring needed upgrades to infrastructure and service delivery.²⁸

Municipalities clearly need more resources for the roles they will play in the transition to a cleaner, more energy efficient economy in Canada and also for upgrading local infrastructure to cope with a more chaotic climate.

- 27 "The Canadian Infrastructure Report Card," 2012, canadainfrastructure.ca
- 28 "Evidence: Standing Committee on energy, the environment and natural resources," 2011, parl. gc.ca/Content/SEN/Committee/411/enev/49132-e. htm?Language=E&Parl=41&Ses=1&comm_id=5

A CANADIAN ENERGY STRATEGY: WHY SHOULD LOCAL GOVERNMENTS CARE?

^{26 &}quot;Building Prosperity From the Ground Up: Restoring Municipal Fiscal Balance," Federation of Canadian Municipalities, 2006.

Conclusion: An opportunity to engage

"The more favourable the national policy environment, the more likely municipalities will be to maximize local policy levers at their disposal to reduce energy consumption in their communities and contribute to renewable energy production in Canada."

- FCM testimony to the Standing Senate Committee on Energy, the Environment and Natural Resources, 2011

A national energy strategy that reduces dependence on fossil fuels and accelerates Canada's prosperity in the new global clean energy economy will also advance the concerns of municipalities. Canada can have a bright energy future if all orders of government collaborate.

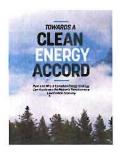
There are high stakes and a wide range of roles local governments could play in a national energy strategy. Key issues from a local government perspective include the rising cost of damage to community infrastructure from climate change related natural disasters such as flooding, forest fires and sea level rise, the relationship between energy use and community planning, local energy security, participating effectively in a low-carbon economy, and GHG emissions reductions by municipalities.

From financial and economic perspectives, a national energy strategy could open up important opportunities to address fiscal imbalances between local and senior levels of government, as well as stimulate green economic activity and job creation while diversifying Canada's economy.

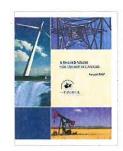
Municipalities have both an interest in the outcome of the Council of the Federation consultation with Canadians on a national energy strategy and expertise to bring to the table. There are high stakes and a wide range of roles local governments could play in a national energy strategy.

> Additional reading

A substantial amount of information has been compiled on Canada's energy policies. Here are some resources:



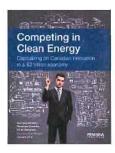
Tides Canada: Towards a Clean Energy Accord. tidescanada.org/ wp-content/uploads/ Towards-a-Clean-Energy-Accord.pdf



The Council of the Federation. A Shared Energy Vision for Canada. councilofthefederation.ca/ pdfs/energystrategy_EN.pdf



BlueGreen Canada: More Bang for our Buck: How Canada Can Create More Energy Jobs and Less Pollution. bluegreencanada.ca/ more-bang-for-our-buck



Pembina Institute. Competing in Clean Energy. pembina.org/pub/2406



National Round Table on the Environment and the Economy. *Climate Prosperity*. nrtee-trnee.ca/wp-content/ uploads/2012/10/framingthe-future-report-eng.pdf



Insurance Bureau of Canada. *Telling the Weather Story.* ibc.ca/en/natural_disasters/ documents/mcbean_report.pdf



Clean Energy Canada: tidescanada.org/energy/

An important way Canadian local governments can share knowledge and best practices is through Partners for Climate Protection, the Canadian part of a global campaign led by ICLEI (the International Council for Local Environmental Initiatives) and the Federation of Canadian Municipalities. Through this program, Canadian municipalities are part of a network of more than 900 communities worldwide that are committed to reducing greenhouse gases and taking action on climate change. www.iclei.org

·I.C L EI Local Governments for Sustainability

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> About the authors

James Glave writes on a wide range of climate change solutions, with a particular interest in green buildings and neighbourhoods. He works with Clean Energy Canada at Tides Canada.

John Chapman has a particular interest in risk management and strategic planning. He is a graduate of the School of Community and Regional Planning at UBC, where he specialized in development and urban planning.

Robert Duffy, Columbia Institute Research Analyst, holds a Masters in Communications from Simon Fraser University. He writes widely on topics of interest to local governments.

Charley Beresford is Executive Director of the Columbia Institute. Climate change and social equity challenges are at the forefront of her work with the Institute.



The Columbia Institute fosters individual and organizational leadership for inclusive, sustainable communities. We nurture strong local leadership, and support community leaders with cutting-edge research on emerging issues through our Centre for <u>Civic Governance</u>.

columbiainstitute.ca





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Report to Committee

TO PUT- June PI 2013

То:	Public Works and Transportation Committee	Date:	May 28, 2013
From:	Tom Stewart Director, Public Works	File:	10-6650-08-01/2013- Vol 01
Re:	2012 Annual Water Quality Report		

Staff Recommendation

That the 2012 Annual Water Quality Report dated May 28, 2013 be received for information.

Tom Stewart Director, Public Works (604-233-3301)

Att. 2

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

Staff Report

Origin

In 2001, the Province of British Columbia enacted the Drinking Water Protection Act, which provided the Minister of Health with the authority to implement and enforce standards for water supply systems in British Columbia. In May 2003, regulations to be implemented under the Drinking Water Protection Act were adopted by the legislature as the Drinking Water Protection Regulation.

Analysis

The Drinking Water Protection Regulation requires water purveyors in BC to possess an Operating Permit, which in effect, confirms that the Drinking Water Officer (DWO) for the area has approved the water supply. The DWO is given the authority to monitor water purveyors to ensure they are providing safe drinking water through compliance with the British Columbia Drinking Water Protection Regulation (BCDWPR), and any other conditions of the Operating Permit.

Under the BCDWPR, the City of Richmond is required to:

- Develop and maintain a process to notify the Medical Health Officer (MHO) and the Drinking Water Officer (DWO) of situations or conditions that render or could render the water unfit to drink;
- Implement and maintain a plan for collecting, shipping and analyzing water samples in compliance with the direction set by the DWO and;
- Implement and maintain a plan for reporting monitoring results to the DWO and to water users

The foregoing requirements are satisfied by the attached 2012 Annual Water Quality Report.

Highlights of the 2012 Annual Water Quality Report include:

- Richmond residents enjoyed high-quality, reliable drinking water.
- 1,957 water samples were collected to ensure water quality. All samples passed with outstanding results.
- Test results confirm the high quality of the water and our continuous improvement over previous years, primarily due to additional water utility funding, resulting in additional proactive water main replacement prior to actual failure.
- 37.7M cubic metres of water were purchased in 2012.
- Water maintenance programs and capital improvements projects that were funded through Water Utility rates.

- Richmond's two mobile water supply units and ten smaller units used in many community events providing potable water to the public and promoting tap water usage.
- Water education: The educational programs, Project WET and "H2Whoa!" represent the partnership between Richmond School Board and Public Works where elementary school students learn about the benefits of water awareness and conservation.

These and many other initiatives are detailed in the attached "2012 Annual Water Quality Report".

Financial Impact

None

Conclusion

This plan has been reviewed and endorsed by the MHO (Medical Health Officer of Vancouver Coastal Health Authority) for the City of Richmond and satisfies Provincial requirements under the Drinking Water Protection Act.

Doug Anderson.

Doug Anderson Manager, Water Services (604-233-3334)

City of Richmond 2012 Annual Water Quality Report Summary



Water Services staff collected 1,957 water samples from 39 sampling sites to ensure water quality is maintained. The province has designated the City of Richmond as a Level III water distribution facility. To ensure water quality is maintained to its highest standard, staff must be certified operators to work within the distribution system.

Richmond is dedicated to promoting the value of municipal tap water, maximizing opportunities for use of tap water in municipal facilities and developing strategies for making tap water the "water of choice" in our community.

How does Richmond provide high quality tap water?

- Test results confirm high quality water and demonstrate continuous improvement. For example, of 1,957 samples submitted for testing, zero coliforms were detected.
- Continuous preventative maintenance and monitoring.
- Richmond's Water Services staff provides the water system with the highest degree of care to ensure that it's an
 inhospitable environment for any harmful bacteria or toxins. Staff are trained and certified to a Level III with the
 Environmental Operators Certificate Program (EOCP) of BC as mandated by the BC Drinking Water Protection Act.
- Proactive water main replacement projects. Water maintenance programs and capital improvements projects are funded though Water Utility rates.

Multi-Barrier Approach

 Richmond recognizes that in order to provide the highest quality water, several methods must be used to ensure its superiority—hence the "Multi-Barrier Approach".

The "Multi-Barrier Approach" includes:

- Disinfection of the water at the source
- Water quality monitoring capabilities at six PRV sites
- Weekly microbiological testing
- System operators that are certified by the Environmental Operators Certification Program of BC
- Employment of maintenance practices that are of the highest standard

Heterotrophic Plate Count (HPC)

The HPC indicates the presence of nutrients that could facilitate the growth of harmful bacteria such as Ecoli.

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Richmond

- HPCs indicate the presence of nutrients in the water system.
- By reducing the HPC levels, the possibility of bacteriological re-growth is essentially reduced.

- Several studies support the presence of high HPC levels in some bottled water products.
- The minimal positive chlorine residual in our water also disinfects and eliminates harmful substances within our distribution system.

2012 Results

- Provided approximately 37.7 million cubic metres of the highest quality drinking water to Richmond residents.
- There was no detected fecal coliform.
- Typically, our HPC ranges remain below 2 CFU/mls (CFU: Colony Forming Unit). While other water purveyors obtain
 results demonstrating HPC levels well over 1,000 CFU/mls on a regular basis, Richmond measured one occurrence of
 430 CFU/mls and immediate steps were taken by operators to correct this issue.
- Through the Leak Detection program, 36 non-visible leaks were discovered and repaired.
- All of 4,641 fire hydrants are regularly maintained to ensure functionality in the event of an emergency or for water quality assurance measures such as flushing.
- Without compromising the integrity of the water distribution system, 18 water main breaks were repaired.
- To provide for increased fire flows and longer service life, 6,590 meters of water mains were replaced.

Summary

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Richmond residents will continue to enjoy drinking water that is fresh, reliable and of high quality. It is without a doubt that the City of Richmond consistently excels at providing tap water of excellent quality!

City of Richmond 2012 Annual Water Quality Report

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Richmond is dedicated to promoting the value of municipal tap water, maximizing opportunities for use of tap water in municipal facilities and developing strategies for making tap water the "water of choice" in our community.

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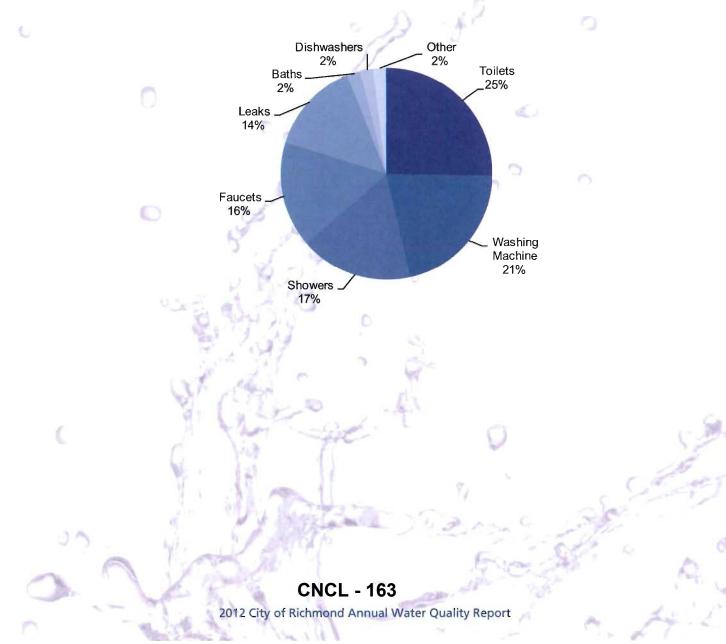
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Typical Household Water Usage

Fixture/Appliance	Litres Used	
Fast drips	750 litres used per week	
Steady stream	3785 litres per week	
Toilet flush	4.8 to 30 litres per flush	
Fraction of leaking toilets	up to 30% 🔍	
Showering	5.7-18.9 litres per minute	
Bathtub	115 to 190 litres per full tub	
Washing machine	170 to 190 litres per cycle	
Dishwasher	40 to 55 litres per minute	
Kitchen faucet	7.6 to 11.3 litres per minute	
Bathroom faucet	7.6 to 11.3 litres per minute	
Slow & steady drips	280 litres per week	
Car washing	Approximately 400 litres per car	
Lawn watering	10 to 35 litres per minute	

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Table from Metro Vancouver 2012 www.metrovancouver.org



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Executive Summary

The purpose of this report is to fulfill the requirements set out in the Drinking Water Protection Act by giving an overview of the water distribution system, describing the maintenance conducted, detailing some of the unique features of the system and, providing the results of Richmond's water quality testing program.

Test results confirm high quality water and demonstrate continuous improvement. Richmond's water system is provided with the highest degree of care to ensure that it's an inhospitable environment for any harmful bacteria or toxins. Also, Water Utility funding results in proactive water main replacement projects that will ensure the overall health of the system well into the future.

In 2012, the City of Richmond's Water Services staff undertook the following:

- provided approximately 37.7 million cubic metres of the highest quality drinking water to Richmond residents and businesses. The 37.7 million cubic metres represents a 7% increase in water purchases over 2011
- conducted 1,957 microbiological tests
- detected no fecal coliform in any test
- maintained 14 pressure reducing valve (PRV) stations
- replaced 6,590 meters of water main to provide for increased fire flows and longer service life
- maintained 4,641 fire hydrants to ensure water is available during an emergency
- repaired 18 water main breaks without compromising the integrity of the water distribution system
- discovered and repaired 36 non-visible underground leaks through Richmond's leak detection program
- hosted over 200 students from Richmond elementary schools as part of the annual educational program: Project WET
- organized the "H2Whoa!" theatrical presentations at 16 Richmond elementary schools, teaching students in grades K-7 all about water, the water cycle and water conservation. This program will run in Spring 2013

The City of Richmond's Water Services section takes their role as water purveyor very seriously and is proud to be the guardian of such a precious resource.

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2012 City of Richmond Annual Water Quality Report

Introduction

In 2002, the City of Richmond implemented a Drinking Water Quality Monitoring Program. This monitoring program was developed in accordance with the British Columbia Drinking Water Protection Act (BCDWPA), the Water Quality Monitoring and Reporting Plan for Metro Vancouver and Member Municipalities, the Guidelines for Canadian Drinking Water Quality (GCDWQ), with input from the Vancouver Coastal Health Authority.

The Vancouver Coastal Health Authority requires the City of Richmond provide the *Annual Drinking Water Quality Report* so that we can maintain our operating permit. Richmond's Medical Health Officer (MHO) has reviewed the report. As requested, this report will be made public. It provides important information concerning Richmond's water distribution system and water quality for Richmond residents.

The conditions set out in the Drinking Water Protection Act, require that all water systems in BC be classified as a Level I through IV facility. As our system has been classified as a Level III facility all staff responsible for the maintenance and operation of it must have a valid Level III Operator's Certificate and be in good standing with the Environmental Operators Certification Program of BC. To obtain and maintain a Level III Certificate staff must successfully complete yearly training that includes some very technical courses. This is done to ensure they can respond appropriately to problems before they become a risk to health or property. We take a great deal of pride in the way we operate our system which shows in the results of the provincially mandated, microbiological testing program.

Some of the requirements of the Drinking Water Protection Act include:

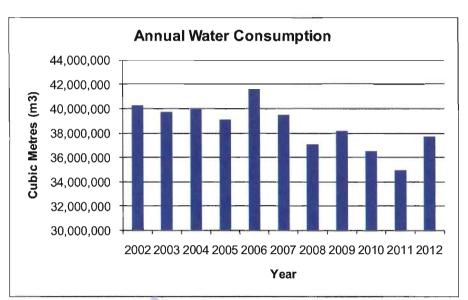
- Ensure the City's water distribution system is classified under the criteria for the Environmental Operators Certification Program and that Water Services staff are certified to the same level as the distribution system.
- Develop a process to notify the MHO of any condition that could render drinking water unsafe.
- Implement a sampling program that adequately represents all areas within the City.
- Meet the requirements of the BCDWPRA, and ensure test results are immediately available to the MHO.
- Receive an annual construction permit for the construction, installation and extension of the water distribution system.
- Produce an annual public report detailing the results of the City's water quality monitoring program.

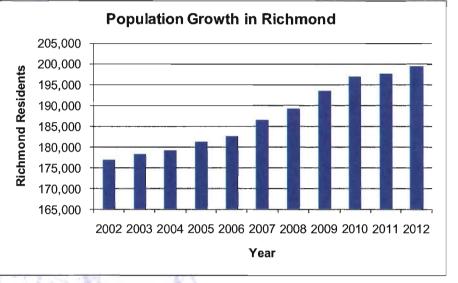
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Quality standards for bottled water and tap water are similar. Both bottled water and municipally distributed tap water that meet or exceed their required health and safety standards, are considered to be safe.

Metro Vancouver Water District

In 2012, the City of Richmond purchased approximately 37.7 million cubic meters of drinking water from the Metro Vancouver Water District (formerly GVWD). This represents a 7.0% increase over the 2011 water purchase. This method of supply is similar for all other jurisdictions within the Regional District. The increase in consumption for 2012 is mostly due to residents moving into a number of the new residential developments and additional consumption due to a drier year.





*BC Stats estimate of total population for each year

Three watersheds supply regional water: The Capilano Reservoir, the Seymour Reservoir, and the Coquitlam Reservoir. The Capilano and Seymour Reservoirs combined, supply 70% of the water for the region. The Coquitlam Reservoir supplies the remaining 30%. Richmond receives the majority of its water from the Capilano and Seymour reservoir.

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2012 City of Richmond Annual Water Quality Report

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Water from these reservoirs can be directed through a series of valves and transmission water mains to any city or municipality within the Metro Vancouver region.

During periods of turbidity (cloudy water), a reservoir may be taken out of service if turbidity levels become elevated. Water is then supplied by the remaining reservoirs. This was the situation in October 2012, when the turbidity levels at the Capilano Reservoir became elevated due to a series of mudslides caused by heavy rainfall. The Capilano supply was taken out of service and Richmond's water was supplied from the Seymour Reservoir. The Capilano supply remained out of service until early March of 2013 and consequently Richmond received filtered water supplied through the Seymour-Capilano Water Filtration Plant. The plant has the capacity to filter up to 1.8 billion liters of water per day.

Source Water Quality

Source water is provided directly from the watersheds by Metro Vancouver. Source water is tested for a number of microbiological, chemical, and physical parameters. For information related to source water, refer to *The Greater Vancouver Water District Quality Control Annual Report, 2011*, available from the Metro Vancouver's website (this is the most recent information available at this time).

www.metrovancouver.org/about/publications/Publications/ 2011WaterQualityAnnualReportVolume1.pdf

www.metrovancouver.org/about/publications/Publications/ 2011WaterQualityAnnualReportVolume2.pdf ۲

The average Canadian uses 329 litres of fresh water on a daily basis. However in a recent study just 4% of Canadians were able to properly identify that Canadians use, on average, 329 litres of water a day. Most guessed that a significantly lower amount of water was used.

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One hour of lawn sprinkling uses as much water as 25 toilet flushes, five loads of laundry and five dishwasher loads combined.

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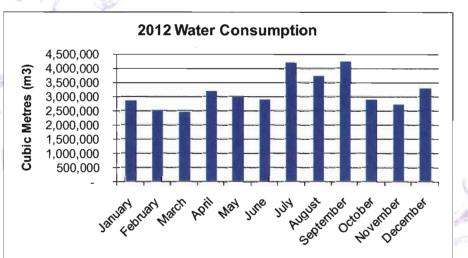
Water Distribution System Overview

The City of Richmond's water distribution system begins at 14 separate connections points along Metro Vancouver's transmission mains. At each connection point there is a City owned pressure reducing valve chamber. The City's responsibility for water quality begins at this chamber and ends at the residential/commercial property line. An outline of the City's water supply and distribution system is provided below:

Table 1 – Overview of Richmond's Water Distribution Network

2012 Count	
10,352	
4,643	
14	1
7	
501	
648.60 km	
29,589	
	10,352 4,643 14 7 501 648.60 km

The City maintains 14 pressure-reducing valve stations (PRV's). These stations decrease the transmission pressure of Metro Vancouver's mains to Richmond's operating pressure. Ten of these facilities are connected to a remote telemetry system (S.C.A.D.A.) that provides real time data on water quality, pressure, and volume. It also allows certified Water Services staff to react to problems quickly and effectively, 24 hours a day, seven days a week. The S.C.A.D.A. monitoring equipment will eventually be installed in the four remaining PRV stations to ensure early detection and prompt response to any problems with the water distribution system. In early 2011, the City's Engineering and Public Works staff embarked on a project to install meters at all 14 PRV stations so that the City would have an accurate way of measuring the amount of water it receives from the Metro Vancouver Transmission System. These meters were primarily installed as the first step in implementing a new Water Loss Management Program.



Month

The graph indicates the monthly water consumption in Richmond. It is presumed that most municipalities in North America lose anywhere from 12% to 15% of their potable water to undiscovered, underground leakage. The Water Loss Management Program will allow City Engineering and Water Services staff to determine the total amount of water consumed through normal operational programs and practices such as single family residential, multi-family residential and commercial metering programs. While combining these programs with water main flushing, parks and median irrigation, and Richmond Fire Rescue water usage for fire fighting and training purposes, it is reasonable to assume that the unidentified portion of the annual water consumption may well be attributed to water loss within the distribution system. In the past, the City of Richmond had no way of confirming that the amount of water received by Richmond's distribution system.

A leaking service line or pipe in your home can add up to serious water waste. A small hole in a pipe (1.5 mm) wastes 280,000 litres of water in a three-month period. That is enough water to do about 900 loads of laundry.



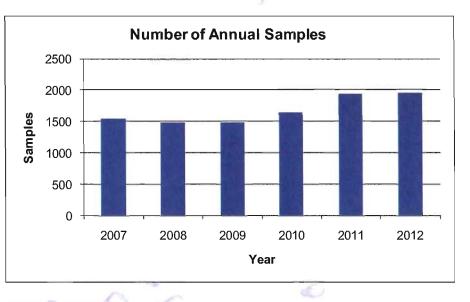
Nelson Road PRV Station

Lawns need only 25 millimetres (1 inch) of water per week, including rain. Longer, infrequent watering will help to develop deeper, healthier roots. Keep your grass two to two and half inches high and you will help the soil retain moisture and reduce evaporation from sunlight and wind.



Water Quality Monitoring

In 2012, the City of Richmond collected samples on a weekly basis at 39 dedicated sampling sites. These sites are strategically located throughout the City to give a good representation of the City's water quality across the distribution network. In 2012, 1,957 water samples were collected by Richmond Water Services staff and sent for analysis at Metro Vancouver Laboratories. These sample results were reviewed by the Vancouver/ Richmond Coastal Health Authority to ensure the drinking water met the standards outlined in the BCDWPR.



Bacteriological Tests

The City of Richmond and Metro Vancouver conduct bacteriological tests for total coliform, fecal coliform and heterotrophic plate counts (HPC). The presence of these organisms in drinking water indicates that the water may be contaminated and may contain potentially harmful bacteria, viruses or parasites. Beginning on April 1, 2006, the BC Drinking Water Protection Regulations required additional monitoring for Escherichia coli (E. coli).

Total Coliforms

Total coliform bacteria reproduce in water, soil, or the digestive systems of animals. The presence of total coliforms indicates water may have been contaminated and that the disinfection process is inadequate.

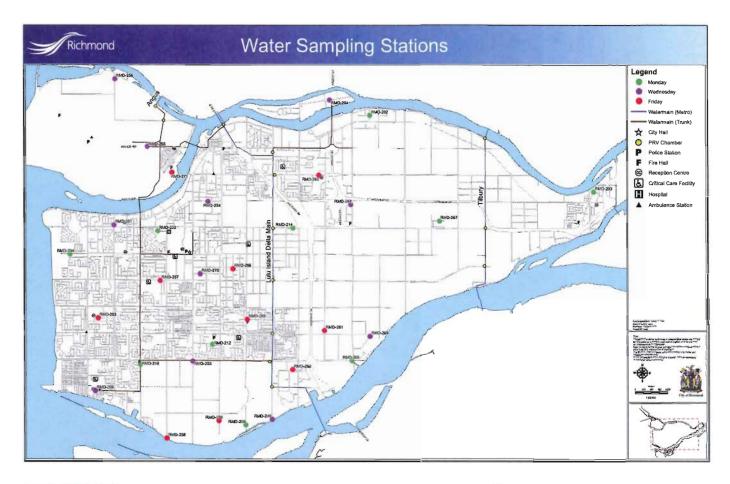
In distribution systems where more than 10 samples are collected in a given sampling period, as is the case in Richmond, no consecutive samples from the same site or no more than 10% of samples should show the presence of total coliform bacteria.

Testing for total coliforms should be carried out in all drinking water systems. The number, frequency, and location of samples for total coliform testing will vary according to the type and size of the system and jurisdictional requirements.

Provincial standards state that no sample can contain more than 10 total coliforms per 100 milliliters, and that 90% of samples in a 30-day period must have zero coliform organisms.

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Fecal Coliforms

Fecal coliforms are present in large numbers in the feces and intestinal tracts of humans and other warm-blooded animals, and can enter water bodies from human and animal waste. They are key indicators of sewerage contamination. Due to diseases and parasites, which are spread through sewerage, provincial standard state there can be no detectable fecal coliforms per 100ml sample.

Results

In 2012, 1,957 water samples were collected by City staff and analyzed by Metro Vancouver Laboratory staff. All samples met drinking water requirements for fecal and total coliforms. The City of Richmond was in compliance with BCDWPR for bacteria in 2012.

Failed Samples

The standard response to a failed water sample, should there be one, is to: 1. Re-sample at the site

- 2. Flush the water main extensively
- 3. Re-sample

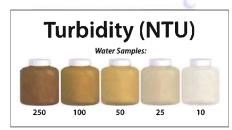
The water main is then isolated to one feed until test results confirm compliance with BCDWPR regulation.

Leave grass clippings on your lawn. They'll help trap moisture to reduce evaporation and break down to feed your lawn naturally.

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Heterotropi HPC tests me

Water plants early in the morning to avoid evaporation from the sun and wind. Watering in the middle of the day increases the amount of water lost to evaporation by as much as 40%. Conversely, watering in late evening lets droplets remain on leaves, which can promote plant diseases.



Turbidity Demonstration

Heterotrophic Plate Count

HPC tests measure aerobic heterotrophic bacteria. This test is useful in monitoring the effectiveness of disinfection and in determining changes in water quality during treatment and distribution. HPC tests indicate the onset of bacterial re-growth within the distribution system commonly due to stagnant water contained in dead end and low flow water mains. In 2012, 2 of 1,957 (32 samples of the total of 1957 samples were not tested for HPC levels) exceeded regulated levels for HPC's at >500 CFU/mls. Water Services staff flushed the corresponding section of water main until a satisfactory result was obtained and verified through additional sampling procedure. No results indicated increased levels of fecal or total coliform bacteria in any samples collected and analyzed.

Physical Parameters

Water in Richmond's distribution system is tested for the physical parameters of turbidity and temperature at the same time as bacteriological testing. Information is also collected on the taste and odour of Richmond's water by actively tracking water quality complaints.

Turbidity

Metro Vancouver is responsible for the quality of Richmond's source water. Turbidity, a measure of water clarity, was monitored on a regular basis in 2012. Turbidity is measured in Nephelometric Turbidity Units (NTU). In 2001, the Chief Medical Health Officer (CMHO) made it a requirement that the Metro Vancouver Water District must meet the British Columbia Drinking Water Protection Regulation's (BCDWPR) criteria for drinking water quality. The guideline for turbidity (cloudiness) was established at ≤1 NTU. Early in 2006, Health Canada published a new guideline for turbidity, which includes requirements for unfiltered water sources. The new guideline allows for turbidity levels up to 5 NTUs providing source water protection, monitoring, and water treatment requirements are met including increased levels of residual chlorine. We are concerned about turbidity because studies have shown that as turbidity increases, the risk of gastrointestinal illness increases. Increased turbidity compromises the drinking water disinfection process.

In general, sites with elevated turbidity are located in sections of the distribution network where there is low demand on the water system or where dead end water mains exist. During the year, when sampling indicates a turbidity level greater than >5 NTU's, affected water mains in the test area are flushed, and re-tested until a satisfactory result is obtained.

In 2012, all but one of the 1,957 samples collected from the City's water distribution system met the aesthetic objective of \leq 5 NTU at the tap. Water Services staff flushed the water main at that location until a more satisfactory result was recorded. Further sampling results confirmed that the condition of the water at the site was back within required parameters.

The original BCDWPR requirement that turbidity levels are ≤ 1 NTU was not met for 33 of 1,957 samples tested in 2012. This number is up compared to 2011 when there were 6 instances of >1 NTU recorded.

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Year	HPC CFU/mls > 5NTUs	
2007	6 of 1,543	
2008	1 of 1,483	
2009	3 of 1,489	
2010	0 of 1,649	
2011	1 of 1,936	
2012	33 of 1,957	

The majority of elevated results in 2012 were only slightly higher than 1 NTU, and were lower than 5NTU which did not pose any serious threat to the water quality. The increase in samples of >1 NTU may be attributed to sediment disturbance in the distribution system. The new Seymour-Capilano Filtration Plant is a major contributor in the control of turbidity in the water distribution system. However, the full potential of the filtration plant will not be realized until 2014, when the tunnels which will deliver water from the Capilano water shed to the filtration plant at the Seymour water shed are finally put into service. If you shorten your shower time from 10 minutes to 5 minutes or less while using a 9.5 litre per minute (lpm) showerhead, you can save up to 40 litres of water each time you shower. You can also save water by turning off the water while lathering in the shower.





Temperature

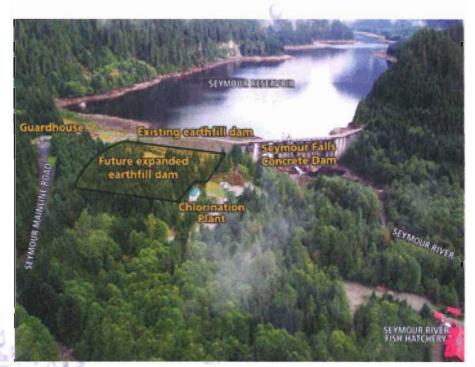
High temperatures in the distribution system can affect the residual level of chlorine and can contribute to bacterial re-growth. Typically, the temperature of drinking water in the distribution system rises during summer months. Samples exceeded the aesthetic guideline of 15 °C 42 times out of 1,957 samples with temperatures as high as 20 °C were recorded. The majority of these elevated temperatures were recorded during the summer months.

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Recycle unused water. While waiting for hot water to flow when preparing for a shower, catch the cool water in a bucket or water can. Later it could be used for your plants, pets or cleaning.



Seymour-Capilano Water Filtration Projects



Seymour Falls Dam Upgrade

Taste and Odour

Taste and odour are only monitored in response to customer complaints. Records indicate that 9 complaints were received regarding taste and 4 complaints were received regarding odour in 2012. These complaints generally relate to high levels of residual chlorine in that part of the system at that particular time. Residents who complained about taste or odour problems were advised to flush their internal system. If the problem was not resolved, Water Services staff were dispatched to the location where they flushed the corresponding sections of water main until a satisfactory result was obtained and verified through laboratory analysis.

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Chemical Parameters

The City of Richmond in partnership with Metro Vancouver tests for the following Chemical parameters; chlorine residual, trihalomethanes (THM), haloacetic acids (HAA), and pH. Periodic testing is also performed to determine heavy metals levels in the water system.

Free Chlorine Residual

Chlorine residual is a measurement of the disinfecting agent remaining in the distribution system at the point of delivery to the customer. Ensuring proper levels of chlorine in the distribution system is essential in protecting Richmond's water supply from bacteriological contamination or re-growth. In recent years, the City has made great progress in improving chlorine residuals by implementing various flushing programs. In 2012, 3 out of 1,957 samples did not meet the guideline for adequate chlorine residual in the water distribution system, but these never reached the point where there was no residual present. Richmond Water Services staff recognized the deficiency immediately in the water sample results and flushing of the affected sections of water main was immediately carried out until the chlorine residual was elevated to a suitable level.

There were 2 sites in Richmond that had been identified as problem areas for maintaining adequate chlorine residual levels on a regular basis. The Water Services division had installed environmentally friendly automatic flushing units which flush the water main at pre-scheduled times to help maintain adequate chlorine residual levels at all times. At one of these sites staff were able to remove the automatic flushing station because the water system was modified at Triangle Road in the first quarter of 2011. The flushing unit is no longer required at this site.

The automatic units are used to minimize the labor costs associated with manual flushing procedures.

Disinfection By-Products

Disinfection by-products are potentially harmful compounds produced by the reaction of a water disinfectant (such as chlorine or ozone) with naturally occurring organic matter in water. Two common chlorination by-products are Trihalomethanes (THMs) and Haloacetic Acids (HAAs). In drinking water, THMs can enter the human body via multiple routes of exposure. These include ingestion by consuming water and inhalation and skin absorption from showering and bathing. THMs are not actually regulated and are only a guideline as they only come under GCDWQ with an interim maximum acceptable concentration (IMAC) of 100 ppb (parts per billion). The 100 ppb level for THMs is based on an annual average. High levels on a particular day are not of concern unless they are consistently high over a period of time. Typically, THM levels will be highest in the summer and lowest in the winter months. In 2012, the City utilized the Metro Vancouver laboratory to perform guarterly tests for HAA's and THM's. These were carried out at representative sampling sites in accordance with a joint Metro Vancouver/Richmond monitoring plan. In 2012, all results were within acceptable levels as defined in the GCDWQ. (Appendix 5)

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Replace your showerhead. Older models use 18 to 30 lpm while water-efficient models use 9.5 lpm or less. Ultra-high efficiency showerheads use as low as 5.6 lpm. A family of four could save up to 160,000 litres of water in one year with a 9.5 lpm showerhead, and even more with a 5.6 lpm showerhead. Reducing your water in the shower will also save you money on your water and energy bills.

Reduce the number of times you flush your toilet with multiple uses before flushing. Currently there are no regulations or guidelines for HAA in Canada; a maximum level of 60 ppb (parts per billion) has recently been adopted in the United States.

pH Value

The measurement of acidity is known as pH. A pH below 7.0 is considered acidic, above 7.0 is considered basic, with 7.0 being neutral. In 2012, Metro Vancouver treated water recorded a pH of 6.5 to 7.2 meeting the aesthetic objective. It is recognized that acidic water will accelerate the corrosion of metal pipes, often causing blue-green staining in household fixtures.

The new Seymour-Capilano filtration plant includes pH adjustment and corrosion control in its treatment processes. It is expected that the pH of drinking water will rise in the coming years as the filtration plant reaches its full potential in 2014. This will extend the life span of water plumbing systems and enhance water quality.

Metals

The City's water quality program also includes testing for metals, such as copper, iron, lead, and zinc. All results were within GCDWQ limits for 2012. Complete test results are included in Appendix 6.

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Challenges and Issues

The City of Richmond faces a number of challenges to maintain the water distribution system, including:

- Annual Water main flushing programs. These programs prevent the build up of sediment deposits and discourage bacterial re-growth. In 2012, the annual flushing program was not implemented and only demand flushing was performed to ensure water quality was maintained. It is anticipated that the new filtration plant will further minimize the need to flush water mains. The target is to develop a five year flushing program, during which 20% of the water distribution system will be flushed each year. The start date for this program is scheduled for the Spring of 2013.
- In 2012, there were 18 water main breaks. Water main breaks remain a
 possible source of contamination. Assessment of the appropriate level for
 the water main replacement program is currently on going by the City's
 Engineering Planning and Water Services sections.
- Richmond has a large number of dead end and low flow water mains, this leads to reduced levels of chlorine and increased HPC counts. Weekly and monthly flushing programs minimize these water quality issues. City staff intend to eliminate dead end water mains by creating looped systems wherever possible in the future.
- Water service connection failures continue to be a maintenance issue. This is mostly attributed to service piping materials that have not met projected service life or have reached the end of anticipated life expectations. In 2012, the Water Services division continued to perform upgrades to water service lines in areas where these material problems have been identified.
- A strong focus on staff training is on going to ensure a succession plan is in place. High priority has been set around staff training and development.

Replace your old toilet with a high efficiency 4.8 lpf model (HET), or a dual 3/6 lpf model. Older models can use as much as 13 to 26 litres of water per flush. A family of four can save up to 30,000 litres of water a year with a HET toilet. That's a 20% reduction in household consumption. Do not use the toilet as a garbage can. Tissues and other items are often flushed away instead of going into appropriate disposal containers. Unnecessary flushing of the toilet even once a day can waste up to 1,000 litres of water per year.

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Current and Proposed Work

In 2012, the following work was completed to ensure the quality of water provided to customers by the City:

- Continued progress on the metering projects for both single and multifamily residential customers.
- On-going water main replacement program.
- PRV station upgrades, both for seismic retrofitting and installation of S.C.A.D.A systems.
- A program to upgrade water supply lines where there has been on-going maintenance issues. This includes the installation of water meters at these sites to support the water metering program.

The following work is planned for 2013:

- Continued residential water meter installations through the volunteer programs, capital projects and planned maintenance programs.
- Continued meter installations at multi-family complexes.
- \$7.5 million in water main upgrades through the Capital Water Main Replacement program.
- On-going additional PRV station upgrades.
- Continued implementation of a comprehensive water loss management and leak detection program to ensure effective financial management of Richmond's Water Distribution System.

Annual System Maintenance

The following annual maintenance functions were undertaken by the City of Richmond to maintain water quality in distribution system in 2012.

Water Sampling and Analysis

2012 Budget: \$74,300.00

Sampling and analysis are conducted on an on-going basis in conjunction with Metro Vancouver. Sampling results are reviewed by the Medical Health Officer (MHO). The City takes approximately 1600 water samples in a year.

S.C.A.D.A

2012 Budget: \$179,500.00

This program currently provides for maintenance and operation of the City's Supervisory Control And Data Acquisition system. S.C.A.D.A allows for the collection of real-time data related to water quality and the City's water distribution system in general.

Water Main Flushing

2012 Budget: \$211,300.00

The Water Services Division conducts weekly, monthly and, in some areas, annual flushing programs to remove sediment in order to maintain water quality. Targeted flushing in a number of areas has greatly improved levels of chlorine residual. The City continues to explore ways to improve residual chlorine levels through water modeling, the replacement of dead end water mains, and the installation of automated flushing stations.

Demand Water Main Flushing

2012 Budget \$60,000.00

This program covers unscheduled flushing of water mains due to bacteria, turbidity, or other water quality issues. The City responded to 119 water quality complaints in 2010. This number is down from 148 incidents in 2009.

Cross-Connection Control

2012 Budget: \$38,800.00

This program covers money spent to prevent contamination from entering the system via uncontrolled "cross-connections". The installation of back flow prevention devices and the review of new plumbing installations protect the public from this threat. The use of fire hydrants for construction is also a potential source of backflow. To prevent contamination, City staff are required to install a "backflow prevention" device before a hydrant is used for any type of construction work. City Meter Shop staff also test backflow devices installed on internal plumbing systems at all City owned facilities. Keep a jug of drinking water in the refrigerator instead of running the tap for cold water. In 2012, the Water Services section responded to 1,848 water related customer service requests.

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Blow Off/Scour Valve Installations

2012 Budget: \$31,900.00

This program is for the installation of blow off valves throughout the City. These valves are located on streets where no fire hydrant is available for flushing, and water quality may become an issue. The current service level for this program budgets for the installation of 4 blows off valves per year. These valves allow for effective operation of our annual flushing program.

Water Main Replacement

2012 Budget: \$7,500,000

To reflect the 100-year life of Richmond's water distribution system comprising of asbestos cement, plastic (C-900) and steel water mains, an annual expenditure of approximately \$7.5M is required to maintain the replacement cycle. Provisions have been made in the long-range financial plan to maintain this level of funding within the next few years.

Mobile Emergency Response Unit

The Water Services division has a mobile unit for use during major emergencies caused by cross contamination events or natural disasters. This unit is capable of taking a non-potable water supply such as Minoru Lake or water from the Fraser River, which has a very high saline content through a combination of five stage filtration processes to produce potable water. The unit is capable of producing 21,000 gallons of potable water per day from non-saline, non-potable supplies or 14,000 gallons of potable water per day from water supplies, which have a saline content. This unit is one of only two such units in British Columbia and is the only unit in British Columbia capable of filtering water from the Fraser River if necessary. This unit can also be used to assist staff when chlorination and de-chlorination of new and existing water infrastructure prior to activation.

Mobile Emergency Response Unit

Plan ahead so that frozen food doesn't need to be thawed under running water or fill a bowl with cold water to thaw the food.

Scrape dishes instead of rinsing them under running water before loading your dishwasher. For heavy cleaning of grills or oven parts pre-soak them overnight.

Water Conservation Programs

Toilet Rebate

The City of Richmond's Toilet Rebate Program provides a utility tax rebate of \$100.00 to homeowners who install a low-flush toilet. Single and multifamily homeowners are eligible to apply for a lifetime maximum of two rebates per household. Industrial, commercial and other non-residential properties are not eligible at this time.

The purpose of the toilet rebate program is to encourage homeowners to replace high volume toilets with low-flush toilets to conserve water and to reduce costs. Homeowners will enjoy a reduction in their utility bill while contributing to a sustainable water conservation initiative.

Rain Barrel

The rain barrel program promotes water conservation and sustainability by collecting and storing water for outdoor usage such as watering your garden. Using rainwater will reduce the amount of tap water you use, therefore, saving money on your utility bill. Other benefits include:

- Decreasing water demand during peak summer months and using it as a backup water source for outdoor usage during times of drought.
- Decreasing the strain on water treatment facilities and municipal drainage systems during storms.
- Reducing the amount of water entering the sewerage treatment facility.
- Maintaining healthy plants and lawn because rainwater is chlorine-free.
- Preventing drainage problems around your home's foundation.

Rain barrels may be purchased at the City's Recycling Depot by Richmond residents only. The City offers 45 gallon barrels (202 litres) and 50 gallon barrels (225 litres) for \$20.00. In 2011, the City of Richmond entered into an agreement with a local industry. Through the agreement the local industry provides the City with empty product barrels. The City retrofits the barrels for use as rain barrels. These barrels are available to the public at a cost of \$12.50. All rain barrels require a water diverter unit (\$16.00) to hook up to the downspout of the water runoff from the roof.

Single Family and Multi-Family Water Meter Programs

This voluntary water meter program was endorsed by Richmond City Council in 2003, and is designed as a strategy for fairness and equity of water use. The City of Richmond is working with Neptune Technology Group (Canada) Ltd. to implement a program that will allow residents to pay only for the actual amount of water they use, rather than being billed on the flat-rate system.

Why does Richmond have a Voluntary Water Meter Program?

In the face of rising water rates, Richmond residents wanted a more equitable way of paying for their water use. In response to these requests, the City developed the Water Meter Program.

Features:

 An installation process is required; costs estimates for your home would be determined by the City.

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- Quarterly payments: When you switch to a water meter, your bill is divided over four smaller payments, one every three months, instead of paying everything at the beginning of the year. This enables you to track water usage more closely.
- Free water conservation devices: To help save you water and money, all volunteers qualify for a water conservation kit, which includes the following:
 - Low-flow showerhead
 - Low-flow faucet aerators (for kitchens and bathrooms)
 - Toilet leak detection dye tablets

For more information, please contact: Richmond Water Meter Program: 604-271-9700 www.watermeter.ca Compost kitchen wastes (organic matter) instead of using a sink garbage disposal system. Sink garbage disposal systems consume hundreds of litres of water each week to send matter down the drain, and increases the load for the water treatment facilities. Washing machines use anywhere between 100–200 litres of water per load. Operate washing machines at full capacity and/or if your machine has a "suds-saver" feature, be sure to use it as this feature reuses the clean rinse water for washing the next load.

Water Outreach Programs

Project Wet

Project WET is an interactive elementary school water education program aimed at teaching students about the importance of water. Largely targeted for grades four thru seven, this program is designed to inform, educate and entertain students on the importance of water quality and supply.

Project WET is an exciting partnership program between the City of Richmond and the Richmond School District No. 38. The acronym "WET" stands for "Water Education Team". Our main objective is to promote higher-level thinking skills while learning about the fundamentals of water consumption, conservation, quality and waste in an interactive and fun environment.

Four Key Elements of Project WET are:

- 1. Water as a System—Tracing how water falls on the local mountains in the form of rain or snow, making its way through the water infrastructure system and arriving in our homes when we turn on the tap.
- 2. Water Conservation and Water Quality—Why water conservation and water quality are important, what the City is doing to sustain our water capacity and what students can do to help.
- 3. Why Drainage is so Important—The storm system carries wastewater to the river, in compliment with an essential ditch-drainage system in Richmond. Students will learn how these drainage systems work and the importance of keeping toxic materials out of ditches and storm sewers.
- 4. **Richmond is a Unique Island**—Richmond is the only city in North America completely surrounded by dykes. Students will learn why dykes are critical in Richmond and how important it is to maintain them.



Staff demonstrating the City's water systems

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Buying a new washing machine? Consider purchasing a high-efficiency washing machine; they use up to 40% less water and 50% less energy than toploading machines. They also use less detergent.

Staff educating students on acoustics

Tap Water Initiative

In 2010, Metro Vancouver initiated its tap water usage promotion. The intent of this initiative is to make the public aware of the locations of all municipal drinking fountains so that the public can refill water bottles or simply get a drink of water. It is hoped that this initiative will work towards reducing and eventually eliminating the need for the public to purchase bottled water, which will, in turn help to protect the environment. On April 14, 2009, a letter was signed by Mayor Malcolm Brodie indicating that the City of Richmond is dedicated to promoting the value of municipal tap water, maximizing opportunities for use of tap water in municipal facilities and developing strategies for making tap water the "water of choice".

To support this initiative the City of Richmond Water Services division purchased two Tap Water Stations in 2011. Today, Richmond has two mobile water supply units that are used in many community events and all City endorsed functions to provide the public with potable tap water and to promote tap water usage instead of bottled water consumption. Staff are currently defining a process and implementing a system to support community interest of these units for events. Additionally, there are 10 drinking and bottle refill units strategically placed around the City for public usage. Samples from the tap water station are tested upon installation to ensure high water quality.

Open House

The Water Services division plays a large role in the annual Public Works Open House event. This is an opportunity to publicly acknowledge our operations staff who provide and maintain our infrastructure and services. Likewise, staff is able to showcase the work that is done on a daily basis to ensure the safety and health of the community. This event draws attention to the importance of public works in community life.





Tap Water Station at a community event



Drinking fountain at Moncton Street and Third Avenue

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The rain barrel program continues to assist in reducing the amount of water used for irrigation during the summer months. In partnership with local industries, the City continues to promote water conservation.

"H2Whoa!" Theatrical presentation by DreamRider Productions

In 2012, the City of Richmond Water Services section helped organize the "H2Whoa!" theatrical presentations at 16 Richmond elementary schools. "H2Whoa!" teaches students in grades K-7 all about water, the water cycle and water conservation. Focus is on positive actions and educating family and friends on the use of water, the need to protect it and the importance to everyday living. Furthermore, the Water Services section requested that Richmond's high quality and very drinkable tap water be added to the script.

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Public Notification

At the direction of the Richmond medical health officer (MHO), water quality advisories can be issued to the general public at large, small local areas, or issued recommending that immuno-compromised persons or the elderly and very young should boil, filter, or distil drinking water from surface sources. A sample of the drinking water quality advisory is included in Appendix 7.

Operator Qualifications and System Classification

Provincial drinking water standards require certification of both potable water systems and staff. This classification is done through the Environmental Operators Certification Program (EOCP). The Walkerton outbreak, which occurred in May 2000 serves as an illustration of the need to ensure system operators are properly trained. Operators need to know not only how to supply safe water on a day-to-day basis, but also how to respond to sudden source contamination, industrial spills, equipment failures, water main breaks, vandalism, and other emergencies.

System Classification

System classification involves the evaluation of a water system, to determine and rank its complexity. Levels of complexity range from "Small System", to Class I though Class IV. Richmond is classified as a Class III water distribution system.

Operators Certification

"Section 12" of the Drinking Water Protection Act proclaims a person is qualified to operate, maintain or repair a water supply system if the person is certified by the Environmental Operators Certification Program (EOCP) to the same level as the system they operate. The implementation date for a Class III system was January 1, 2007.

Benefits of a Certification Program

With water and wastewater employees being properly trained and certified, the public, the corporation, regulatory agencies, and managers can be confident that water services and sewer and drainage staff have the skills, knowledge, abilities, experience, and judgment to competently perform their job.

Certified employees can:

- Maximize the performance of water and wastewater infrastructure
- Minimize health risks and environmental concerns
- Optimize operational cost
- Protect infrastructure investment

Certification has resulted in:

- Improved safety and reduced accident rates.
- Compliance with water/pollution control legislation.
- Enhanced career opportunities for certified operators, ease of hiring, promotion, and establishing of salary levels based on certification.

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In 2012, staff in the Meter Shop tested 238 cross connection devices for Facility Services.

In 2012, 11 Water Services section staff attained certification through the Environmental Operator's Certification Program.

- Minimum qualification standards requiring operators to pass a comprehensive exam.
- A focus on the development of training materials based on "need to know" criteria.
- A means of recognition of peers, owners, and managers of the water distribution system.

Operator Training

Through obtaining certification, staff is being promoted to gain a better understanding of the work they perform, giving staff the confidence to make informed decisions. In 2011, the cost to maintain staff certifications was \$75,000 for the Water Services division. All staff are encouraged to take the courses, which will enable them to advance to higher levels given the Provincial requirement for Level III operators. In addition, participation in additional training seminars and courses is encouraged with fees paid by the City, upon successful completion.

Security Measures

On-going upgrades to the City's S.C.A.D.A system include security intrusion alarms. This program will continue until all sites are protected.

Emergency Response Plan

In the event of possible contamination of the water system, the City of Richmond, Metro Vancouver, and regional health authority have developed a number of emergency response plans.

If contamination of the water system is suspected, water services staff must:

- Ensure safety of response crew.
- Notify the appropriate agencies and City personal (Table 2).
- Isolate the actual or suspected contamination, and determine its source.
- Provide water samples to the Metro Vancouver Lab.
- Flush water from an uncontaminated source to purge actual or suspected contaminant, following procedures for de-chlorination and the proper disposal of water.
- Through the continuous feed method, inject sodium chloride 12% into the contaminated water main with a dosage of 300 mg/l or 300 ppm.
- This dosage should be maintained for 3 hours after which the chlorine should be removed and neutralized with sodium thiosulphate to ensure no environmental impact.
- Provide additional water samples to the Metro Vancouver Lab for re-testing.

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Depending on the nature of the contamination, the Medical Health Officer (MHO) may decide to leave the water main in service and issue a boil water advisory, or may instruct the City to provide alternate water to those affected. Once water samples are confirmed as being within normal water quality standards within the affected sections of the water distribution system, the water mains can be placed back in service. See Appendix 7 for specific emergency response plans.

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A healthy lawn only needs to be watered one hour a week, or less if it rains.

Situation	Notifying Agency	Agency Notified	Time Frame For Notification
Fecal positive sample	City of Richmond Metro Vancouver Lab	City of Richmond / MHO	Immediate
Chemical/biological contamination	City of Richmond Metro Vancouver Lab	City of Richmond / MHO	Immediate
Turbidity > 5 NTU	City of Richmond Metro Vancouver Control Centre Metro Vancouver Lab	City of Richmond / MHO	Immediate
Disinfection failure primary or secondary disinfection	City of Richmond Metro Vancouver Control Centre Metro Vancouver Lab	City of Richmond / MHO	Immediate, where BC DWPR or GCDWQ guidelines may not be met
Loss of pressure due to high demand	City of Richmond Metro Vancouver Control Centre	MHO City of Richmond Metro Vancouver Control Centre	Immediate
Water main break where the pressure drops below 20 psi.	City of Richmond Metro Vancouver Control Centre	MHO City of Richmond	Immediate

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Table 2 – Agency Notification for Situations Drinking Water Safety

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Conclusion

Richmond residents enjoyed very high quality drinking water in 2012. While colour, temperature, and low pH can cause occasional aesthetic problems, the protected nature of the Metro Vancouver watersheds allows the City to supply water to residents with a low potential for microorganism contamination.

In previous years, portions of the distribution system have experienced lower than desirable chlorine residual values. However, the extent of these conditions has improved greatly with the implementation of weekly and monthly flushing, installation of automated flushing points, and active replacement of water services and water main infrastructure.

In addition, turbidity in sections of the water distribution system has been an issue. To combat these problems, staff continue to employ best management practices in the operation and maintenance of the water system. The completion of the Seymour-Capilano Filtration Plant has significantly reduced the level of turbidity in Metro Vancouver source water and prevented any drinking water advisories, like the one experienced in November 2006.

The City continues meeting "Section 12" of the Drinking Water Protection Act by ensuring Water Services staff have been certified by the EOCP, to the same level as the distribution system. Experienced and highly trained Water Services staff are well equipped to operate and maintain all aspects of the water system from source to property line.

The City of Richmond has steadily improved its water distribution quality as demonstrated by the water sample test results that indicate a significant improvement over the past number of years. The City of Richmond remains diligent in ensuring this system is maintained to the highest of standards expected by Richmond residents and that in the event of an emergency, its contingency plans are thorough and up to date.

The City appreciates the good working relationship with Vancouver Coastal Health Authority and acknowledges them as important partners in maintaining high quality drinking water throughout the City of Richmond.

Doug Anderson Manager, Water Services City of Richmond 604-233-3334 danderson@richmond.ca

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Appendices

APPENDIX 1: DRINKING WATER/WATER QUALITY WEBSITES AND REFERENCES
APPENDIX 2: 2012 CITY OF RICHMOND WATER QUALITY RESULTS
APPENDIX 3: CITY OF RICHMOND S.C.A.D.A AND PRESSURE TESTING SITES
APPENDIX 4: CITY OF RICHMOND WATER SAMPLING SITES
APPENDIX 5: 2012 THM AND HAA TEST RESULTS
APPENDIX 6: CITY OF RICHMOND: 2012 HEAVY METAL TESTING RESULTS
APPENDIX 7: SAMPLE DRINKING WATER QUALITY ADVISORY
APPENDIX 8: SPECIFIC EMERGENCY RESPONSE PLANS

APPENDIX 1: DRINKING WATER/WATER QUALITY WEBSITES AND REFERENCES

- 1. Health Canada Drinking Water Guidelines www.hc-sc.gc.ca/ewh-semt/water-eau/drink-potab/index_e.html
- Provincial Drinking Water Protection Act (2003) www.qp.gov.bc.ca/statreg/reg/D/200_2003.htm#section8
- **3.** Greater Vancouver Regional District Source Water Quality and Supply www.gvrd.ca/water/index.htm
- 4. Richmond Health Services (Regional Health Authority) www.rhss.bc.ca/bins/index.asp
- 5. British Columbia Water Works Association www.bcwwa.org/
- 6. American Water Works Association www.awwa.org/
- 7. Metro Vancouver www.metrovancouver.org

APPENDIX 2: 2012 CITY OF RICHMOND WATER QUALITY RESULTS

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-257	GRAB	6640 Blundell Rd.	4-Jan-12	0.68	<1	6	5	<1	0.15
RMD-258	GRAB	7000 Blk. Dyke Rd.	4-Jan-12	0.64	<1	<2	6	<1	0.19
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	4-Jan-12	0.62	<1	<2	6	<1	0.17
RMD-259	GRAB	10020 Amethyst Ave.	4-Jan-12	0.61	<1	<2	6	<1	0.15
RMD-266	GRAB	9380 General Currie Rd.	4-Jan-12	0.59	<1	<2	4	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	4-Jan-12	0.74	<1	2	5	<1	0.1
RMD-261	GRAB	9911 Sidaway Rd.	4-Jan-12	0.77	<1	2	4	<1	0.11
RMD-264	GRAB	13100 Mitchell Rd.	4-Jan-12	0.62	<1	<2	6	<1	0.14
RMD-277	GRAB	Opp. 11280 Twigg Place	4-Jan-12	0.6	<1	<2	6	<1	0.2
RMD-263	GRAB	12560 Cambie Rd.	4-Jan-12	0.6	<1	<2	6	<1	0.15
RMD-262	GRAB	13799 Commerce Pkwy.	4-Jan-12	0.75	<1	<2	6	<1	0.1
RMD-278	GRAB	6651 Fraserwood Place	4-Jan-12	0.69	<1	<2	6	<1	0.27
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	4-Jan-12	0.63	<1	<2	6	<1	0.33
RMD-204	GRAB	3180 Granville Ave.	6-Jan-12	0.64	<1	<2	4	<1	0.31
RMD-206	GRAB	4251 Moncton St.	6-Jan-12	0.56	<1	<2	5	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	6-Jan-12	0.59	<1	<2	3	<1	0.21
RMD-212	GRAB	Opp. 8600 Ryan Rd.	6-Jan-12	0.71	<1	<2	3	<1	0.17
RMD-208	GRAB	13200 No. 4 Rd.	6-Jan-12	0.64	<1	<2	3	<1	0.14
RMD-205	GRAB	13851 Steveston Hwy.	6-Jan-12	0.68	<1	4	3	<1	0.14
RMD-214	GRAB	11720 Westminster Hwy.	6-Jan-12	0.67	<1	LA	3	<1	0.16
RMD-202	GRAB	1500 Valemont Way	6-Jan-12	0.65	<1	<2	3	<1	0.36
RMD-267	GRAB	17240 Fedoruk	6-Jan-12	0.56	<1	<2	4	<1	0.23
RMD-249	GRAB	23000 Blk. Dyke Rd.	6-Jan-12	0.77	<1	<2	4	<1	0.32
RMD-276	GRAB	22271 Cochrane Drive	6-Jan-12	0.66	<1	6	5	<1	0.28
RMD-275	GRAB	5180 Smith Cres.	6-Jan-12	0.73	<1	<2	5	<1	0.35
RMD-203	GRAB	23260 Westminster Hwy.	6-Jan-12	0.93	<1	<2	4	<1	0.36
RMD-251	GRAB	5951 McCallan Rd.	9-Jan-12	0.5	<1	2	5	<1	0.16
RMD-250	GRAB	6071 Azure Rd.	9-Jan-12	0.51	<1	<2	5	<1	0.26
RMD-271	GRAB	3800 Cessna Drive	9-Jan-12	0.53	<1	2	5	<1	0.19
RMD-272	GRAB	751 Catalina Cres.	9-Jan-12	0.52	<1	<2	5	<1	0.17
RMD-255	GRAB	6000 Blk. Miller Rd.	9-Jan-12	0.52	<1	<2	4	<1	0.52
RMD-256	GRAB	1000 Blk. McDonald Rd.	9-Jan-12	0.15	<1	42	6	<1	0.33
RMD-254	GRAB	5300 No. 3 Rd.	9-Jan-12	0.46	<1	<2	5	<1	0.15
RMD-270	GRAB	8200 Jones Rd.	9-Jan-12	0.32	<1	<2	5	<1	0.18
RMD-269	GRAB	14951 Triangle Rd.	9-Jan-12	0.56	<1	<2	5	<1	0.16
RMD-253	GRAB	11051 No. 3 Rd.	9-Jan-12	0.3	<1	<2	5	<1	0.23
RMD-274	GRAB	10920 Springwood Court	9-Jan-12 CL - 194	0.55	<1	<2	5	<1	0.33

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-252	GRAB	9751 Pendleton Rd.	9-Jan-12	0.47	<1	<2	5	<1	0.14
RMD-273	GRAB	Opp. 8331 Fairfax Place	9-Jan-12	0.44	<1	<2	5	<1	0.15
RMD-257	GRAB	6640 Blundell Rd.	11-Jan-12	0.6	<1	<2	4	<1	0.21
RMD-266	GRAB	9380 General Currie Rd.	11-Jan-12	0.5	<1	<2	4	<1	0.19
RMD-263	GRAB	12560 Cambie Rd.	11-Jan-12	0.4	<1	<2	3	<1	0.17
RMD-264	GRAB	13100 Mitchell Rd.	11-Jan-12	0.46	<1	<2	4	<1	1.2
RMD-277	GRAB	Opp. 11280 Twigg Place	11-Jan-12	0.44	<1	<2	4	<1	0.43
RMD-262	GRAB	13799 Commerce Pkwy.	11-Jan-12	0.44	<1	<2	4	<1	0.2
RMD-278	GRAB	6651 Fraserwood Place	11-Jan-12	0.57	<1	<2	5	<1	0.38
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	11-Jan-12	0.58	<1	<2	5	<1	0.36
RMD-261	GRAB	9911 Sidaway Rd.	11-Jan-12	0.46	<1	<2	4	<1	0.16
RMD-260	GRAB	11111 Horseshoe Way	11-Jan-12	0.53	<1	4	4	<1	0.35
RMD-259	GRAB	10020 Amethyst Ave.	11-Jan-12	0.49	<1	<2	4	<1	0.16
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	11-Jan-12	0.52	<1	<2	5	<1	0.18
RMD-258	GRAB	7000 Blk. Dyke Rd.	11-Jan-12	0.55	<1	<2	5	<1	0.39
RMD-204	GRAB	3180 Granville Ave.	13-Jan-12	0.6	<1	<2	5	<1	0.59
RMD-206	GRAB	4251 Moncton St.	13-Jan-12	0.49	<1	<2	5	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	13-Jan-12	0.54	<1	<2	5	<1	0.13
RMD-212	GRAB	Opp. 8600 Ryan Rd.	13-Jan-12	0.56	<1	<2	5	<1	0.15
RMD-208	GRAB	13200 No. 4 Rd.	13-Jan-12	0.53	<1	<2	5	<1	0.14
RMD-205	GRAB	13851 Steveston Hwy.	13-Jan-12	0.49	<1	<2	5	<1	0.12
RMD-202	GRAB	1500 Valemont Way	13-Jan-12	0.48	<1	<2	6	<1	0.26
RMD-214	GRAB	11720 Westminster Hwy.	13-Jan-12	0.57	<1	<2	5	<1	0.27
RMD-267	GRAB	17240 Fedoruk	13-Jan-12	0.45	<1	<2	6	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	13-Jan-12	0.57	<1	<2	5	<1	0.31
RMD-276	GRAB	22271 Cochrane Drive	13-Jan-12	0.47	<1	<2	6	<1	0.31
RMD-275	GRAB	5180 Smith Cres.	13-Jan-12	0.6	<1	<2	6	<1	0.28
RMD-203	GRAB	23260 Westminster Hwy.	13-Jan-12	0.67	<1	<2	5	<1	1.8
RMD-251	GRAB	5951 McCallan Rd.	16-Jan-12	0.56	<1	2	5	<1	0.11
RMD-273	GRAB	Opp. 8331 Fairfax Place	16-Jan-12	0.57	<1	<2	6	<1	0.18
RMD-252	GRAB	9751 Pendleton Rd.	16-Jan-12	0.54	<1	2	6	<1	0.15
RMD-274	GRAB	10920 Springwood Court	16-Jan-12	0.51	<1	6	7	<1	0.14
RMD-250	GRAB	6071 Azure Rd.	16-Jan-12	0.6	<1	<2	6	<1	0.13
RMD-271	GRAB	3800 Cessna Drive	16-Jan-12	0.58	<1	<2	6	<1	0.18
RMD-272	GRAB	751 Catalina Cres.	16-Jan-12	0.6	<1	<2	5	<1	0.12
RMD-255	GRAB	6000 Blk. Miller Rd.	16-Jan-12	0.67	<1	<2	5	<1	0.3
RMD-256	GRAB	1000 Blk. McDonald Rd.	16-Jan-12	0.53	<1	<2	8	<1	0.11
RMD-254	GRAB	5300 No. 3 Rd.	16-Jan-12	0.61	<1	4	5	<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-270	GRAB	8200 Jones Rd.	16-Jan-12	0.54	<1	<2	7	<1	0.15
RMD-269	GRAB	14951 Triangle Rd.	16-Jan-12	0.74	<1	<2	5	<1	0.11
RMD-253	GRAB	11051 No. 3 Rd.	16-Jan-12	0.58	<1	2	6	<1	0.13
RMD-257	GRAB	6640 Blundell Rd.	19-Jan-12	0.57	<1	<2	5	<1	0.15
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	19-Jan-12	0.61	<1	4	5	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	19-Jan-12	0.64	<1	2	5	<1	0.16
RMD-266	GRAB	9380 General Currie Rd.	19-Jan-12	0.46	<1	<2	4	<1	0.15
RMD-260	GRAB	11111 Horseshoe Way	19-Jan-12	0.69	<1	<2	4	<1	0.12
RMD-261	GRAB	9911 Sidaway Rd.	19-Jan-12	0.74	<1	<2	5	<1	0.1
RMD-262	GRAB	13799 Commerce Pkwy.	19-Jan-12	0.74	<1	>11000	5	<1	0.18
RMD-263	GRAB	12560 Cambie Rd.	19-Jan-12	0.65	<1	<2	5	<1	0.18
RMD-264	GRAB	13100 Mitchell Rd.	19-Jan-12	0.65	<1	<2	5	<1	0.15
RMD-277	GRAB	Opp. 11280 Twigg Place	19-Jan-12	0.61	<1	<2	6	<1	0.31
RMD-278	GRAB	6651 Fraserwood Place	19-Jan-12	0.24	<1	2	5	<1	0.26
	GRAB	Opp. 20371 Westminster Hwy.	19-Jan-12	0.68	<1	<2	5	<1	0.25
RMD-206	GRAB	4251 Moncton St.	20-Jan-12	0.72	<1	<2	5	<1	0.19
RMD-216	GRAB	11080 No. 2 Rd.	20-Jan-12	0.64	<1	<2	4	<1	0.18
RMD-212	GRAB	Opp. 8600 Ryan Rd.	20-Jan-12	0.51	<1	<2	4	<1	0.19
RMD-208	GRAB	13200 No. 4 Rd.	20-Jan-12	0.54	<1	<2	4	<1	0.15
RMD-205	GRAB	13851 Steveston Hwy.	20-Jan-12	0.68	<1	2	5	<1	0.13
RMD-214	GRAB	11720 Westminster Hwy.	20-Jan-12	0.62	<1	<2	4	<1	0.17
RMD-267	GRAB	17240 Fedoruk	20-Jan-12	0.57	<1	<2	5	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	20-Jan-12	0.62	<1	2	5	<1	0.26
RMD-203	GRAB	23260 Westminster Hwy.	20-Jan-12	0.79	<1	<2	4	<1	0.31
RMD-251	GRAB	5951 McCallan Rd.	23-Jan-12	0.51	<1	<2	4	<1	0.16
RMD-273	GRAB	Opp. 8331 Fairfax Place	23-Jan-12	0.51	<1	<2	5	<1	0.17
RMD-252	GRAB	9751 Pendleton Rd.	23-Jan-12	0.51	<1	<2	5	<1	0.14
RMD-274	GRAB	10920 Springwood Court	23-Jan-12	0.52	<1	2	6	<1	0.25
RMD-253	GRAB	11051 No. 3 Rd.	23-Jan-12	0.55	<1	<2	4	<1	0.15
RMD-269	GRAB	14951 Triangle Rd.	23-Jan-12	0.63	<1	<2	4	<1	0.2
RMD-270	GRAB	8200 Jones Rd.	23-Jan-12	0.54	<1	<2	5	<1	0.19
RMD-250	GRAB	6071 Azure Rd.	23-Jan-12	0.55	<1	<2	6	<1	0.18
RMD-271	GRAB	3800 Cessna Drive	23-Jan-12	0.59	<1	4	5	<1	0.16
RMD-272	GRAB	751 Catalina Cres.	23-Jan-12	0.55	<1	4	4	<1	0.17
RMD-255	GRAB	6000 Blk. Miller Rd.	23-Jan-12	0.57	<1	<2	4	<1	0.57
RMD-256	GRAB	1000 Blk. McDonald Rd.	23-Jan-12	0.44	<1	2	5	<1	0.16
RMD-254	GRAB	5300 No. 3 Rd.	23-Jan-12	0.58	<1	<2	4	<1	0.15
RMD-257	GRAB	6640 Blundell Rd.	25-Jan-12	0.63	<1	<2	4	<1	0.13

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-258	GRAB	7000 Blk. Dyke Rd.	25-Jan-12	0.57	<1	<2	4	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	25-Jan-12	0.58	<1	2	4	<1	0.15
RMD-259	GRAB	10020 Amethyst Ave.	25-Jan-12	0.64	<1	<2	5	<1	0.14
RMD-266	GRAB	9380 General Currie Rd.	25-Jan-12	0.63	<1	2	3	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	25-Jan-12	0.61	<1	<2	5	<1	0.15
RMD-261	GRAB	9911 Sidaway Rd.	25-Jan-12	0.61	<1	<2	4	<1	0.13
RMD-264	GRAB	13100 Mitchell Rd.	25-Jan-12	0.61	<1	<2	4	<1	0.15
RMD-277	GRAB	Opp. 11280 Twigg Place	25-Jan-12	0.6	<1	<2	4	<1	0.29
RMD-263	GRAB	12560 Cambie Rd.	25-Jan-12	0.64	<1	<2	4	<1	0.14
RMD-262	GRAB	13799 Commerce Pkwy.	25-Jan-12	0.71	<1	<2	4	<1	0.24
RMD-278	GRAB	6651 Fraserwood Place	25-Jan-12	0.62	<1	<2	5	<1	0.35
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	25-Jan-12	0.57	<1	<2	5	<1	0.33
RMD-204	GRAB	3180 Granville Ave.	27-Jan-12	0.62	<1	<2	5	<1	0.2
RMD-206	GRAB	4251 Moncton St.	27-Jan-12	0.49	<1	<2	6	<1	0.18
RMD-216	GRAB	11080 No. 2 Rd.	27-Jan-12	0.61	<1	<2	4	<1	0.18
RMD-212	GRAB	Opp. 8600 Ryan Rd.	27-Jan-12	0.64	<1	<2	5	<1	0.17
RMD-208	GRAB	13200 No. 4 Rd.	27-Jan-12	0.7	<1	<2	5	<1	0.19
RMD-205	GRAB	13851 Steveston Hwy.	27-Jan-12	0.67	<1	<2	4	<1	0.12
RMD-202	GRAB	1500 Valemont Way	27-Jan-12	0.73	<1	2	5	<1	0.29
RMD-214	GRAB	11720 Westminster Hwy.	27-Jan-12	0.64	<1	<2	5	<1	0.14
RMD-267	GRAB	17240 Fedoruk	27-Jan-12	0.65	<1	<2	5	<1	0.27
RMD-249	GRAB	23000 Blk. Dyke Rd.	27-Jan-12	0.73	<1	<2	5	<1	0.41
RMD-276	GRAB	22271 Cochrane Drive	27-Jan-12	0.74	<1	<2	5	<1	0.31
RMD-275	GRAB	5180 Smith Cres.	27-Jan-12	0.7	<1	<2	5	<1	0.34
RMD-203	GRAB	23260 Westminster Hwy.	27-Jan-12	0.85	<1	<2	5	<1	0.88
RMD-251	GRAB	5951 McCallan Rd.	30-Jan-12	0.6	<1	2	4	<1	0.52
RMD-273	GRAB	Opp. 8331 Fairfax Place	30-Jan-12	0.38	<1	2	6	<1	0.15
RMD-252	GRAB	9751 Pendleton Rd.	30-Jan-12	0.39	<1	<2	5	<1	0.14
RMD-274	GRAB	10920 Springwood Court	30-Jan-12	0.5	<1	<2	6	<1	0.18
RMD-253	GRAB	11051 No. 3 Rd.	30-Jan-12	0.5	<1	<2	4	<1	0.14
RMD-269	GRAB	14951 Triangle Rd.	30-Jan-12	0.63	<1	24	4	<1	0.12
RMD-270	GRAB	8200 Jones Rd.	30-Jan-12	0.52	<1	<2	5	<1	0.15
RMD-254	GRAB	5300 No. 3 Rd.	30-Jan-12	0.53	<1	6	4	<1	0.18
RMD-271	GRAB	3800 Cessna Drive	30-Jan-12	0.37	<1	<2	5	<1	0.3
RMD-272	GRAB	751 Catalina Cres.	30-Jan-12	0.61	<1	<2	5	<1	0.18
RMD-255	GRAB	6000 Blk. Miller Rd.	30-Jan-12	0.5	<1	<2	4	<1	0.7
RMD-256	GRAB	1000 Blk. McDonald Rd.	30-Jan-12	0.48	<1	<2	6	<1	0.15
RMD-250	GRAB	6071 Azure Rd.	30-Jan-12	0.45	<1	<2	LA	<1	0.14

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Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-263	GRAB	12560 Cambie Rd.	1-Feb-12	0.64	<1	<2	4	<1	0.24
RMD-264	GRAB	13100 Mitchell Rd.	1-Feb-12	0.53	<1	2	4	<1	0.28
RMD-277	GRAB	Opp. 11280 Twigg Place	1-Feb-12	0.47	<1	10	4	<1	0.41
RMD-262	GRAB	13799 Commerce Pkwy.	1-Feb-12	0.37	<1	<2	6	<1	0.17
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	1-Feb-12	0.55	<1	<2	5.	<1	0.48
RMD-278	GRAB	6651 Fraserwood Place	1-Feb-12	0.55	<1	<2	5	<1	0.49
RMD-261	GRAB	9911 Sidaway Rd.	1-Feb-12	0.58	<1	<2	5	<1	0.17
RMD-260	GRAB	11111 Horseshoe Way	1-Feb-12	0.45	<1	2	4	<1	0.11
RMD-259	GRAB	10020 Amethyst Ave.	1-Feb-12	0.67	<1	<2	5	<1	0.16
RMD-266	GRAB	9380 General Currie Rd.	1-Feb-12	0.59	<1	<2	5	<1	0.15
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	1-Feb-12	0.54	<1	2	6	<1	0.15
RMD-258	GRAB	7000 Blk. Dyke Rd.	1-Feb-12	0.86	<1	<2	5	<1	0.12
RMD-257	GRAB	6640 Blundell Rd.	1-Feb-12	0.63	<1	4	4	<1	0.26
RMD-204	GRAB	3180 Granville Ave.	3-Feb-12	0.87	<1	<2	5	<1	0.14
RMD-206	GRAB	4251 Moncton St.	3-Feb-12	0.43	<1	<2	5	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	3-Feb-12	0.61	<1	<2	4	<1	0.12
RMD-212	GRAB	Opp. 8600 Ryan Rd.	3-Feb-12	0.58	<1	<2	5	<1	0.12
RMD-208	GRAB	13200 No. 4 Rd.	3-Feb-12	0.59	<1	<2	5	<1	0.12
RMD-205	GRAB	13851 Steveston Hwy.	3-Feb-12	0.64	<1	<2	4	<1	0.11
RMD-202	GRAB	1500 Valemont Way	3-Feb-12	0.65	<1	<2	5	<1	0.31
RMD-214	GRAB	11720 Westminster Hwy.	3-Feb-12	0.65	<1	2	4	<1	0.11
RMD-267	GRAB	17240 Fedoruk	3-Feb-12	0.6	<1	<2	6	<1	0.29
RMD-249	GRAB	23000 Blk. Dyke Rd.	3-Feb-12	0.6	<1	<2	5	<1	0.42
RMD-276	GRAB	22271 Cochrane Drive	3-Feb-12	0.65	<1	<2	5	<1	0.35
RMD-275	GRAB	5180 Smith Cres.	3-Feb-12	0.53	<1	<2	6	<1	0.34
RMD-203	GRAB	23260 Westminster Hwy.	3-Feb-12	0.67	<1	<2	5	<1	0.41
RMD-250	GRAB	6071 Azure Rd.		0.52	<1	<2	5	<1	0.14
RMD-271	GRAB	3800 Cessna Drive	6-Feb-12	0.56	<1	2	4	<1	0.12
RMD-272	GRAB	751 Catalina Cres.	6-Feb-12	0.67	<1	<2	5	<1	0.11
RMD-255	GRAB	6000 Blk. Miller Rd.	6-Feb-12	0.66	<1	<2	4	<1	0.39
RMD-256	GRAB	1000 Blk. McDonald Rd.	6-Feb-12	0.64	<1	<2	4	<1	0.12
RMD-254	GRAB	5300 No. 3 Rd.	6-Feb-12	0.57	<1	<2	5	<1	0.1
RMD-270	GRAB	8200 Jones Rd.	6-Feb-12	0.53	<1	2	5	<1	0.13
RMD-269	GRAB	14951 Triangle Rd.	6-Feb-12	0.66	<1	<2	4	<1	0.15
RMD-253	GRAB	11051 No. 3 Rd.	6-Feb-12	0.51	<1	<2	4	<1	0.12
RMD-274	GRAB	10920 Springwood Court	6-Feb-12	0.47	<1	<2	6	<1	0.17
RMD-273	GRAB	Opp. 8331 Fairfax Place	6-Feb-12	0.56	<1	<2	6	<1	0.13
RMD-252	GRAB	9751 Pendleton Rd.	6-Feb-12	0.48	<1	2	6	<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-251	GRAB	5951 McCallan Rd.	6-Feb-12	0.57	<1	<2	5	<1	0.13
RMD-263	GRAB	12560 Cambie Rd.	8-Feb-12	0.49	<1	<2	5	<1	0.16
RMD-264	GRAB	13100 Mitchell Rd.	8-Feb-12	0.6	<1	<2	5	<1	0.15
RMD-277	GRAB	Opp. 11280 Twigg Place	8-Feb-12	0.49	<1	<2	6	<1	0.19
RMD-262	GRAB	13799 Commerce Pkwy.	8-Feb-12	0.52	<1	<2	5	<1	0.18
RMD-278	GRAB	6651 Fraserwood Place	8-Feb-12	0.07	<1	4	6	<1	0.25
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	8-Feb-12	0.65	<1	<2	5	<1	0.28
RMD-261	GRAB	9911 Sidaway Rd.	8-Feb-12	0.7	<1	<2	5	<1	0.11
RMD-260	GRAB	11111 Horseshoe Way	8-Feb-12	0.52	<1	<2	5	<1	0.13
RMD-259	GRAB	10020 Amethyst Ave.	8-Feb-12	0.57	<1	2	5	<1	0.1
RMD-266	GRAB	9380 General Currie Rd.	8-Feb-12	0.6	<1	<2	5	<1	0.16
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	8-Feb-12	0.6	<1	<2	5	<1	0.14
RMD-258	GRAB	7000 Blk. Dyke Rd.	8-Feb-12	0.62	<1	2	5	<1	0.1
RMD-257	GRAB	6640 Blundell Rd.	8-Feb-12	0.6	<1	<2	5	<1	0.1
RMD-204	GRAB	3180 Granville Ave.	10-Feb-12	0.73	<1	2	5	<1	0.35
RMD-206	GRAB	4251 Moncton St.	10-Feb-12	0.64	<1	<2	6	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	10-Feb-12	0.71	<1	<2	4	<1	0.15
RMD-212	GRAB	Opp. 8600 Ryan Rd.	10-Feb-12	0.76	<1	<2	5	<1	0.16
RMD-208	GRAB	13200 No. 4 Rd.	10-Feb-12	0.62	<1	<2	5	<1	0.12
RMD-205	GRAB	13851 Steveston Hwy.	10-Feb-12	0.6	<1	4	4	<1	0.1
RMD-202	GRAB	1500 Valemont Way	10-Feb-12	0.57	<1	6	6	<1	0.3
RMD-214	GRAB	11720 Westminster Hwy.	10-Feb-12	0.7	<1	<2	4	<1	0.13
RMD-267	GRAB	17240 Fedoruk	10-Feb-12	0.33	<1	2	6	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	10-Feb-12	0.56	<1	<2	5	<1	0.31
RMD-276	GRAB	22271 Cochrane Drive	10-Feb-12	0.37	<1	<2	6	<1	0.29
RMD-275	GRAB	5180 Smith Cres.	10-Feb-12	0.51	<1	<2	5	<1	0.31
RMD-203	GRAB	23260 Westminster Hwy.	10-Feb-12	0.6	<1	<2	5	<1	0.31
RMD-250	GRAB	6071 Azure Rd.	13-Feb-12	0.47	<1	<2	6	<1	0.12
RMD-271	GRAB	3800 Cessna Drive	13-Feb-12	0.6	<1	2	5	<1	0.11
RMD-272	GRAB	751 Catalina Cres.	13-Feb-12	0.43	<1	<2	5	<1	0.13
RMD-255	GRAB	6000 Blk. Miller Rd.	13-Feb-12	0.53	<1	<2	4	<1	0.32
RMD-256	GRAB	1000 Blk. McDonald Rd.	13-Feb-12	0.23	<1	2	5	<1	0.11
RMD-254	GRAB	5300 No. 3 Rd.	13-Feb-12	0.38	<1	<2	5	<1	0.12
RMD-270	GRAB	8200 Jones Rd.	13-Feb-12	0.59	<1	2	5	<1	0.1
RMD-253	GRAB	11051 No. 3 Rd.	13-Feb-12	0.55	<1	<2	5	<1	0.23
RMD-269	GRAB	14951 Triangle Rd.	13-Feb-12	0.7	<1	<2	5	<1	0.12
RMD-274	GRAB	10920 Springwood Court	13-Feb-12	0.59	<1	<2	6	<1	0.25
RMD-252	GRAB	9751 Pendleton Rd.	13-Feb-12	0.64	<1	<2	5	<1	0.12

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Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-273	GRAB	Opp. 8331 Fairfax Place	13-Feb-12	0.45	<1	<2	6	<1	0.17
RMD-251	GRAB	5951 McCallan Rd.	13-Feb-12	0.53	<1	2	5	<1	0.11
RMD-263	GRAB	12560 Cambie Rd.	15-Feb-12	0.56	<1	<2	5	<1	0.16
RMD-264	GRAB	13100 Mitchell Rd.	15-Feb-12	0.65	<1	<2	5	<1	0.11
RMD-277	GRAB	Opp. 11280 Twigg Place	15-Feb-12	0.46	<1	<2	6	<1	0.12
RMD-262	GRAB	13799 Commerce Pkwy.	15-Feb-12	0.55	<1	<2	5	<1	0.16
RMD-278	GRAB	6651 Fraserwood Place	15-Feb-12	0.57	<1	<2	6	<1	0.26
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	15-Feb-12	0.43	<1	<2	5	<1	0.31
RMD-261	GRAB	9911 Sidaway Rd.	15-Feb-12	0.63	<1	<2	5	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	15-Feb-12	0.54	<1	<2	5	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	15-Feb-12	0.61	<1	<2	5	<1	0.12
RMD-266	GRAB	9380 General Currie Rd.	15-Feb-12	0.63	<1	<2	5	<1	0.1
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	15-Feb-12	0.55	<1	<2	6	<1	0.14
RMD-258	GRAB	7000 Blk. Dyke Rd.	15-Feb-12	0.58	<1	<2	5	<1	0.18
RMD-257	GRAB	6640 Blundell Rd.	15-Feb-12	0.57	<1	<2	5	<1	0.13
RMD-204	GRAB	3180 Granville Ave.	17-Feb-12	0.49	<1	<2	5	<1	0.28
RMD-206	GRAB	4251 Moncton St.	17-Feb-12	0.47	<1	2	5	<1	0.12
RMD-216	GRAB	11080 No. 2 Rd.	17-Feb-12	0.65	<1	<2	5	<1	0.09
RMD-212	GRAB	Opp. 8600 Ryan Rd.	17-Feb-12	0.67	<1	<2	5	<1	0.11
RMD-208	GRAB	13200 No. 4 Rd.	17-Feb-12	0.62	<1	2	5	<1	0.14
RMD-205	GRAB	13851 Steveston Hwy.	17-Feb-12	0.69	<1	<2	4	<1	0.1
RMD-214	GRAB	11720 Westminster Hwy.	17-Feb-12	0.76	<1	<2	4	<1	0.11
RMD-202	GRAB	1500 Valemont Way	17-Feb-12	0.64	<1	<2	5	<1	0.21
RMD-267	GRAB	17240 Fedoruk	17-Feb-12	0.51	<1	<2	6	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	17-Feb-12	0.7	<1	<2	5	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	17-Feb-12	0.62	<1	<2	6	<1	0.28
RMD-275	GRAB	5180 Smith Cres.	17-Feb-12	0.63	<1	<2	6	<1	0.3
RMD-203	GRAB	23260 Westminster Hwy.	17-Feb-12	0.76	<1	<2	5	<1	0.26
RMD-251	GRAB	5951 McCallan Rd.	20-Feb-12	0.75	<1	<2	5	<1	0.15
RMD-273	GRAB	Opp. 8331 Fairfax Place	20-Feb-12	0.54	<1	<2	7	<1	0.16
RMD-252	GRAB	9751 Pendleton Rd.	20-Feb-12	0.3	<1	<2	6	<1	0.11
RMD-274	GRAB	10920 Springwood Court	20-Feb-12	0.57	<1	<2	7	<1	0.14
RMD-250	GRAB	6071 Azure Rd.	20-Feb-12	0.57	<1	2	6	<1	0.11
RMD-271	GRAB	3800 Cessna Drive	20-Feb-12	0.57	<1	<2	5	<1	0.13
RMD-272	GRAB	751 Catalina Cres.	20-Feb-12	0.54	<1	<2	5	<1	0.24
RMD-255	GRAB	6000 Blk. Miller Rd.	20-Feb-12	0.61	<1	<2	4	<1	0.34
RMD-256	GRAB	1000 Blk. McDonald Rd.	20-Feb-12	0.54	<1	<2	5	<1	0.11
RMD-254	GRAB	5300 No. 3 Rd.	20-Feb-12	0.58	<1	<2	5	<1	0.12

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-270	GRAB	8200 Jones Rd.	20-Feb-12	0.59	<1	<2	6	<1	0.21
RMD-269	GRAB	14951 Triangle Rd.	20-Feb-12	0.67	<1	2	4	<1	0.13
RMD-253	GRAB	11051 No. 3 Rd.	20-Feb-12	0.57	<1	<2	5	<1	0.11
RMD-263	GRAB	12560 Cambie Rd.	22-Feb-12	0.71	<1	<2	5	<1	0.11
RMD-264	GRAB	13100 Mitchell Rd.	22-Feb-12	0.55	<1	<2	6	<1	0.3
RMD-277	GRAB	Opp. 11280 Twigg Place	22-Feb-12	0.53	<1	2	7	<1	0.21
RMD-262	GRAB	13799 Commerce Pkwy.	22-Feb-12	0.74	<1	4	5	<1	0.14
RMD-278	GRAB	6651 Fraserwood Place	22-Feb-12	0.61	<1	<2	6	<1	0.35
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	22-Feb-12	0.58	<1	<2	6	<1	0.28
RMD-261	GRAB	9911 Sidaway Rd.	22-Feb-12	0.62	<1	<2	5	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	22-Feb-12	0.63	<1	6	5	<1	0.11
RMD-266	GRAB	9380 General Currie Rd.	22-Feb-12	0.6	<1	<2	5	<1	0.13
RMD-259	GRAB	10020 Amethyst Ave.	22-Feb-12	0.6	<1	<2	6	<1	0.1
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	22-Feb-12	0.62	<1	4	6	<1	0.25
RMD-258	GRAB	7000 Blk. Dyke Rd.	22-Feb-12	0.66	<1	<2	6	<1	0.2
RMD-257	GRAB	6640 Blundell Rd.	22-Feb-12	0.72	<1	2	6	<1	0.15
RMD-204	GRAB	3180 Granville Ave.	24-Feb-12	0.65	<1	<2	5	<1	0.11
RMD-206	GRAB	4251 Moncton St.	24-Feb-12	0.46	<1	<2	6	<1	0.11
RMD-216	GRAB	11080 No. 2 Rd.	24-Feb-12	0.45	<1	<2	5	<1	0.14
RMD-212	GRAB	Opp. 8600 Ryan Rd.	24-Feb-12	0.52	<1	<2	5	<1	0.23
RMD-208	GRAB	13200 No. 4 Rd.	24-Feb-12	0.53	<1	<2	5	<1	0.13
RMD-205	GRAB	13851 Steveston Hwy.	24-Feb-12	0.57	<1	<2	5	<1	0.19
RMD-202	GRAB	1500 Valemont Way	24-Feb-12	0.41	<1	<2	6	<1	0.27
RMD-214	GRAB	11720 Westminster Hwy.	24-Feb-12	0.49	<1	<2	5	<1	0.12
RMD-267	GRAB	17240 Fedoruk	24-Feb-12	0.51	<1	<2	6	<1	0.22
RMD-249	GRAB	23000 Blk. Dyke Rd.	24-Feb-12	0.63	<1	<2	5	<1	0.3
RMD-276	GRAB	22271 Cochrane Drive	24-Feb-12	0.56	<1	2	6	<1	0.25
RMD-275	GRAB	5180 Smith Cres.	24-Feb-12	0.58	<1	LA	5	<1	0.27
RMD-203	GRAB	23260 Westminster Hwy.	24-Feb-12	0.67	<1	<2	5	<1	0.3
RMD-250	GRAB	6071 Azure Rd.	27-Feb-12	0.52	<1	<2	6	<1	0.12
RMD-271	GRAB	3800 Cessna Drive	27-Feb-12	0.43	<1	<2	5	<1	0.11
RMD-272	GRAB	751 Catalina Cres.	27-Feb-12	0.46	<1	<2	6	<1	0.11
RMD-255	GRAB	6000 Blk. Miller Rd.	27-Feb-12	0.41	<1	<2	4	<1	0.3
RMD-256	GRAB	1000 Blk. McDonald Rd.	27-Feb-12	0.42	<1	2	5	<1	0.12
RMD-254	GRAB	5300 No. 3 Rd.	27-Feb-12	0.44	<1	<2	5	<1	0.09
RMD-270	GRAB	8200 Jones Rd.	27-Feb-12	0.34	<1	<2	5	<1	0.12
RMD-269	GRAB	14951 Triangle Rd.	27-Feb-12	0.48	<1	<2	5	<1	0.1
RMD-253	GRAB	11051 No. 3 Rd.	27-Feb-12	0.51	<1	<2	5	<1	0.12

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-274	GRAB	10920 Springwood Court	27-Feb-12	0.39	<1	<2	6	<1	0.27
RMD-252	GRAB	9751 Pendleton Rd.	27-Feb-12	0.44	<1	<2	5	<1	0.13
RMD-273	GRAB	Opp. 8331 Fairfax Place	27-Feb-12	0.44	<1	<2	6	<1	0.12
RMD-251	GRAB	5951 McCallan Rd.	27-Feb-12	0.45	<1	<2	5	<1	0.1
RMD-257	GRAB	6640 Blundell Rd.	29-Feb-12	0.44	<1	<2	5	<1	0.18
RMD-258	GRAB	7000 Blk. Dyke Rd.	29-Feb-12	0.56	<1	<2	6	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	29-Feb-12	0.58	<1	<2	6	<1	0.12
RMD-259	GRAB	10020 Amethyst Ave.	29-Feb-12	0.56	<1	<2	6	<1	0.13
RMD-266	GRAB	9380 General Currie Rd.	29-Feb-12	0.66	<1	2	5	<1	0.12
RMD-260	GRAB	11111 Horseshoe Way	29-Feb-12	0.66	<1	<2	5	<1	0.14
RMD-261	GRAB	9911 Sidaway Rd.	29-Feb-12	0.63	<1	<2	5	<1	0.11
RMD-262	GRAB	13799 Commerce Pkwy.	29-Feb-12	0.67	<1	<2	5	<1	0.15
RMD-263	GRAB	12560 Cambie Rd.	29-Feb-12	0.83	<1	<2	5	<1	0.16
RMD-264	GRAB	13100 Mitchell Rd.	29-Feb-12	0.61	<1	<2	5	<1	0.31
RMD-277	GRAB	Opp. 11280 Twigg Place	29-Feb-12	0.59	<1	<2	6	<1	0.28
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	29-Feb-12	0.65	<1	<2	5	<1	0.37
RMD-278	GRAB	6651 Fraserwood Place	29-Feb-12	0.62	<1	<2	6	<1	0.32
RMD-204	GRAB	3180 Granville Ave.	2-Mar-12	0.65	<1	4	5	<1	0.11
RMD-206	GRAB	4251 Moncton St.	2-Mar-12	0.49	<1	4	7	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	2-Mar-12	0.61	<1	2	7	<1	0.12
RMD-212	GRAB	Opp. 8600 Ryan Rd.	2-Mar-12	0.57	<1	<2	6	<1	0.11
RMD-208	GRAB	13200 No. 4 Rd.	2-Mar-12	0.64	<1	2	6	<1	0.09
RMD-205	GRAB	13851 Steveston Hwy.	2-Mar-12	0.72	<1	<2	5	<1	0.1
RMD-202	GRAB	1500 Valemont Way	2-Mar-12	0.54	<1	<2	7	<1	0.29
RMD-214	GRAB	11720 Westminster Hwy.	2-Mar-12	0.55	<1	<2	6	<1	0.2
RMD-267	GRAB	17240 Fedoruk	2-Mar-12	0.45	<1	2	5	<1	0.22
RMD-249	GRAB	23000 Blk. Dyke Rd.	2-Mar-12	0.78	<1	2	5	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	2-Mar-12	0.61	<1	<2	6	<1	0.23
RMD-275	GRAB	5180 Smith Cres.	2-Mar-12	0.7	<1	<2	6	<1	0.24
RMD-203	GRAB	23260 Westminster Hwy.	2-Mar-12	0.83	<1	<2	6	<1	0.31
RMD-251	GRAB	5951 McCallan Rd.	5-Mar-12	0.57	<1	2	4	<1	0.15
RMD-273	GRAB	Opp. 8331 Fairfax Place	5-Mar-12	0.57	<1	<2	7	<1	0.13
RMD-274	GRAB	10920 Springwood Court	5-Mar-12	0.58	<1	<2	6	<1	0.1
RMD-252	GRAB	9751 Pendleton Rd.	5-Mar-12	0.58	<1	<2	5	<1	0.11
RMD-250	GRAB	6071 Azure Rd.	5-Mar-12	0.6	<1	<2	6	<1	0.13
RMD-271	GRAB	3800 Cessna Drive	5-Mar-12	0.56	<1	<2	6	<1	0.13
RMD-272	GRAB	751 Catalina Cres.	5-Mar-12	0.6	<1	<2	6	<1	0.12
RMD-255	GRAB	6000 Blk. Miller Rd.	5-Mar-12	0.63	<1	<2	4	<1	0.2

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Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-256	GRAB	1000 Blk. McDonald Rd.	5-Mar-12	0.54	<1	<2	5	<1	0.19
RMD-254	GRAB	5300 No. 3 Rd.	5-Mar-12	0.62	<1	<2	5	<1	0.13
RMD-270	GRAB	8200 Jones Rd.	5-Mar-12	0.61	<1	2	6	<1	0.12
RMD-269	GRAB	14951 Triangle Rd.	5-Mar-12	0.7	<1	<2	6	<1	0.15
RMD-253	GRAB	11051 No. 3 Rd.	5-Mar-12	0.63	<1	<2	5	<1	0.13
RMD-257	GRAB	6640 Blundell Rd.	7-Mar-12	0.54	<1	2	5	<1	0.12
RMD-266	GRAB	9380 General Currie Rd.	7-Mar-12	0.62	<1	2	5	<1	0.09
RMD-263	GRAB	12560 Cambie Rd.	7-Mar-12	0.57	<1	<2	5	<1	0.11
RMD-264	GRAB	13100 Mitchell Rd.	7-Mar-12	0.41	<1	<2	5	<1	0.11
RMD-277	GRAB	Opp. 11280 Twigg Place	7-Mar-12	0.49	<1	2	7	<1	0.17
RMD-262	GRAB	13799 Commerce Pkwy.	7-Mar-12	0.61	<1	<2	5	<1	0.11
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	7-Mar-12	0.57	<1	<2	6	<1	0.35
RMD-278	GRAB	6651 Fraserwood Place	7-Mar-12	0.61	<1	2	6	<1	0.32
RMD-261	GRAB	9911 Sidaway Rd.	7-Mar-12	0.66	<1	<2	6	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	7-Mar-12	0.61	<1	<2	5	<1	0.1
RMD-259	GRAB	10020 Amethyst Ave.	7-Mar-12	0.5	<1	<2	5	<1	0.09
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	7-Mar-12	0.61	<1	2	5	<1	0.13
RMD-258	GRAB	7000 Blk. Dyke Rd.	7-Mar-12	0.64	<1	<2	6	<1	0.09
RMD-204	GRAB	3180 Granville Ave.	9-Mar-12	0.53	<1	2	5	<1	0.11
RMD-206	GRAB	4251 Moncton St.	9-Mar-12	0.44	<1	<2	5	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	9-Mar-12	0.52	<1	<2	5	<1	0.11
RMD-212	GRAB	Opp. 8600 Ryan Rd.	9-Mar-12	0.58	<1	<2	5	<1	0.14
RMD-208	GRAB	13200 No. 4 Rd.	9-Mar-12	0.46	<1	6	6	<1	0.1
RMD-205	GRAB	13851 Steveston Hwy.	9-Mar-12	0.53	<1	<2	5	<1	0.12
RMD-202	GRAB	1500 Valemont Way	9-Mar-12	0.48	<1	<2	6	<1	0.28
RMD-214	GRAB	11720 Westminster Hwy.	9-Mar-12	0.57	<1	<2	5	<1	0.13
RMD-267	GRAB	17240 Fedoruk	9-Mar-12	0.52	<1	<2	6	<1	0.23
RMD-249	GRAB	23000 Blk. Dyke Rd.	9-Mar-12	0.49	<1	<2	5	<1	0.46
RMD-276	GRAB	22271 Cochrane Drive	9-Mar-12	0.41	<1	<2	6	<1	0.34
RMD-275	GRAB	5180 Smith Cres.	9-Mar-12	0.57	<1	<2	5	<1	0.49
RMD-203	GRAB	23260 Westminster Hwy.	9-Mar-12	0.6	<1	<2	5	<1	0.32
RMD-251	GRAB	5951 McCallan Rd.	12-Mar-12	0.4	<1	<2	5	<1	0.15
RMD-273	GRAB	Opp. 8331 Fairfax Place	12-Mar-12	0.53	<1	<2	8	<1	0.2
RMD-252	GRAB	9751 Pendleton Rd.	12-Mar-12	0.59	<1	<2	6	<1	0.11
RMD-274	GRAB	10920 Springwood Court	12-Mar-12	0.6	<1	<2	7	<1	0.12
RMD-250	GRAB	6071 Azure Rd.	12-Mar-12	0.59	<1	<2	7	<1	0.22
RMD-271	GRAB	3800 Cessna Drive	12-Mar-12	0.6	<1	<2	6	<1	0.1
RMD-272	GRAB	751 Catalina Cres.	12-Mar-12	0.52	<1	6	5	<1	0.08

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-255	GRAB	6000 Blk. Miller Rd.	12-Mar-12	0.65	<1	<2	5	<1	0.19
RMD-256	GRAB	1000 Blk. McDonald Rd.	12-Mar-12	0.57	<1	<2	6	<1	0.16
RMD-254	GRAB	5300 No. 3 Rd.	12-Mar-12	0.48	<1	6	5	<1	0.14
RMD-270	GRAB	8200 Jones Rd.	12-Mar-12	0.54	<1	<2	5	<1	0.11
RMD-269	GRAB	14951 Triangle Rd.	12-Mar-12	0.72	<1	2	5	<1	0.1
RMD-253	GRAB	11051 No. 3 Rd.	12-Mar-12	0.49	<1	24	5	<1	0.2
RMD-263	GRAB	12560 Cambie Rd.	14-Mar-12	0.58	<1	<2	6	<1	0.27
RMD-264	GRAB	13100 Mitchell Rd.	14-Mar-12	0.53	<1	<2	5	<1	0.14
RMD-277	GRAB	Opp. 11280 Twigg Place	14-Mar-12	0.55	<1	<2	5	<1	0.21
RMD-262	GRAB	13799 Commerce Pkwy.	14-Mar-12	0.55	<1	<2	6	<1	0.1
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	14-Mar-12	0.42	<1	<2	6	<1	0.31
RMD-278	GRAB	6651 Fraserwood Place	14-Mar-12	0.37	<1	<2	6	<1	0.29
RMD-261	GRAB	9911 Sidaway Rd.	14-Mar-12	0.45	<1	<2	6	<1	0.25
RMD-260	GRAB	11111 Horseshoe Way	14-Mar-12	0.61	<1	<2	6	<1	0.28
RMD-259	GRAB	10020 Amethyst Ave.	14-Mar-12	0.58	<1	<2	7	<1	0.25
RMD-266	GRAB	9380 General Currie Rd.	14-Mar-12	0.61	<1	2	5	<1	0.08
RMD-258	GRAB	7000 Blk. Dyke Rd.	14-Mar-12	0.52	<1	<2	5	<1	0.29
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	14-Mar-12	0.51	<1	<2	6	<1	0.1
RMD-257	GRAB	6640 Blundell Rd.	14-Mar-12	0.6	<1	<2	6	<1	0.29
RMD-204	GRAB	3180 Granville Ave.	16-Mar-12	0.49	<1	<2	6	<1	0.11
RMD-206	GRAB	4251 Moncton St.	16-Mar-12	0.49	<1	<2	7	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	16-Mar-12	0.52	<1	<2	7	<1	0.15
RMD-212	GRAB	Opp. 8600 Ryan Rd.	16-Mar-12	0.55	<1	<2	5	<1	0.09
RMD-208	GRAB	13200 No. 4 Rd.	16-Mar-12	0.59	<1	<2	5	<1	0.11
RMD-205	GRAB	13851 Steveston Hwy.	16-Mar-12	0.61	<1	<2	5	<1	0.1
RMD-202	GRAB	1500 Valemont Way	16-Mar-12	0.42	<1	<2	6	<1	0.25
RMD-214	GRAB	11720 Westminster Hwy.	16-Mar-12	0.66	<1	<2	4	<1	0.11
RMD-267	GRAB	17240 Fedoruk	16-Mar-12	0.42	<1	2	6	<1	0.22
RMD-249	GRAB	23000 Blk. Dyke Rd.	16-Mar-12	0.62	<1	<2	5	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	16-Mar-12	0.45	<1	<2	7	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	16-Mar-12	0.52	<1	<2	6	<1	0.28
RMD-203	GRAB	23260 Westminster Hwy.	16-Mar-12	0.53	<1	<2	6	<1	0.3
RMD-250	GRAB	6071 Azure Rd.	19-Mar-12	0.55	<1	<2	6	<1	0.09
RMD-271	GRAB	3800 Cessna Drive	19-Mar-12	0.5	<1	<2	5	<1	0.08
RMD-272	GRAB	751 Catalina Cres.	19-Mar-12	0.48	<1	<2	5	<1	0.1
RMD-255	GRAB	6000 Blk. Miller Rd.	19-Mar-12	0.5	<1	<2	4	<1	0.61
RMD-256	GRAB	1000 Blk. McDonald Rd.	19-Mar-12	0.54	<1	<2	5	<1	0.11
RMD-254	GRAB	5300 No. 3 Rd.	19-Mar-12	0.57	<1	<2	5	<1	0.1

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-270	GRAB	8200 Jones Rd.	19-Mar-12	0.41	<1	<2	5	<1	0.1
RMD-269	GRAB	14951 Triangle Rd.	19-Mar-12	0.63	<1	<2	5	<1	0.08
RMD-253	GRAB	11051 No. 3 Rd.	19-Mar-12	0.59	<1	<2	5	<1	0.11
RMD-274	GRAB	10920 Springwood Court	19-Mar-12	0.39	<1	<2	6	<1	0.22
RMD-273	GRAB	Opp. 8331 Fairfax Place	19-Mar-12	0.41	<1	2	6	<1	0.15
RMD-252	GRAB	9751 Pendleton Rd.	19-Mar-12	0.45	<1	<2	5	<1	0.09
RMD-251	GRAB	5951 McCallan Rd.	19-Mar-12	0.46	<1	<2	5	<1	0.1
RMD-263	GRAB	12560 Cambie Rd.	21-Mar-12	0.54	<1	<2	5	<1	0.11
RMD-264	GRAB	13100 Mitchell Rd.	21-Mar-12	0.66	<1	<2	6	<1	0.09
RMD-277	GRAB	Opp. 11280 Twigg Place	21-Mar-12	0.47	<1	<2	6	<1	0.13
RMD-262	GRAB	13799 Commerce Pkwy.	21-Mar-12	0.59	<1	<2	5	<1	0.2
RMD-278	GRAB	6651 Fraserwood Place	21-Mar-12	0.36	<1	<2	6	<1	0.26
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	21-Mar-12	0.3	<1	<2	6	<1	0.27
RMD-261	GRAB	9911 Sidaway Rd.	21-Mar-12	0.51	<1	2	5	<1	0.09
RMD-260	GRAB	11111 Horseshoe Way	21-Mar-12	0.58	<1	<2	5	<1	0.13
RMD-259	GRAB	10020 Amethyst Ave.	21-Mar-12	0.62	<1	<2	5	<1	0.1
RMD-266	GRAB	9380 General Currie Rd.	21-Mar-12	0.58	<1	<2	5	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	21-Mar-12	0.48	<1	<2	6	<1	0.1
RMD-258	GRAB	7000 Blk. Dyke Rd.	21-Mar-12	0.6	<1	<2	6	<1	0.09
RMD-257	GRAB	6640 Blundell Rd.	21-Mar-12	0.57	<1	<2	5	<1	0.08
RMD-204	GRAB	3180 Granville Ave.	23-Mar-12	0.56	<1	<2	6	<1	0.1
RMD-206	GRAB	4251 Moncton St.	23-Mar-12	0.42	<1	<2	6	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	23-Mar-12	0.47	<1	<2	5	<1	0.09
RMD-212	GRAB	Opp. 8600 Ryan Rd.	23-Mar-12	0.48	<1	<2	6	<1	0.11
RMD-208	GRAB	13200 No. 4 Rd.	23-Mar-12	0.49	<1	<2	5	<1	0.14
RMD-205	GRAB	13851 Steveston Hwy.	23-Mar-12	0.44	<1	<2	5	<1	0.11
RMD-202	GRAB	1500 Valemont Way	23-Mar-12	0.41	<1	<2	6	<1	0.18
RMD-214	GRAB	11720 Westminster Hwy.	23-Mar-12	0.59	<1	<2	4	<1	0.11
RMD-267	GRAB	17240 Fedoruk	23-Mar-12	0.36	<1	<2	6	<1	0.22
RMD-249	GRAB	23000 Blk. Dyke Rd.	23-Mar-12	0.46	<1	<2	6	<1	0.3
RMD-276	GRAB	22271 Cochrane Drive	23-Mar-12	0.43	<1	<2	6	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	23-Mar-12	0.39	<1	<2	6	<1	0.26
RMD-203	GRAB	23260 Westminster Hwy.	23-Mar-12	0.61	<1	<2	5	<1	0.32
RMD-250	GRAB	6071 Azure Rd.	26-Mar-12	0.52	<1	<2	7	<1	0.15
RMD-271	GRAB	3800 Cessna Drive	26-Mar-12	0.55	<1	<2	5	<1	0.11
RMD-272	GRAB	751 Catalina Cres.	26-Mar-12	0.53	<1	2	5	<1	0.14
RMD-255	GRAB	6000 Blk. Miller Rd.	26-Mar-12	0.54	<1	<2	5	<1	0.21
RMD-256	GRAB	1000 Blk. McDonald Rd.	26-Mar-12	0.37	<1	<2	6	<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-254	GRAB	5300 No. 3 Rd.	26-Mar-12	0.53	<1	<2	5	<1	0.11
RMD-270	GRAB	8200 Jones Rd.	26-Mar-12	0.5	<1	<2	7	<1	0.1
RMD-269	GRAB	14951 Triangle Rd.	26-Mar-12	0.62	<1	2	5	<1	0.1
RMD-253	GRAB	11051 No. 3 Rd.	26-Mar-12	0.55	<1	<2	5	<1	0.12
RMD-274	GRAB	10920 Springwood Court	26-Mar-12	0.4	<1	<2	8	<1	0.14
RMD-252	GRAB	9751 Pendleton Rd.	26-Mar-12	0.48	<1	<2	7	<1	0.1
RMD-273	GRAB	Opp. 8331 Fairfax Place	26-Mar-12	0.4	<1	<2	8	<1	0.12
RMD-251	GRAB	5951 McCallan Rd.	26-Mar-12	0.55	<1	<2	5	<1	0.08
RMD-263	GRAB	12560 Cambie Rd.	28-Mar-12	0.6	<1	<2	5	<1	0.11
RMD-264	GRAB	13100 Mitchell Rd.	28-Mar-12	0.56	<1	<2	6	<1	0.08
RMD-277	GRAB	Opp. 11280 Twigg Place	28-Mar-12	0.54	<1	4	6	<1	0.13
RMD-262	GRAB	13799 Commerce Pkwy.	28-Mar-12	0.72	<1	<2	5	<1	0.08
RMD-278	GRAB	6651 Fraserwood Place	28-Mar-12	0.29	<1	<2	7	<1	0.29
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	28-Mar-12	0.18	<1	<2	6	<1	0.36
RMD-261	GRAB	9911 Sidaway Rd.	28-Mar-12	0.65	<1	<2	6	<1	0.08
RMD-260	GRAB	11111 Horseshoe Way	28-Mar-12	0.63	<1	2	6	<1	0.08
RMD-259	GRAB	10020 Amethyst Ave.	28-Mar-12	0.52	<1	2	6	<1	0.1
RMD-266	GRAB	9380 General Currie Rd.	28-Mar-12	0.6	<1	<2	5	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	28-Mar-12	0.52	<1	<2	6	<1	0.11
RMD-258	GRAB	7000 Blk. Dyke Rd.	28-Mar-12	0.57	<1	<2	6	<1	0.62
RMD-257	GRAB	6640 Blundell Rd.	28-Mar-12	0.59	<1	<2	5	<1	0.13
RMD-204	GRAB	3180 Granville Ave.	30-Mar-12	0.67	<1	2	7	<1	0.11
RMD-206	GRAB	4251 Moncton St.	30-Mar-12	0.56	<1	2	8	<1	0.11
RMD-216	GRAB	11080 No. 2 Rd.	30-Mar-12	0.57	<1	2	6	<1	0.13
RMD-212	GRAB	Opp. 8600 Ryan Rd.	30-Mar-12	0.54	<1	<2	7	<1	0.1
RMD-208	GRAB	13200 No. 4 Rd.	30-Mar-12	0.28	<1	<2	7	<1	0.09
RMD-205	GRAB	13851 Steveston Hwy.	30-Mar-12	0.64	<1	<2	7	<1	0.09
RMD-202	GRAB	1500 Valemont Way	30-Mar-12	0.62	<1	<2	8	<1	0.28
RMD-214	GRAB	11720 Westminster Hwy.	30-Mar-12	0.56	<1	<2	6	<1	0.09
RMD-267	GRAB	17240 Fedoruk	30-Mar-12	0.57	<1	<2	8	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	30-Mar-12	0.78	<1	<2	7	<1	0.28
RMD-276	GRAB	22271 Cochrane Drive	30-Mar-12	0.6	<1	<2	7	<1	0.29
RMD-275	GRAB	5180 Smith Cres.	30-Mar-12	0.61	<1	2	7	<1	0.3
RMD-203	GRAB	23260 Westminster Hwy.	30-Mar-12	0.58	<1	<2	7	<1	0.38
RMD-251	GRAB	5951 McCallan Rd.	2-Apr-12	0.59	<1	<2	6	<1	0.09
RMD-273	GRAB	Opp. 8331 Fairfax Place	2-Apr-12	0.51	<1	<2	10	<1	0.2
RMD-252	GRAB	9751 Pendleton Rd.	2-Apr-12	0.46	<1	<2	8	<1	0.12
RMD-274	GRAB	10920 Springwood Court	2-Apr-12	0.58	<1	<2	7	<1	0.19

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-250	GRAB	6071 Azure Rd.	2-Apr-12	0.58	<1	<2	7	<1	0.12
RMD-271	GRAB	3800 Cessna Drive	2-Apr-12	0.54	<1	<2	8	<1	0.13
RMD-272	GRAB	751 Catalina Cres.	2-Apr-12	0.63	<1	<2	6	<1	0.21
RMD-255	GRAB	6000 Blk. Miller Rd.	2-Apr-12	0.69	<1	<2	8	<1	0.33
RMD-256	GRAB	1000 Blk. McDonald Rd.	2-Apr-12	0.59	<1	<2	7	<1	0.12
RMD-254	GRAB	5300 No. 3 Rd.	2-Apr-12	0.58	<1	<2	6	<1	0.13
RMD-270	GRAB	8200 Jones Rd.	2-Apr-12	0.55	<1	<2	7	<1	0.12
RMD-269	GRAB	14951 Triangle Rd.	2-Apr-12	0.69	<1	<2	8	<1	0.09
RMD-253	GRAB	11051 No. 3 Rd.	2-Apr-12	0.6	<1	<2	6	<1	0.12
RMD-263	GRAB	12560 Cambie Rd.	4-Apr-12	0.62	<1	<2	7	<1	0.13
RMD-264	GRAB	13100 Mitchell Rd.	4-Apr-12	0.62	<1	<2	6	<1	0.1
RMD-277	GRAB	Opp. 11280 Twigg Place	4-Apr-12	0.46	<1	<2	8	<1	0.14
RMD-262	GRAB	13799 Commerce Pkwy.	4-Apr-12	0.7	<1	<2	6	<1	0.16
RMD-278	GRAB	6651 Fraserwood Place	4-Apr-12	0.74	<1	<2	7	<1	0.35
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	4-Apr-12	0.54	<1	2	7	<1	0.3
RMD-260	GRAB	11111 Horseshoe Way	4-Apr-12	0.69	<1	<2	7	<1	0.13
RMD-261	GRAB	9911 Sidaway Rd.	4-Apr-12	0.74	<1	<2	8	<1	0.1
RMD-266	GRAB	9380 General Currie Rd.	4-Apr-12	0.69	<1	<2	6	<1	0.11
RMD-259	GRAB	10020 Amethyst Ave.	4-Apr-12	0.69	<1	2	6	<1	0.1
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	4-Apr-12	0.59	<1	<2	7	<1	0.11
RMD-258	GRAB	7000 Blk. Dyke Rd.	4-Apr-12	0.65	<1	<2	6	<1	0.11
RMD-257	GRAB	6640 Blundell Rd.	4-Apr-12	0.64	<1	<2	6	<1	0.11
RMD-263	GRAB	12560 Cambie Rd.	11-Apr-12	0.6	<1	<2	7	<1	0.22
RMD-264	GRAB	13100 Mitchell Rd.	11-Apr-12	0.64	<1	<2	7	<1	0.21
RMD-277	GRAB	Opp. 11280 Twigg Place	11-Apr-12	0.58	<1	<2	8	<1	0.23
RMD-262	GRAB	13799 Commerce Pkwy.	11-Apr-12	0.7	<1	2	8	<1	0.15
RMD-278	GRAB	6651 Fraserwood Place	11-Apr-12	0.65	<1	<2	9	<1	0.56
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	11-Apr-12	0.65	<1	<2	8	<1	0.59
RMD-261	GRAB	9911 Sidaway Rd.	11-Apr-12	0.7	<1	<2	7	<1	0.08
RMD-260	GRAB	11111 Horseshoe Way	11-Apr-12	0.67	<1	<2	7	<1	0.15
RMD-259	GRAB	10020 Amethyst Ave.	11-Apr-12	0.54	<1	<2	7	<1	0.12
RMD-266	GRAB	9380 General Currie Rd.	11-Apr-12	0.6	<1	<2	7	<1	0.13
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	11-Apr-12	0.6	<1	<2	7	<1	0.15
RMD-258	GRAB	7000 Blk. Dyke Rd.	11-Apr-12	0.6	<1	<2	7	<1	0.13
RMD-257	GRAB	6640 Blundell Rd.	11-Apr-12	0.64	<1	<2	7	<1	0.1
RMD-204	GRAB	3180 Granville Ave.	13-Apr-12	0.54	<1	<2	8	<1	0.11
RMD-206	GRAB	4251 Moncton St.	13-Apr-12	0.49	<1	<2	7	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	13-Apr-12	0.56	<1	<2	6	<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-212	GRAB	Opp. 8600 Ryan Rd.	13-Apr-12	0.54	<1	<2	6	<1	0.14
RMD-208	GRAB	13200 No. 4 Rd.	13-Apr-12	0.52	<1	2	6	<1	0.11
RMD-205	GRAB	13851 Steveston Hwy.	13-Apr-12	0.67	<1	<2	6	<1	0.09
RMD-214	GRAB	11720 Westminster Hwy.	13-Apr-12	0.65	<1	2	6	<1	0.16
RMD-202	GRAB	1500 Valemont Way	13-Apr-12	0.64	<1	<2	7	<1	0.25
RMD-267	GRAB	17240 Fedoruk	13-Apr-12	0.51	<1	2	7	<1	0.22
RMD-249	GRAB	23000 Blk. Dyke Rd.	13-Apr-12	0.81	<1	2	8	<1	0.32
RMD-276	GRAB	22271 Cochrane Drive	13-Apr-12	0.72	<1	<2	6	<1	0.28
RMD-275	GRAB	5180 Smith Cres.	13-Apr-12	0.78	<1	<2	7	<1	0.27
RMD-203	GRAB	23260 Westminster Hwy.	13-Apr-12	0.81	<1	<2	6	<1	0.32
RMD-251	GRAB	5951 McCallan Rd.	16-Apr-12	0.45	<1	2	8	<1	0.16
RMD-273	GRAB	Opp. 8331 Fairfax Place	16-Apr-12	0.54	<1	<2	10	<1	0.36
RMD-274	GRAB	10920 Springwood Court	16-Apr-12	0.52	<1	<2	10	<1	0.1
RMD-252	GRAB	9751 Pendleton Rd.	16-Apr-12	0.52	<1	<2	9	<1	0.11
RMD-250	GRAB	6071 Azure Rd.	16-Apr-12	0.59	<1	<2	8	<1	0.09
RMD-271	GRAB	3800 Cessna Drive	16-Apr-12	0.59	<1	<2	8	<1	0.13
RMD-272	GRAB	751 Catalina Cres.	16-Apr-12	0.63	<1	<2	8	<1	0.13
RMD-256	GRAB	1000 Blk. McDonald Rd.	16-Apr-12	0.53	<1	<2	8	<1	0.17
RMD-255	GRAB	6000 Blk. Miller Rd.	16-Apr-12	0.63	<1	<2	8	<1	0.45
RMD-254	GRAB	5300 No. 3 Rd.	16-Apr-12	0.57	<1	<2	8	<1	0.13
RMD-270	GRAB	8200 Jones Rd.	16-Apr-12	0.57	<1	<2	8	<1	0.13
RMD-269	GRAB	14951 Triangle Rd.	16-Apr-12	0.64	<1	<2	8	<1	0.1
RMD-253	GRAB	11051 No. 3 Rd.	16-Apr-12	0.58	<1	<2	7	<1	0.09
RMD-258	GRAB	7000 Blk. Dyke Rd.	18-Apr-12	0.49	<1	<2	7	<1	0.14
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	18-Apr-12	0.44	<1	<2	8	<1	0.12
RMD-260	GRAB	11111 Horseshoe Way	18-Apr-12	0.44	<1	2	7	<1	0.1
RMD-259	GRAB	10020 Amethyst Ave.	18-Apr-12	0.45	<1	<2	7	<1	0.1
RMD-266	GRAB	9380 General Currie Rd.	18-Apr-12	0.44	<1	<2	7	<1	0.15
RMD-257	GRAB	6640 Blundell Rd.	18-Apr-12	0.46	<1	<2	6	<1	0.13
RMD-261	GRAB	9911 Sidaway Rd.	18-Apr-12	0.47	<1	<2	8	<1	0.13
RMD-262	GRAB	13799 Commerce Pkwy.	18-Apr-12	0.56	<1	<2	7	<1	0.18
RMD-278	GRAB	6651 Fraserwood Place	18-Apr-12	0.25	<1	<2	9	<1	0.25
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	18-Apr-12	0.51	<1	<2	8	<1	0.24
RMD-264	GRAB	13100 Mitchell Rd.	18-Apr-12	0.41	<1	<2	7	<1	0.16
RMD-277	GRAB	Opp. 11280 Twigg Place	18-Apr-12	0.22	<1	<2	9	<1	0.16
RMD-263	GRAB	12560 Cambie Rd.	18-Apr-12	0.46	<1	<2	7	<1	0.14
RMD-204	GRAB	3180 Granville Ave.	20-Apr-12	0.71	<1	<2	8	<1	0.35
RMD-206	GRAB	4251 Moncton St.	20-Apr-12	0.59	<1	<2	9	<1	0.18

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mIs	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-216	GRAB	11080 No. 2 Rd.	20-Apr-12	0.68	<1	<2	8	<1	0.27
RMD-212	GRAB	Opp. 8600 Ryan Rd.	20-Apr-12	0.64	<1	<2	8	<1	0.37
RMD-208	GRAB	13200 No. 4 Rd.	20-Apr-12	0.54	<1	<2	7	<1	0.34
RMD-205	GRAB	13851 Steveston Hwy.	20-Apr-12	0.48	<1	<2	7	<1	0.12
RMD-202	GRAB	1500 Valemont Way	20-Apr-12	0.62	<1	<2	9	<1	0.2
RMD-214	GRAB	11720 Westminster Hwy.	20-Apr-12	0.7	<1	<2	7	<1	0.28
RMD-267	GRAB	17240 Fedoruk	20-Apr-12	0.49	<1	<2	9	<1	0.19
RMD-249	GRAB	23000 Blk. Dyke Rd.	20-Apr-12	0.58	<1	<2	8	<1	0.28
RMD-276	GRAB	22271 Cochrane Drive	20-Apr-12	0.51	<1	<2	9	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	20-Apr-12	0.46	<1	<2	8	<1	0.3
RMD-203	GRAB	23260 Westminster Hwy.	20-Apr-12	0.7	<1	<2	8	<1	0.32
RMD-251	GRAB	5951 McCallan Rd.	23-Apr-12	0.7	<1	<2	9	<1	0.3
RMD-273	GRAB	Opp. 8331 Fairfax Place	23-Apr-12	0.54	<1	<2	12	<1	0.32
RMD-252	GRAB	9751 Pendleton Rd.	23-Apr-12	0.78	<1	<2	9	<1	0.27
RMD-274	GRAB	10920 Springwood Court	23-Apr-12	0.57	<1	<2	10	<1	0.25
RMD-253	GRAB	11051 No. 3 Rd.	23-Apr-12	0.88	<1	2	7	<1	0.35
RMD-269	GRAB	14951 Triangle Rd.	23-Apr-12	0.79	<1	2	7	<1	0.13
RMD-270	GRAB	8200 Jones Rd.	23-Apr-12	0.7	<1	<2	7	<1	0.32
RMD-254	GRAB	5300 No. 3 Rd.	23-Apr-12	0.64	<1	2	7	<1	0.35
RMD-271	GRAB	3800 Cessna Drive	23-Apr-12	0.77	<1	<2	7	<1	0.29
RMD-272	GRAB	751 Catalina Cres.	23-Apr-12	0.84	<1	<2	7	<1	0.39
RMD-255	GRAB	6000 Blk. Miller Rd.	23-Apr-12	0.79	<1	<2	7	<1	0.37
RMD-256	GRAB	1000 Blk. McDonald Rd.	23-Apr-12	0.78	<1	<2	8	<1	0.34
RMD-250	GRAB	6071 Azure Rd.	23-Apr-12	0.69	<1	2	10	<1	0.36
RMD-263	GRAB	12560 Cambie Rd.	25-Apr-12	0.8	<1	<2	7	<1	0.3
RMD-264	GRAB	13100 Mitchell Rd.	25-Apr-12	0.69	<1	2	7	<1	0.49
RMD-277	GRAB	Opp. 11280 Twigg Place	25-Apr-12	0.72	<1	<2	7	<1	0.79
RMD-262	GRAB	13799 Commerce Pkwy.	25-Apr-12	0.75	<1	<2	7	<1	0.1
RMD-278	GRAB	6651 Fraserwood Place	25-Apr-12	0.59	<1	<2	9	<1	0.31
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	25-Apr-12	0.62	<1	<2	9	<1	0.49
RMD-261	GRAB	9911 Sidaway Rd.	25-Apr-12	0.6	<1	<2	7	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	25-Apr-12	0.61	<1	2	8	<1	0.1
RMD-259	GRAB	10020 Amethyst Ave.	25-Apr-12	0.68	<1	<2	7	<1	0.33
RMD-266	GRAB	9380 General Currie Rd.	25-Apr-12	0.82	<1	<2	7	<1	0.24
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	25-Apr-12	0.73	<1	<2	7	<1	0.26
RMD-258	GRAB	7000 Blk. Dyke Rd.	25-Apr-12	0.85	<1	4	8	<1	0.32
RMD-257	GRAB	6640 Blundell Rd.	25-Apr-12	0.82	<1	<2	7	<1	0.34
RMD-204	GRAB	3180 Granville Ave.	27-Apr-12	0.99	<1	<2	9	<1	0.28

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-206	GRAB	4251 Moncton St.	27-Apr-12	0.62	<1	<2	9	<1	0.19
RMD-216	GRAB	11080 No. 2 Rd.	27-Apr-12	0.7	<1	<2	8	<1	0.29
RMD-212	GRAB	Opp. 8600 Ryan Rd.	27-Apr-12	0.71	<1	<2	8	<1	0.21
RMD-208	GRAB	13200 No. 4 Rd.	27-Apr-12	0.73	<1	4	8	<1	0.2
RMD-205	GRAB	13851 Steveston Hwy.	27-Apr-12	0.77	<1	<2	8	<1	0.27
RMD-202	GRAB	1500 Valemont Way	27-Apr-12	0.55	<1	<2	8	<1	0.23
RMD-214	GRAB	11720 Westminster Hwy.	27-Apr-12	0.65	<1	<2	7	<1	0.31
RMD-267	GRAB	17240 Fedoruk	27-Apr-12	0.56	<1	<2	9	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	27-Apr-12	0.74	<1	<2	7	<1	0.26
RMD-276	GRAB	22271 Cochrane Drive	27-Apr-12	0.65	<1	<2	8	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	27-Apr-12	0.7	<1	<2	8	<1	0.34
RMD-203	GRAB	23260 Westminster Hwy.	27-Apr-12	0.73	<1	<2	8	<1	0.28
RMD-251	GRAB	5951 McCallan Rd.	30-Apr-12	0.57	<1	<2	8	<1	0.18
RMD-273	GRAB	Opp. 8331 Fairfax Place	30-Apr-12	0.53	<1	<2	13	<1	0.47
RMD-274	GRAB	10920 Springwood Court	30-Apr-12	0.46	<1	2	12	<1	0.21
RMD-252	GRAB	9751 Pendleton Rd.	30-Apr-12	0.55	<1	<2	8	<1	0.19
RMD-250	GRAB	6071 Azure Rd.	30-Apr-12	0.61	<1	<2	9	<1	0.29
RMD-271	GRAB	3800 Cessna Drive	30-Apr-12	0.72	<1	4	8	<1	0.25
RMD-272	GRAB	751 Ca t alina Cres.	30-Apr-12	0.7	<1	<2	8	<1	0.2
RMD-255	GRAB	6000 Blk. Miller Rd.	30-Apr-12	0.7	<1	<2	8	<1	0.26
RMD-256	GRAB	1000 Blk. McDonald Rd.	30-Apr-12	0.64	<1	<2	8	<1	0.21
RMD-253	GRAB	11051 No. 3 Rd.	30-Apr-12	0.73	<1	<2	8	<1	0.25
RMD-270	GRAB	8200 Jones Rd.	30-Apr-12	0.63	<1	<2	8	<1	0.23
RMD-269	GRAB	14951 Triangle Rd.	30-Apr-12	0.79	<1	<2	8	<1	0.18
RMD-254	GRAB	5300 No. 3 Rd.	30-Apr-12	0.68	<1	<2	8	<1	0.22
RMD-263	GRAB	12560 Cambie Rd.	2-May-12	0.72	<1	2	7	<1	0.41
RMD-264	GRAB	13100 Mitchell Rd.	2-May-12	0.71	<1	<2	8	<1	0.31
RMD-277	GRAB	Opp. 11280 Twigg Place	2-May-12	0.69	<1	<2	8	<1	0.4
RMD-262	GRAB	13799 Commerce Pkwy.	2-May-12	0.68	<1	<2	8	<1	0.28
RMD-278	GRAB	6651 Fraserwood Place	2-May-12	0.49	<1	<2	9	<1	0.42
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	2-May-12	0.43	<1	<2	9	<1	0.34
RMD-261	GRAB	9911 Sidaway Rd.	2-May-12	0.86	<1	<2	7	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	2-May-12	0.65	<1	<2	8	<1	0.16
RMD-259	GRAB	10020 Amethyst Ave.	2-May-12	0.64	<1	<2	8	<1	0.21
RMD-266	GRAB	9380 General Currie Rd.	2-May-12	0.73	<1	<2	7	<1	0.23
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	2-May-12	0.63	<1	<2	9	<1	0.2
RMD-258	GRAB	7000 Blk. Dyke Rd.	2-May-12	0.54	<1	<2	8	<1	0.16
RMD-257	GRAB	6640 Blundell Rd.	2-May-12	0.7	<1	<2	8	<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-204	GRAB	3180 Granville Ave.	4-May-12	0.6	<1	<2	9	<1	0.32
RMD-206	GRAB	4251 Moncton St.	4-May-12	0.56	<1	<2	10	<1	0.26
RMD-216	GRAB	11080 No. 2 Rd.	4-May-12	0.63	<1	<2	9	<1	0.23
RMD-212	GRAB	Opp. 8600 Ryan Rd.	4-May-12	0.53	<1	<2	9	<1	0.29
RMD-208	GRAB	13200 No. 4 Rd.	4-May-12	0.61	<1	<2	8	<1	0.22
RMD-205	GRAB	13851 Steveston Hwy.	4-May-12	0.78	<1	<2	8	<1	0.13
RMD-202	GRAB	1500 Valemont Way	4-May-12	0.56	<1	<2	10	<1	0.29
RMD-214	GRAB	11720 Westminster Hwy.	4-May-12	0.79	<1	<2	7	<1	0.23
RMD-267	GRAB	17240 Fedoruk	4-May-12	0.47	<1	<2	10	<1	0.24
RMD-249	GRAB	23000 Blk. Dyke Rd.	4-May-12	0.38	<1	<2	10	<1	0.3
RMD-276	GRAB	22271 Cochrane Drive	4-May-12	0.6	<1	<2	9	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	4-May-12	0.64	<1	2	9	<1	0.27
RMD-203	GRAB	23260 Westminster Hwy.	4-May-12	0.69	<1	2	8	<1	0.33
RMD-251	GRAB	5951 McCallan Rd.	7-May-12	0.58	<1	2	8	<1	1.5
RMD-273	GRAB	Opp. 8331 Fairfax Place	7-May-12	0.48	<1	<2	14	<1	0.28
RMD-252	GRAB	9751 Pendleton Rd.	7-May-12	0.54	<1	<2	9	<1	2.1
RMD-274	GRAB	10920 Springwood Court	7-May-12	0.57	<1	<2	13	<1	0.16
RMD-250	GRAB	6071 Azure Rd.	7-May-12	0.61	<1	<2	9	<1	2.8
RMD-271	GRAB	3800 Cessna Drive	7-May-12	0.69	<1	<2	8	<1	0.18
RMD-272	GRAB	751 Catalina Cres.	7-May-12	0.65	<1	<2	7	<1	1.1
RMD-255	GRAB	6000 Blk. Miller Rd.	7-May-12	0.63	<1	2	7	<1	3
RMD-256	GRAB	1000 Blk. McDonald Rd.	7-May-12	0.06	<1	<2	12	<1	0.2
RMD-254	GRAB	5300 No. 3 Rd.	7-May-12	0.67	<1	2	8	<1	1.8
RMD-270	GRAB	8200 Jones Rd.	7-May-12	0.61	<1	<2	8	<1	3.1
RMD-269	GRAB	14951 Triangle Rd.	7-May-12	0.72	<1	<2	10	<1	0.24
RMD-253	GRAB	11051 No. 3 Rd.	7-May-12	0.57	<1	LA	11	<1	0.57
RMD-263	GRAB	12560 Cambie Rd.	9-May-12	0.6	<1	<2	8	<1	0.21
RMD-264	GRAB	13100 Mitchell Rd.	9-May-12	0.62	<1	<2	9	<1	0.26
RMD-277	GRAB	Opp. 11280 Twigg Place	9-May-12	0.61	<1	<2	9	<1	1.2
RMD-262	GRAB	13799 Commerce Pkwy.	9-May-12	0.58	<1	<2	9	<1	0.21
RMD-278	GRAB	6651 Fraserwood Place	9-May-12	0.48	<1	<2	10	<1	0.32
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	9-May-12	0.49	<1	<2	10	<1	0.37
RMD-261	GRAB	9911 Sidaway Rd.	9-May-12	0.72	<1	<2	8	<1	0.15
RMD-260	GRAB	11111 Horseshoe Way	9-May-12	0.6	<1	<2	9	<1	0.17
RMD-259	GRAB	10020 Amethyst Ave.	9-May-12	0.64	<1	<2	9	<1	0.42
RMD-266	GRAB	9380 General Currie Rd.	9-May-12	0.64	<1	<2	9	<1	0.18
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	9-May-12	0.47	<1	<2	10	<1	0.31
RMD-258	GRAB	7000 Blk. Dyke Rd.	9-May-12	0.55	<1	<2	10	<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-257	GRAB	6640 Blundell Rd.	9-May-12	0.69	<1	<2	8	<1	0.22
RMD-204	GRAB	3180 Granville Ave.	11-May-12	0.53	<1	<2	9	<1	0.17
RMD-206	GRAB	4251 Moncton St.	11-May-12	0.59	<1	<2	10	<1	0.18
RMD-216	GRAB	11080 No. 2 Rd.	11-May-12	0.67	<1	4	9	<1	0.27
RMD-212	GRAB	Opp. 8600 Ryan Rd.	11-May-12	0.63	<1	2	9	<1	0.31
RMD-208	GRAB	13200 No. 4 Rd.	11-May-12	0.66	<1	<2	9	<1	0.29
RMD-205	GRAB	13851 Steveston Hwy.	11-May-12	0.87	<1	2	8	<1	0.17
RMD-214	GRAB	11720 Westminster Hwy.	11-May-12	0.79	<1	4	8	<1	0.27
RMD-202	GRAB	1500 Valemont Way	11-May-12	0.79	<1	<2	9	<1	0.19
RMD-267	GRAB	17240 Fedoruk	11-May-12	0.69	<1	<2	10	<1	0.19
RMD-249	GRAB	23000 Blk. Dyke Rd.	11-May-12	0.7	<1	<2	8	<1	0.26
RMD-276	GRAB	22271 Cochrane Drive	11-May-12	0.64	<1	<2	8	<1	0.22
RMD-275	GRAB	5180 Smith Cres.	11-May-12	0.6	<1	<2	8	<1	0.26
RMD-203	GRAB	23260 Westminster Hwy.	11-May-12	0.81	<1	<2	8	<1	0.29
RMD-271	GRAB	3800 Cessna Drive	14-May-12	0.58	<1	<2	8	<1	0.41
RMD-272	GRAB	751 Catalina Cres.	14-May-12	0.56	<1	<2	8	<1	0.61
RMD-255	GRAB	6000 Blk. Miller Rd.	14-May-12	0.66	<1	<2	7	<1	0.58
RMD-256	GRAB	1000 Blk. McDonald Rd.	14-May-12	0.45	<1	<2	8	<1	0.31
RMD-254	GRAB	5300 No. 3 Rd.	14-May-12	0.64	<1	<2	8	<1	0.44
RMD-270	GRAB	8200 Jones Rd.	14-May-12	0.53	<1	LA	9	<1	0.42
RMD-269	GRAB	14951 Triangle Rd.	14-May-12	0.68	<1	4	9	<1	0.14
RMD-253	GRAB	11051 No. 3 Rd.	14-May-12	0.63	<1	<2	8	<1	0.35
RMD-274	GRAB	10920 Springwood Court	14-May-12	0.49	<1	8	10	<1	0.33
RMD-252	GRAB	9751 Pendleton Rd.	14-May-12	0.58	<1	<2	9	<1	1
RMD-273	GRAB	Opp. 8331 Fairfax Place	14-May-12	0.41	<1	<2	10	<1	1.1
RMD-251	GRAB	5951 McCallan Rd.	14-May-12	0.61	<1	<2	9	<1	0.3
RMD-250	GRAB	6071 Azure Rd.	14-May-12	0.59	<1	2	9	<1	0.39
RMD-263	GRAB	12560 Cambie Rd.	16-May-12	0.71	<1	<2	8	<1	0.4
RMD-264	GRAB	13100 Mitchell Rd.	16-May-12	0.54	<1	<2	9	<1	0.57
RMD-277	GRAB	Opp. 11280 Twigg Place	16-May-12	0.64	<1	2	9	<1	0.97
RMD-262	GRAB	13799 Commerce Pkwy.	16-May-12	0.68	<1	<2	9	<1	0.13
RMD-278	GRAB	6651 Fraserwood Place	16-May-12	0.62	<1	<2	9	<1	0.38
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	16-May-12	0.48	<1	<2	10	<1	0.44
RMD-261	GRAB	9911 Sidaway Rd.	16-May-12	0.74	<1	<2	9	<1	0.09
RMD-260	GRAB	11111 Horseshoe Way	16-May-12	0.67	<1	<2	9	<1	0.35
RMD-259	GRAB	10020 Amethyst Ave.	16-May-12	0.74	<1	<2	9	<1	0.41
RMD-266	GRAB	9380 General Currie Rd.	16-May-12	0.71	<1	<2	9	<1	0.46
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	16-May-12	0.61	<1	<2	10	<1	0.6

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-258	GRAB	7000 Blk. Dyke Rd.	16-May-12	0.62	<1	<2	9	<1	0.46
RMD-257	GRAB	6640 Blundell Rd.	16-May-12	0.73	<1	<2	9	<1	0.46
RMD-204	GRAB	3180 Granville Ave.	18-May-12	0.58	<1	<2	9	<1	0.32
RMD-206	GRAB	4251 Moncton St.	18-May-12	0.52	<1	<2	10	<1	0.31
RMD-216	GRAB	11080 No. 2 Rd.	18-May-12	0.6	<1	<2	9	<1	0.33
RMD-212	GRAB	Opp. 8600 Ryan Rd.	18-May-12	0.65	<1	<2	9	<1	0.34
RMD-208	GRAB	13200 No. 4 Rd.	18-May-12	0.6	<1	<2	9	<1	0.32
RMD-205	GRAB	13851 Steveston Hwy.	18-May-12	0.59	<1	<2	9	<1	0.34
RMD-202	GRAB	1500 Valemont Way	18-May-12	0.55	<1	2	10	<1	0.47
RMD-214	GRAB	11720 Westminster Hwy.	18-May-12	0.5	<1	<2	8	<1	0.31
RMD-267	GRAB	17240 Fedoruk	18-May-12	0.63	<1	<2	11	<1	0.32
RMD-249	GRAB	23000 Blk. Dyke Rd.	18-May-12	0.64	<1	<2	8	<1	0.37
RMD-276	GRAB	22271 Cochrane Drive	18-May-12	0.43	<1	<2	10	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	18-May-12	0.59	<1	<2	9	<1	0.35
RMD-203	GRAB	23260 Westminster Hwy.	18-May-12	0.66	<1	<2	9	<1	0.55
RMD-263	GRAB	12560 Cambie Rd.	23-May-12	0.57	<1	4	9	<1	0.31
RMD-264	GRAB	13100 Mitchell Rd.	23-May-12	0.63	<1	<2	9	<1	0.39
RMD-277	GRAB	Opp. 11280 Twigg Place	23-May-12	0.01	<1	4	15	<1	0.4
RMD-262	GRAB	13799 Commerce Pkwy.	23-May-12	0.75	<1	2	10	<1	0.09
RMD-278	GRAB	6651 Fraserwood Place	23-May-12	0.54	<1	<2	11	<1	0.33
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	23-May-12	0.57	<1	<2	11	<1	0.31
RMD-261	GRAB	9911 Sidaway Rd.	23-May-12	0.8	<1	2	10	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	23-May-12	0.7	<1	<2	11	<1	0.16
RMD-259	GRAB	10020 Amethyst Ave.	23-May-12	0.69	<1	<2	9	<1	0.35
RMD-266	GRAB	9380 General Currie Rd.	23-May-12	0.83	<1	<2	9	<1	0.55
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	23-May-12	0.62	<1	<2	9	<1	0.39
RMD-258	GRAB	7000 Blk. Dyke Rd.	23-May-12	0.61	<1	<2	9	<1	0.32
RMD-257	GRAB	6640 Blundell Rd.	23-May-12	0.66	<1	<2	8	<1	0.35
RMD-204	GRAB	3180 Granville Ave.	25-May-12	0.65	<1	<2	10	<1	0.24
RMD-206	GRAB	4251 Moncton St.	25-May-12	0.61	<1	<2	10	<1	0.24
RMD-216	GRAB	11080 No. 2 Rd.	25-May-12	0.79	<1	<2	9	<1	0.34
RMD-212	GRAB	Opp. 8600 Ryan Rd.	25-May-12	0.76	<1	<2	9	<1	0.43
RMD-208	GRAB	13200 No. 4 Rd.	25-May-12	0.78	<1	<2	9	<1	0.31
RMD-205	GRAB	13851 Steveston Hwy.	25-May-12	0.81	<1	<2	9	<1	0.12
RMD-202	GRAB	1500 Valemont Way	25-May-12	0.6	<1	2	10	<1	0.23
RMD-214	GRAB	11720 Westminster Hwy.	25-May-12	0.62	<1	<2	9	<1	0.4
RMD-267	GRAB	17240 Fedoruk	25-May-12	0.65	<1	2	11	<1	0.16
RMD-249	GRAB	23000 Blk. Dyke Rd.	25-May-12	0.79	<1	<2	10	<1	0.3

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-276	GRAB	22271 Cochrane Drive	25-May-12	0.67	<1	<2	10	<1	0.25
RMD-275	GRAB	5180 Smith Cres.	25-May-12	0.62	<1	<2	11	<1	0.27
RMD-203	GRAB	23260 Westminster Hwy.	25-May-12	0.81	<1	<2	9	<1	0.31
RMD-251	GRAB	5951 McCallan Rd.	28-May-12	0.64	<1	<2	10	<1	0.43
RMD-273	GRAB	Opp. 8331 Fairfax Place	28-May-12	0.46	<1	<2	15	<1	0.51
RMD-252	GRAB	9751 Pendleton Rd.	28-May-12	0.54	<1	<2	11	<1	0.44
RMD-274	GRAB	10920 Springwood Court	28-May-12	0.48	<1	2	15	<1	0.32
RMD-250	GRAB	6071 Azure Rd.	28-May-12	0.57	<1	<2	10	<1	0.46
RMD-271	GRAB	3800 Cessna Drive	28-May-12	0.57	<1	2	10	<1	0.41
RMD-272	GRAB	751 Catalina Cres.	28-May-12	0.53	<1	<2	10	<1	0.45
RMD-255	GRAB	6000 Blk. Miller Rd.	28-May-12	0.6	<1	<2	9	<1	0.44
RMD-256	GRAB	1000 Blk. McDonald Rd.	28-May-12	0.74	<1	2	12	<1	0.55
RMD-270	GRAB	8200 Jones Rd.	28-May-12	0.62	<1	<2	10	<1	0.54
RMD-254	GRAB	5300 No. 3 Rd.	28-May-12	0.49	<1	<2	10	<1	0.43
RMD-269	GRAB	14951 Triangle Rd.	28-May-12	0.47	<1	<2	12	<1	0.16
RMD-253	GRAB	11051 No. 3 Rd.	28-May-12	0.69	<1	<2	9	<1	0.5
RMD-263	GRAB	12560 Cambie Rd.	30-May-12	0.65	<1	<2	8	<1	0.38
RMD-264	GRAB	13100 Mitchell Rd.	30-May-12	0.54	<1	<2	8	<1	0.59
RMD-277	GRAB	Opp. 11280 Twigg Place	30-May-12	0.09	<1	10	14	<1	0.26
RMD-262	GRAB	13799 Commerce Pkwy.	30-May-12	0.78	<1	2	9	<1	0.12
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	30-May-12	0.52	<1	<2	10	<1	0.28
RMD-278	GRAB	6651 Fraserwood Place	30-May-12	0.61	<1	<2	10	<1	0.31
RMD-261	GRAB	9911 Sidaway Rd.	30-May-12	0.83	<1	<2	9	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	30-May-12	0.65	<1	<2	10	<1	0.25
RMD-259	GRAB	10020 Amethyst Ave.	30-May-12	0.67	<1	<2	9	<1	0.49
RMD-266	GRAB	9380 General Currie Rd.	30-May-12	0.71	<1	<2	7	<1	0.55
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	30-May-12	0.55	<1	<2	8	<1	1.2
RMD-257	GRAB	6640 Blundell Rd.	30-May-12	0.7	<1	<2	7	<1	0.89
RMD-258	GRAB	7000 Blk. Dyke Rd.	30-May-12	0.55	<1	2	10	<1	0.65
RMD-204	GRAB	3180 Granville Ave.	1-Jun-12	0.59	<1	2	10	<1	0.4
RMD-206	GRAB	4251 Moncton St.	1-Jun-12	0.47	<1	<2	11	<1	0.37
RMD-216	GRAB	11080 No. 2 Rd.	1-Jun-12	0.65	<1	2	10	<1	0.43
RMD-212	GRAB	Opp. 8600 Ryan Rd.	1-Jun-12	0.63	<1	<2	10	<1	0.5
RMD-208	GRAB	13200 No. 4 Rd.	1-Jun-12	0.64	<1	2	10	<1	0.43
RMD-205	GRAB	13851 Steveston Hwy.	1-Jun-12	0.69	<1	<2	9	<1	0.12
RMD-202	GRAB	1500 Valemont Way	1-Jun-12	0.67	<1	<2	11	<1	0.2
RMD-214	GRAB	11720 Westminster Hwy.	1-Jun-12	0.56	<1	<2	9	<1	0.43
RMD-267	GRAB	17240 Fedoruk	1-Jun-12	0.49	<1	<2	12	<1	0.17

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mIs	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-249	GRAB	23000 Blk. Dyke Rd.	1-Jun-12	0.69	<1	<2	9	<1	0.33
RMD-276	GRAB	22271 Cochrane Drive	1-Jun-12	0.67	<1	<2	10	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	1-Jun-12	0.65	<1	<2	11	<1	0.26
RMD-203	GRAB	23260 Westminster Hwy.	1-Jun-12	0.74	<1	<2	9	<1	0.27
RMD-251	GRAB	5951 McCallan Rd.	4-Jun-12	0.72	<1	<2	7	<1	0.43
RMD-250	GRAB	6071 Azure Rd.	4-Jun-12	0.7	<1	<2	8	<1	0.45
RMD-271	GRAB	3800 Cessna Drive	4-Jun-12	0.71	<1	2	8	<1	0.48
RMD-272	GRAB	751 Catalina Cres.	4-Jun-12	0.61	<1	2	9	<1	0.44
RMD-255	GRAB	6000 Blk. Miller Rd.	4-Jun-12	0.73	<1	2	7	<1	0.61
RMD-256	GRAB	1000 Blk. McDonald Rd.	4-Jun-12	0.72	<1	<2	8	<1	0.53
RMD-254	GRAB	5300 No. 3 Rd.	4-Jun-12	0.49	<1	<2	9	<1	0.57
RMD-270	GRAB	8200 Jones Rd.	4-jun-12	0.58	<1	<2	10	<1	0.42
RMD-269	GRAB	14951 Triangle Rd.	4-Jun-12	0.77	<1	<2	7	<1	0.11
RMD-253	GRAB	11051 No. 3 Rd.	4-Jun-12	0.62	<1	<2	8	<1	0.48
RMD-274	GRAB	10920 Springwood Court	4-jun-12	0.43	<1	2	10	<1	0.34
RMD-252	GRAB	9751 Pendleton Rd.	4-jun-12	0.58	<1	<2	9	<1	0.42
RMD-273	GRAB	Opp. 8331 Fairfax Place	4-Jun-12	0.32	<1	2	10	<1	0.6
RMD-263	GRAB	12560 Cambie Rd.	6-Jun-12	0.58	<1	<2	9	<1	0.35
RMD-264	GRAB	13100 Mitchell Rd.	6-Jun-12	0.63	<1	<2	9	<1	0.99
RMD-277	GRAB	Opp. 11280 Twigg Place	6-Jun-12	0.71	<1	<2	9	<1	2.5
RMD-262	GRAB	13799 Commerce Pkwy.	6-Jun-12	0.62	<1	<2	9	<1	0.16
RMD-278	GRAB	6651 Fraserwood Place	6-Jun-12	0.62	<1	<2	11	<1	0.35
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	6-Jun-12	0.58	<1	2	11	<1	0.29
RMD-261	GRAB	9911 Sidaway Rd.	6-Jun-12	0.8	<1	<2	9	<1	0.16
RMD-260	GRAB	11111 Horseshoe Way	6-Jun-12	0.71	<1	<2	10	<1	0.26
RMD-259	GRAB	10020 Amethyst Ave.	6-Jun-12	0.86	<1	2	9	<1	0.44
RMD-266	GRAB	9380 General Currie Rd.	6-Jun-12	0.84	<1	<2	8	<1	0.45
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	6-Jun-12	0.61	<1	<2	10	<1	0.42
RMD-258	GRAB	7000 Blk. Dyke Rd.	6-Jun-12	0.66	<1	<2	11	<1	0.41
RMD-257	GRAB	6640 Blundell Rd.	6-Jun-12	0.88	<1	<2	8	<1	0.49
RMD-204	GRAB	3180 Granville Ave.	8-Jun-12	0.6	<1	<2	10	<1	0.43
RMD-206	GRAB	4251 Moncton St.	8-Jun-12	0.5	<1	<2	11	<1	0.32
RMD-216	GRAB	11080 No. 2 Rd.	8-Jun-12	0.73	<1	<2	9	<1	0.5
RMD-212	GRAB	Opp. 8600 Ryan Rd.	8-Jun-12	0.74	<1	<2	9	<1	0.57
RMD-208	GRAB	13200 No. 4 Rd.	8-Jun-12	0.7	<1	<2	9	<1	0.47
RMD-205	GRAB	13851 Steveston Hwy.	8-Jun-12	0.8	<1	<2	10	<1	0.1
RMD-214	GRAB	11720 Westminster Hwy.	8-Jun-12	0.64	<1	<2	8	<1	0.46
RMD-202	GRAB	1500 Valemont Way	8-Jun-12	0.77	<1	<2	10	<1	0.17

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-267	GRAB	17240 Fedoruk	8-Jun-12	0.61	<1	<2	11	<1	0.19
RMD-249	GRAB	23000 Blk. Dyke Rd.	8-Jun-12	0.52	<1	<2	10	<1	0.32
RMD-276	GRAB	22271 Cochrane Drive	8-Jun-12	0.39	<1	<2	11	<1	0.28
RMD-275	GRAB	5180 Smith Cres.	8-Jun-12	0.71	<1	<2	11	<1	0.32
RMD-203	GRAB	23260 Westminster Hwy.	8-Jun-12	0.82	<1	<2	10	<1	0.33
RMD-251	GRAB	5951 McCallan Rd.	11-Jun-12	0.6	<1	<2	9	<1	0.5
RMD-273	GRAB	Opp. 8331 Fairfax Place	11-Jun-12	0.49	<1	<2	16	<1	1.3
RMD-274	GRAB	10920 Springwood Court	11-Jun-12	0.64	<1	<2	12	<1	0.37
RMD-252	GRAB	9751 Pendleton Rd.	11-Jun-12	0.55	<1	<2	11	<1	0.47
RMD-250	GRAB	6071 Azure Rd.	11-Jun-12	0.61	<1	<2	12	<1	0.49
RMD-271	GRAB	3800 Cessna Drive	11-Jun-12	1	<1	2	10	<1	0.47
RMD-272	GRAB	751 Catalina Cres.	11-Jun-12	0.56	<1	<2	10	<1	0.65
RMD-255	GRAB	6000 Blk. Miller Rd.	11-Jun-12	0.79	<1	2	8	<1	0.68
RMD-256	GRAB	1000 Blk. McDonald Rd.	11-Jun-12	0.48	<1	. <2	12	<1	0.49
RMD-254	GRAB	5300 No. 3 Rd.	11-Jun-12	0.67	<1	<2	9	<1	0.42
RMD-270	GRAB	8200 Jones Rd.	11-Jun-12	0.61	<1	<2	11	<1	0.56
RMD-269	GRAB	14951 Triangle Rd.	11-Jun-12	0.74	<1	<2	13	<1	0.15
RMD-253	GRAB	11051 No. 3 Rd.	11-Jun-12	0.76	<1	<2	9	<1	0.55
RMD-257	GRAB	6640 Blundell Rd.	13-Jun-12	0.53	<1	<2	8	<1	0.61
RMD-266	GRAB	9380 General Currie Rd.	13-Jun-12	0.85	<1	<2	9	<1	0.47
RMD-263	GRAB	12560 Cambie Rd.	13-Jun-12	0.55	<1	2	9	<1	0.35
RMD-264	GRAB	13100 Mitchell Rd.	13-Jun-12	0.6	<1	<2	9	<1	0.58
RMD-277	GRAB	Opp. 11280 Twigg Place	13-Jun-12	0.62	<1	<2	8	<1	0.7
RMD-262	GRAB	13799 Commerce Pkwy.	13-Jun-12	0.79	<1	<2	8	<1	0.12
RMD-278	GRAB	6651 Fraserwood Place	13-Jun-12	0.47	<1	<2	10	<1	0.37
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	13-Jun-12	0.48	<1	2	10	<1	0.34
RMD-261	GRAB	9911 Sidaway Rd.	13-Jun-12	0.74	<1	<2	9	<1	0.11
RMD-260	GRAB	11111 Horseshoe Way	13-Jun-12	0.59	<1	<2	10	<1	0.21
RMD-259	GRAB	10020 Amethyst Ave.	13-Jun-12	0.77	<1	<2	9	<1	0.52
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	13-Jun-12	0.5	<1	<2	11	<1	0.45
RMD-258	GRAB	7000 Blk. Dyke Rd.	13-Jun-12	0.65	<1	<2	10	<1	0.51
RMD-204	GRAB	3180 Granville Ave.	15-Jun-12	0.61	<1	<2	10	<1	0.45
RMD-206	GRAB	4251 Moncton St.	15-Jun-12	0.5	<1	<2	11	<1	0.39
RMD-216	GRAB	11080 No. 2 Rd.	15-Jun-12	0.59	<1	<2	9	<1	0.49
RMD-212	GRAB	Opp. 8600 Ryan Rd.	15-Jun-12	0.6	<1	<2	10	<1	0.57
RMD-208	GRAB	13200 No. 4 Rd.	15-Jun-12	0.67	<1	<2	9	<1	0.45
RMD-205	GRAB	13851 Steveston Hwy.	15-Jun-12	0.7	<1	<2	9	<1	0.1
RMD-202	GRAB	1500 Valemont Way	15-Jun-12	0.55	<1	<2	11	<1	0.24

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-214	GRAB	11720 Westminster Hwy.	15-Jun-12	0.69	<1	<2	8	<1	0.43
RMD-267	GRAB	17240 Fedoruk	15-Jun-12	0.41	<1	<2	12	<1	0.19
RMD-249	GRAB	23000 Blk. Dyke Rd.	15-Jun-12	0.69	<1	<2	10	<1	0.34
RMD-276	GRAB	22271 Cochrane Drive	15-Jun-12	0.6	<1	<2	11	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	15-Jun-12	0.66	<1	<2	11	<1	0.29
RMD-203	GRAB	23260 Westminster Hwy.	15-Jun-12	0.69	<1	<2	10	<1	0.34
RMD-251	GRAB	5951 McCallan Rd.	18-Jun-12	0.79	<1	LA	9	<1	0.61
RMD-273	GRAB	Opp. 8331 Fairfax Place	18-Jun-12	0.39	<1	4	16	<1	0.98
RMD-274	GRAB	10920 Springwood Court	18-Jun-12	0.35	<1	6	15	<1	0.33
RMD-252	GRAB	9751 Pendleton Rd.	18-Jun-12	0.5	<1	2	11	<1	0.37
RMD-250	GRAB	6071 Azure Rd.	18-Jun-12	0.68	<1	<2	11	<1	0.54
RMD-271	GRAB	3800 Cessna Drive	18-Jun-12	0.6	<1	<2	10	<1	0.48
RMD-272	GRAB	751 Catalina Cres.	18-Jun-12	0.69	<1	<2	11	<1	0.54
RMD-255	GRAB	6000 Blk. Miller Rd.	18-Jun-12	0.78	<1	<2	9	<1	0.6
RMD-256	GRAB	1000 Blk. McDonald Rd.	18-Jun-12	0.58	<1	<2	10	<1	0.53
RMD-254	GRAB	5300 No. 3 Rd.	18-Jun-12	0.69	<1	<2	9	<1	0.43
RMD-270	GRAB	8200 Jones Rd.	18-Jun-12	0.62	<1	2	11	<1	0.49
RMD-269	GRAB	14951 Triangle Rd.	18-Jun-12	0.77	<1	14	10	<1	0.14
RMD-253	GRAB	11051 No. 3 Rd.	18-Jun-12	0.69	<1	<2	9	<1	0.45
RMD-263	GRAB	12560 Cambie Rd.	20-Jun-12	0.95	<1	<2	9	<1	0.5
RMD-264	GRAB	13100 Mitchell Rd.	20-Jun-12	0.67	<1	<2	10	<1	0.53
RMD-277	GRAB	Opp. 11280 Twigg Place	20-Jun-12	0.53	<1	4	16	<1	0.29
RMD-262	GRAB	13799 Commerce Pkwy.	20-Jun-12	0.73	<1	<2	10	<1	0.31
RMD-278	GRAB	6651 Fraserwood Place	20-Jun-12	0.52	<1	<2	11	<1	0.31
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	20-Jun-12	0.32	<1	<2	13	<1	0.25
RMD-261	GRAB	9911 Sidaway Rd.	20-Jun-12	0.76	<1	<2	10	<1	0.11
RMD-260	GRAB	11111 Horseshoe Way	20-Jun-12	0.68	<1	<2	10	<1	0.28
RMD-259	GRAB	10020 Amethyst Ave.	20-Jun-12	0.86	<1	<2	9	<1	0.56
RMD-266	GRAB	9380 General Currie Rd.	20-Jun-12	0.86	<1	<2	9	<1	0.47
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	20-Jun-12	0.6	<1	2	9	<1	0.39
RMD-258	GRAB	7000 Blk. Dyke Rd.	20-Jun-12	0.7	<1	<2	12	<1	0.39
RMD-257	GRAB	6640 Blundell Rd.	20-Jun-12	0.79	<1	2	9	<1	0.69
RMD-204	GRAB	3180 Granville Ave.	22-Jun-12	0.6	<1	<2	10	<1	0.44
RMD-206	GRAB	4251 Moncton St.	22-Jun-12	0.47	<1	2	11	<1	0.39
RMD-216	GRAB	11080 No. 2 Rd.	22-Jun-12	0.66	<1	<2	9	<1	0.54
RMD-212	GRAB	Opp. 8600 Ryan Rd.	22-Jun-12	0.66	<1	2	10	<1	0.66
RMD-208	GRAB	13200 No. 4 Rd.	22-Jun-12	0.58	<1	<2	9	<1	0.49
RMD-205	GRAB	13851 Steveston Hwy.	22-Jun-12	0.76	<1	<2	9	<1	0.09

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-214	GRAB	11720 Westminster Hwy.	22-Jun-12	0.76	<1	<2	8	<1	0.57
RMD-202	GRAB	1500 Valemont Way	22-Jun-12	0.64	<1	<2	10	<1	0.16
RMD-267	GRAB	17240 Fedoruk	22-Jun-12	0.54	<1	<2	10	<1	0.27
RMD-249	GRAB	23000 Blk. Dyke Rd.	22-Jun-12	0.71	<1	10	9	<1	0.32
RMD-276	GRAB	22271 Cochrane Drive	22-Jun-12	0.65	<1	2	11	<1	0.24
RMD-275	GRAB	5180 Smith Cres.	22-Jun-12	0.67	<1	<2	10	<1	0.36
RMD-203	GRAB	23260 Westminster Hwy.	22-Jun-12	0.73	<1	<2	9	<1	0.33
RMD-251	GRAB	5951 McCallan Rd.	25-Jun-12	0.83	<1	2	11	<1	0.5
RMD-273	GRAB	Opp. 8331 Fairfax Place	25-Jun-12	0.4	<1	<2	17	<1	2.2
RMD-274	GRAB	10920 Springwood Court	25-Jun-12	0.38	<1	2	15	<1	0.3
RMD-252	GRAB	9751 Pendleton Rd.	25-Jun-12	0.58	<1	<2	11	<1	0.42
RMD-250	GRAB	6071 Azure Rd.	25-Jun-12	0.64	<1	<2	12	<1	0.49
RMD-271	GRAB	3800 Cessna Drive	25-Jun-12	0.63	<1	<2	9	<1	0.51
RMD-272	GRAB	751 Catalina Cres.	25-Jun-12	0.7	<1	<2	12	<1	0.46
RMD-255	GRAB	6000 Blk. Miller Rd.	25-Jun-12	1	<1	<2	8	<1	0.7
RMD-256	GRAB	1000 Blk. McDonald Rd.	25-Jun-12	0.75	<1	<2	12	<1	0.5
RMD-254	GRAB	5300 No. 3 Rd.	25-Jun-12	0.65	<1	<2	10	<1	0.43
RMD-270	GRAB	8200 Jones Rd.	25-Jun-12	0.6	<1	2	11	<1	0.44
RMD-269	GRAB	14951 Triangle Rd.	25-Jun-12	0.78	<1	<2	9	<1	0.11
RMD-253	GRAB	11051 No. 3 Rd.	25-Jun-12	0.75	<1	<2	10	<1	0.44
RMD-263	GRAB	12560 Cambie Rd.	27-Jun-12	0.86	<1	<2	7	<1	0.42
RMD-264	GRAB	13100 Mitchell Rd.	27-Jun-12	0.85	<1	<2	8	<1	0.52
RMD-277	GRAB	Opp. 11280 Twigg Place	27-Jun-12	0.67	<1	<2	12	<1	0.93
RMD-262	GRAB	13799 Commerce Pkwy.	27-Jun-12	0.85	<1	<2	9	<1	0.12
RMD-278	GRAB	6651 Fraserwood Place	27-Jun-12	0.52	<1	<2	11	<1	0.28
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	27-Jun-12	0.49	<1	2	10	<1	0.32
RMD-261	GRAB	9911 Sidaway Rd.	27-Jun-12	0.82	<1	<2	10	<1	0.11
RMD-260	GRAB	11111 Horseshoe Way	27-Jun-12	0.76	<1	<2	10	<1	0.13
RMD-259	GRAB	10020 Amethyst Ave.	27-Jun-12	0.88	<1	<2	8	<1	0.47
RMD-266	GRAB	9380 General Currie Rd.	27-Jun-12	0.94	<1	<2	10	<1	0.4
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	27-Jun-12	0.77	<1	<2	9	<1	0.45
RMD-258	GRAB	7000 Bik. Dyke Rd.	27-Jun-12	0.79	<1	<2	10	<1	0.42
RMD-257	GRAB	6640 Blundell Rd.	27-Jun-12	0.92	<1	<2	7	<1	0.76
RMD-204	GRAB	3180 Granville Ave.	29-Jun-12	0.73	<1	<2	10	<1	0.38
RMD-206	GRAB	4251 Moncton St.	29-Jun-12	0.59	<1	<2	11	<1	0.34
RMD-216	GRAB	11080 No. 2 Rd.	29-Jun-12	0.79	<1	2	9	<1	0.45
RMD-212	GRAB	Opp. 8600 Ryan Rd.	29-Jun-12	0.72	<1	<2	10	<1	0.46
RMD-208	GRAB	13200 No. 4 Rd.	29-Jun-12	0.74	<1	<2	9	<1	0.44

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mis	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-205	GRAB	13851 Steveston Hwy.	29-Jun-12	0.75	<1	<2	9	<1	0.11
RMD-202	GRAB	1500 Valemont Way	29-Jun-12	0.44	<1	<2	12	<1	0.16
RMD-214	GRAB	11720 Westminster Hwy.	29-Jun-12	0.76	<1	<2	8	<1	0.48
RMD-267	GRAB	17240 Fedoruk	29-Jun-12	0.55	<1	2	12	<1	0.16
RMD-249	GRAB	23000 Blk. Dyke Rd.	29-Jun-12	0.72	<1	LA	9	<1	0.3
RMD-276	GRAB	22271 Cochrane Drive	29-Jun-12	0.52	<1	<2	12	<1	0.24
RMD-275	GRAB	5180 Smith Cres.	29-Jun-12	0.68	<1	<2	10	<1	0.24
RMD-203	GRAB	23260 Westminster Hwy.	29-Jun-12	0.74	<1	<2	9	<1	0.26
RMD-251	GRAB	5951 McCallan Rd.	3-Jul-12	0.69	<1	<2	10	<1	0.38
RMD-273	GRAB	Opp. 8331 Fairfax Place	3-Jul-12	0.23	<1	<2	18	<1	1.8
RMD-274	GRAB	10920 Springwood Court	3-Jul-12	0.47	<1	<2	14	<1	5.1
RMD-252	GRAB	9751 Pendleton Rd.	3-Jul-12	0.6	<1	<2	12	<1	0.39
RMD-250	GRAB	6071 Azure Rd.	3-Jul-12	0.72	<1	<2	12	<1	0.43
RMD-271	GRAB	3800 Cessna Drive	3-Jui-12	0.8	<1	<2	12	<1	0.44
RMD-272	GRAB	751 Catalina Cres.	3-Jul-12	0.6	<1	<2	11	<1	0.4
RMD-255	GRAB	6000 Blk. Miller Rd.	3-Jul-12	0.67	<1	<2	9	<1	0.41
RMD-256	GRAB	1000 Blk. McDonald Rd.	3-Jul-12	0.03	<1	12	15	<1	0.31
RMD-254	GRAB	5300 No. 3 Rd.	3-Jul-12	0.75	<1	<2	9	<1	0.42
RMD-270	GRAB	8200 Jones Rd.	3-Jul-12	0.6	<1	<2	12	<1	0.39
RMD-269	GRAB	14951 Triangle Rd.	3-Jul-12	0.86	<1	<2	10	<1	0.09
RMD-253	GRAB	11051 No. 3 Rd.	3-Jul-12	0.73	<1	14	9	<1	0.39
RMD-258	GRAB	7000 Blk. Dyke Rd.	4-Jul-12	0.7	<1	<2	12	<1	0.4
RMD-257	GRAB	6640 Blundell Rd.	4-Jul-12	0.67	<1	4	12	<1	0.36
RMD-266	GRAB	9380 General Currie Rd.	4-Jul-12	0.89	<1	<2	9	<1	0.36
RMD-259	GRAB	10020 Amethyst Ave.	4-Jul-12	0.92	<1	<2	10	<1	0.39
RMD-263	GRAB	12560 Cambie Rd.	4-Jul-12	0.77	<1	<2	9	<1	0.31
RMD-264	GRAB	13100 Mitchell Rd.	4-Jul-12	0.73	<1	<2	9	<1	0.46
RMD-277	GRAB	Opp. 11280 Twigg Place	4-Jul-12	0.9	<1	<2	8	<1	0.46
RMD-262	GRAB	13799 Commerce Pkwy.	4-Jul-12	0.93	<1	2	10	<1	0.12
RMD-278	GRAB	6651 Fraserwood Place	4-Jul-12	0.64	<1	2	11	<1	0.24
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	4-Jul-12	0.6	<1	2	13	<1	0.19
RMD-261	GRAB	9911 Sidaway Rd.	4-Jul-12	0.86	<1	<2	9	<1	0.08
RMD-260	GRAB	11111 Horseshoe Way	4-Jul-12	0.84	<1	<2	11	<1	0.21
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	4-Jul-12	0.66	<1	4	10	<1	0.33
RMD-204	GRAB	3180 Granville Ave.	6-Jul-12	0.57	<1	<2	11	<1	0.84
RMD-206	GRAB	4251 Moncton St.	6-Jul-12	0.58	<1	<2	11	<1	0.33
RMD-216	GRAB	11080 No. 2 Rd.	6-Jul-12	0.67	<1	<2	10	<1	0.53
RMD-212	GRAB	Opp. 8600 Ryan Rd.	6-Jul-12	0.64	<1	<2	10	<1	0.38

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-208	GRAB	13200 No. 4 Rd.	6-Jul-12	0.52	<1	<2	10	<1	0.35
RMD-205	GRAB	13851 Steveston Hwy.	6-Jul-12	0.84	<1	<2	10	<1	0.1
RMD-214	GRAB	11720 Westminster Hwy.	6-Jul-12	0.6	<1	<2	9	<1	0.36
RMD-202	GRAB	1500 Valemont Way	6-Jul-12	0.8	<1	<2	10	<1	0.09
RMD-267	GRAB	17240 Fedoruk	6-Jul-12	0.72	<1	<2	12	<1	0.14
RMD-249	GRAB	23000 Blk. Dyke Rd.	6-Jul-12	0.67	<1	<2	10	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	6-Jul-12	0.61	<1	<2	11	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	6-Jul-12	0.63	<1	<2	12	<1	0.28
RMD-203	GRAB	23260 Westminster Hwy.	6-Jul-12	0.71	<1	<2	10	<1	0.2
RMD-251	GRAB	5951 McCallan Rd.	9-Jul-12	0.84	<1	<2	10	<1	0.39
RMD-273	GRAB	Opp. 8331 Fairfax Place	9-Jul-12	0.45	<1	<2	18	<1	1.9
RMD-252	GRAB	9751 Pendleton Rd.	9-Jul-12	0.68	<1	<2	11	<1	0.41
RMD-274	GRAB	10920 Springwood Court	9-Jul-12	0.66	<1	4	14	<1	0.46
RMD-250	GRAB	6071 Azure Rd.	9-Jul-12	0.84	<1	<2	13	<1	0.5
RMD-271	GRAB	3800 Cessna Drive	9-Jul-12	0.8	<1	<2	10	<1	0.53
RMD-272	GRAB	751 Catalina Cres.	9-Jul-12	0.65	<1	2	10	<1	0.47
RMD-255	GRAB	6000 Blk. Miller Rd.	9-Jul-12	0.93	<1	<2	9	<1	0.51
RMD-254	GRAB	5300 No. 3 Rd.	9-Jul-12	0.9	<1	<2	10	<1	0.34
RMD-270	GRAB	8200 Jones Rd.	9-Jul-12	0.76	<1	2	13	<1	0.42
RMD-253	GRAB	11051 No. 3 Rd.	9-Jul-12	0.9	<1	<2	10	<1	0.43
RMD-269	GRAB	14951 Triangle Rd.	9-Jul-12	0.82	<1	<2	16	<1	0.11
RMD-263	GRAB	12560 Cambie Rd.	11-Jul-12	0.77	<1	<2	10	<1	0.43
RMD-264	GRAB	13100 Mitchell Rd.	11-Jul-12	0.86	<1	2	10	<1	0.76
RMD-277	GRAB	Opp. 11280 Twigg Place	11-Jul-12	0.76	<1	<2	9	<1	0.56
RMD-262	GRAB	13799 Commerce Pkwy.	11-Jul-12	0.76	<1	<2	11	<1	0.15
RMD-278	GRAB	6651 Fraserwood Place	11-Jul-12	0.56	<1	<2	13	<1	0.44
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	11-Jul-12	0.49	<1	<2	13	<1	0.41
RMD-261	GRAB	9911 Sidaway Rd.	11-Jul-12	0.67	<1	<2	12	<1	0.15
RMD-260	GRAB	11111 Horseshoe Way	11-Jul-12	0.66	<1	2	13	<1	0.28
RMD-266	GRAB	9380 General Currie Rd.	11-Jul-12	0.86	<1	<2	9	<1	0.35
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	11-Jul-12	0.65	<1	<2	11	<1	0.34
RMD-258	GRAB	7000 Blk. Dyke Rd.	11-Jul-12	0.59	<1	<2	13	<1	0.37
RMD-257	GRAB	6640 Blundell Rd.	11-Jul-12	0.79	<1	<2	10	<1	0.42
RMD-259	GRAB	10020 Amethyst Ave.	11-Jul-12	0.91	<1	<2	10	<1	0.32
RMD-204	GRAB	3180 Granville Ave.	13-Jul-12	0.75	<1	<2	11	<1	0.32
RMD-206	GRAB	4251 Moncton St.	13-Jul-12	0.55	<1	<2	11	<1	0.29
RMD-216	GRAB	11080 No. 2 Rd.	13-Jul-12	0.78	<1	<2	9	<1	0.37
RMD-212	GRAB	Opp. 8600 Ryan Rd.	13-Jul-12	0.79	<1	<2	10	<1	0.36

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-208	GRAB	13200 No. 4 Rd.	13-Jul-12	0.74	<1	<2	9	<1	0.35
RMD-205	GRAB	13851 Steveston Hwy.	13-Jul-12	0.83	<1	<2	10	<1	0.1
RMD-202	GRAB	1500 Valemont Way	13-Jul-12	0.79	<1	<2	11	<1	0.11
RMD-214	GRAB	11720 Westminster Hwy.	13-Jul-12	0.74	<1	<2	8	<1	0.36
RMD-267	GRAB	17240 Fedoruk	13-Jul-12	0.79	<1	<2	11	<1	0.1
RMD-249	GRAB	23000 Blk. Dyke Rd.	13-Jul-12	0.76	<1	<2	10	<1	0.31
RMD-276	GRAB	22271 Cochrane Drive	13-Jul-12	0.64	<1	2	12	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	13-Jul-12	0.7	<1	<2	12	<1	0.3
RMD-203	GRAB	23260 Westminster Hwy.	13-Jul-12	0.77	<1	<2	11	<1	0.3
RMD-251	GRAB	5951 McCallan Rd.	16-Jul-12	0.92	<1	<2	12	<1	0.25
RMD-273	GRAB	Opp. 8331 Fairfax Place	16-Jul-12	0.45	<1	<2	19	<1	1.1
RMD-274	GRAB	10920 Springwood Court	16-Jul-12	0.51	<1	<2	16	<1	0.28
RMD-252	GRAB	9751 Pendleton Rd.	16-Jul-12	0.73	<1	<2	12	<1	0.31
RMD-250	GRAB	6071 Azure Rd.	16-Jul-12	0.86	<1	<2	13	<1	0.33
RMD-271	GRAB	3800 Cessna Drive	16-Jul-12	0.01	<1	14	16	<1	0.23
RMD-272	GRAB	751 Catalina Cres.	16-Jul-12	0.88	<1	<2	12	<1	0.33
RMD-255	GRAB	6000 Blk. Miller Rd.	16-Jul-12	0.92	<1	<2	10	<1	0.32
RMD-256	GRAB	1000 Blk. McDonald Rd.	16-Jul-12	0.8	<1	2	12	<1	0.43
RMD-254	GRAB	5300 No. 3 Rd.	16-Jul-12	0.91	<1	<2	10	<1	0.31
RMD-270	GRAB	8200 Jones Rd.	16-Jul-12	0.79	<1	<2	13	<1	0.37
RMD-269	GRAB	14951 Triangle Rd.	16-Jul-12	0.84	<1	<2	14	<1	0.09
RMD-253	GRAB	11051 No. 3 Rd.	16-Jul-12	0.98	<1	2	10	<1	0.33
RMD-263	GRAB	12560 Cambie Rd.	18-Jul-12	0.87	<1	<2	10	<1	0.31
RMD-264	GRAB	13100 Mitchell Rd.	18-Jul-12	0.81	<1	<2	11	<1	0.47
RMD-277	GRAB	Opp. 11280 Twigg Place	18-Jul-12	0.8	<1	<2	11	<1	0.37
RMD-262	GRAB	13799 Commerce Pkwy.	18-Jul-12	0.75	<1	<2	12	<1	0.14
RMD-278	GRAB	6651 Fraserwood Place	18-Jul-12	0.39	<1	<2	13	<1	0.34
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	18-Jul-12	0.55	<1	<2	13	<1	0.31
RMD-261	GRAB	9911 Sidaway Rd.	18-Jul-12	0.8	<1	<2	12	<1	0.15
RMD-260	GRAB	11111 Horseshoe Way	18-Jul-12	0.63	<1	<2	11	<1	0.35
RMD-259	GRAB	10020 Amethyst Ave.	18-Jul-12	0.84	<1	<2	11	<1	0.36
RMD-266	GRAB	9380 General Currie Rd.	18-Jul-12	0.78	<1	<2	11	<1	0.33
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	18-Jul-12	0.73	<1	<2	12	<1	0.3
RMD-258	GRAB	7000 Blk. Dyke Rd.	18-Jul-12	0.55	<1	<2	13	<1	0.26
RMD-257	GRAB	6640 Blundell Rd.	18-Jul-12	0.86	<1	LA	10	<1	0.41
RMD-204	GRAB	3180 Granville Ave.	20-Jul-12	0.67	<1	6	11	<1	0.28
RMD-206	GRAB	4251 Moncton St.	20-Jul-12	0.6	<1	<2	12	<1	0.25
RMD-216	GRAB	11080 No. 2 Rd.	20-Jul-12	0.74	<1	430	10	<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-212	GRAB	Opp. 8600 Ryan Rd.	20-Jul-12	0.76	<1	22	12	<1	0.28
RMD-208	GRAB	13200 No. 4 Rd.	20-Jul-12	0.76	<1	<2	10	<1	0.28
RMD-205	GRAB	13851 Steveston Hwy.	20-Jul-12	0.84	<1	<2	12	<1	0.09
RMD-214	GRAB	11720 Westminster Hwy.	20-Jul-12	0.65	<1	<2	10	<1	0.26
RMD-202	GRAB	1500 Valemont Way	20-Jul-12	0.81	<1	<2	12	<1	0.11
RMD-267	GRAB	17240 Fedoruk	20-Jul-12	0.8	<1	4	13	<1	0.08
RMD-249	GRAB	23000 Blk. Dyke Rd.	20-Jul-12	0.72	<1	2	12	<1	0.29
RMD-276	GRAB	22271 Cochrane Drive	20-Jul-12	0.45	<1	<2	13	<1	0.24
RMD-275	GRAB	5180 Smith Cres.	20-Jul-12	0.6	<1	<2	13	<1	0.23
RMD-203	GRAB	23260 Westminster Hwy.	20-Jul-12	0.67	<1	<2	12	<1	0.23
RMD-251	GRAB	5951 McCallan Rd.	23-Jul-12	0.5	<1	6	11	<1	0.29
RMD-273	GRAB	Opp. 8331 Fairfax Place	23-Jul-12	0.34	<1	2	18	<1	0.8
RMD-274	GRAB	10920 Springwood Court	23-Jul-12	0.42	<1	<2	17	<1	0.22
RMD-252	GRAB	9751 Pendleton Rd.	23-Jul-12	0.61	<1	<2	12	<1	0.26
RMD-250	GRAB	6071 Azure Rd.	23-Jul-12	0.61	<1	<2	12	<1	0.26
RMD-271	GRAB	3800 Cessna Drive	23-Jul-12	0.79	<1	<2	11	<1	0.27
RMD-272	GRAB	751 Catalina Cres.	23-Jul-12	0.78	<1	<2	10	<1	0.29
RMD-255	GRAB	6000 Blk. Miller Rd.	23-Jul-12	0.81	<1	<2	9	<1	0.31
RMD-256	GRAB	1000 Blk. McDonaid Rd.	23-Jul-12	0.09	<1	2	16	<1	0.44
RMD-254	GRAB	5300 No. 3 Rd.	23-Jul-12	0.6	<1	<2	10	<1	0.28
RMD-270	GRAB	8200 Jones Rd.	23-Jul-12	0.61	<1	<2	12	<1	0.24
RMD-269	GRAB	14951 Triangle Rd.	23-Jul-12	0.62	<1	8	12	<1	0.33
RMD-253	GRAB	11051 No. 3 Rd.	23-Jul-12	0.83	<1	<2	9	<1	0.28
RMD-263	GRAB	12560 Cambie Rd.	25-Jul-12	0.6	<1	<2	11	<1	0.3
RMD-264	GRAB	13100 Mitchell Rd.	25-Jul-12	0.66	<1	<2	11	<1	0.31
RMD-277	GRAB	Opp. 11280 Twigg Place	25-Jul-12	0.01	<1	110	17	<1	0.21
RMD-262	GRAB	13799 Commerce Pkwy.	25-Jul-12	0.65	<1	<2	12	<1	0.09
RMD-278	GRAB	6651 Fraserwood Place	25-Jul-12	0.15	<1	<2	15	<1	0.27
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	25-Jul-12	0.23	<1	<2	14	<1	0.29
RMD-261	GRAB	9911 Sidaway Rd.	25-Jul-12	0.62	<1	<2	12	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	25-Jul-12	0.35	<1	2	13	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	25-Jul-12	0.67	<1	<2	11	<1	0.34
RMD-266	GRAB	9380 General Currie Rd.	25-Jul-12	0.67	<1	<2	11	<1	0.35
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	25-Jul-12	0.45	<1	2	13	<1	0.28
RMD-258	GRAB	7000 Blk. Dyke Rd.	25-Jul-12	0.57	<1	<2	13	<1	0.27
RMD-257	GRAB	6640 Blundell Rd.	25-Jul-12	0.72	<1	<2	10	<1	0.35
RMD-216	GRAB	11080 No. 2 Rd.	26-Jul-12	0.64	<1	<2	10	<1	0.28
RMD-204	GRAB	3180 Granville Ave.	27-Jul-12	0.61	<1	<2	10	<1	0.36

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-206	GRAB	4251 Moncton St.	27-Jul-12	0.54	<1	<2	12	<1	0.29
RMD-216	GRAB	11080 No. 2 Rd.	27-Jul-12	0.64	<1	<2	10	<1	0.26
RMD-212	GRAB	Opp. 8600 Ryan Rd.	27-Jul-12	0.68	<1	<2	10	<1	0.28
RMD-208	GRAB	13200 No. 4 Rd.	27-Jul-12	0.59	<1	<2	11	<1	0.27
RMD-205	GRAB	13851 Steveston Hwy.	27-Jul-12	0.63	<1	<2	12	<1	0.16
RMD-202	GRAB	1500 Valemont Way	27-Jul-12	0.61	<1	<2	14	<1	0.2
RMD-214	GRAB	11720 Westminster Hwy.	27-Jul-12	0.78	<1	8	9	<1	0.27
RMD-267	GRAB	17240 Fedoruk	27-Jul-12	0.59	<1	<2	15	<1	0.11
RMD-249	GRAB	23000 Blk. Dyke Rd.	27-Jul-12	0.66	<1	<2	10	<1	0.29
RMD-276	GRAB	22271 Cochrane Drive	27-Jul-12	0.55	<1	2	14	<1	0.23
RMD-275	GRAB	5180 Smith Cres.	27-Jul-12	0.48	<1	2	13	<1	0.25
RMD-203	GRAB	23260 Westminster Hwy.	27-Jul-12	0.69	<1	<2	10	<1	0.22
RMD-251	GRAB	5951 McCallan Rd.	30-Jul-12	0.53	<1	2	10	<1	0.42
RMD-273	GRAB	Opp. 8331 Fairfax Place	30-Jul-12	0.21	<1	<2	17	<1	0.37
RMD-252	GRAB	9751 Pendleton Rd.	30-Jul-12	0.59	<1	<2	12	<1	0.34
RMD-274	GRAB	10920 Springwood Court	30-Jul-12	0.43	<1	24	15	<1	0.27
RMD-250	GRAB	6071 Azure Rd.	30-Jul-12	0.52	<1	<2	13	<1	0.28
RMD-271	GRAB	3800 Cessna Drive	30-Jul-12	0.52	<1	<2	10	<1	0.3
RMD-272	GRAB	751 Catalina Cres.	30-Jul-12	0.54	<1	<2	11	<1	0.46
RMD-255	GRAB	6000 Blk. Miller Rd.	30-Jul-12	0.77	<1	16	9	<1	0.89
RMD-256	GRAB	1000 Blk. McDonald Rd.	30-Jul-12	0.71	<1	<2	10	<1	0.47
RMD-254	GRAB	5300 No. 3 Rd.	30-Jul-12	0.51	<1	2	11	<1	0.32
RMD-253	GRAB	11051 No. 3 Rd.	30-Jul-12	0.59	<1	<2	11	<1	0.3
RMD-269	GRAB	14951 Triangle Rd.	30-Jul-12	0.55	<1	<2	15	<1	0.39
RMD-270	GRAB	8200 Jones Rd.	30-Jul-12	0.56	<1	<2	12	<1	0.32
RMD-263	GRAB	12560 Cambie Rd.	1-Aug-12	0.81	<1	<2	10	<1	0.84
RMD-264	GRAB	13100 Mitchell Rd.	1-Aug-12	0.74	<1	<2	11	<1	0.31
RMD-277	GRAB	Opp. 11280 Twigg Place	1-Aug-12	0.49	<1	<2	17	<1	0.41
RMD-262	GRAB	13799 Commerce Pkwy.	1-Aug-12	0.74	<1	<2	12	<1	0.26
RMD-278	GRAB	6651 Fraserwood Place	1-Aug-12	0.64	<1	<2	13	<1	0.3
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	1-Aug-12	0.55	<1	<2	14	<1	0.27
RMD-261	GRAB	9911 Sidaway Rd.	1-Aug-12	0.74	<1	<2	13	<1	0.17
RMD-260	GRAB	11111 Horseshoe Way	1-Aug-12	0.55	<1	<2	12	<1	0.24
RMD-259	GRAB	10020 Amethyst Ave.	1-Aug-12	0.87	<1	<2	11	<1	0.3
RMD-266	GRAB	9380 General Currie Rd.	1-Aug-12	0.9	<1	<2	10	<1	0.36
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	1-Aug-12	0.73	<1	<2	12	<1	0.28
RMD-258	GRAB	7000 Blk. Dyke Rd.	1-Aug-12	0.53	<1	<2	15	<1	0.29
RMD-257	GRAB	6640 Blundell Rd.	1-Aug-12	0.77	<1	<2	10	<1	0.27

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-204	GRAB	3180 Granville Ave.	3-Aug-12	0.72	<1	<2	12	<1	0.29
RMD-206	GRAB	4251 Moncton St.	3-Aug-12	0.6	<1	<2	13	<1	0.3
RMD-216	GRAB	11080 No. 2 Rd.	3-Aug-12	0.67	<1	<2	11	<1	0.28
RMD-212	GRAB	Opp. 8600 Ryan Rd.	3-Aug-12	0.67	<1	<2	12	<1	0.26
RMD-208	GRAB	13200 No. 4 Rd.	3-Aug-12	0.79	<1	<2	11	<1	0.27
RMD-205	GRAB	13851 Steveston Hwy.	3-Aug-12	0.84	<1	<2	13	<1	0.15
RMD-214	GRAB	11720 Westminster Hwy.	3-Aug-12	0.68	<1	<2	10	<1	0.25
RMD-202	GRAB	1500 Valemont Way	3-Aug-12	0.67	<1	2	13	<1	0.15
RMD-267	GRAB	17240 Fedoruk	3-Aug-12	0.79	<1	<2	15	<1	0.13
RMD-249	GRAB	23000 Blk. Dyke Rd.	3-Aug-12	0.78	<1	<2	14	<1	0.4
RMD-276	GRAB	22271 Cochrane Drive	3-Aug-12	0.71	<1	<2	13	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	3-Aug-12	0.62	<1	<2	14	<1	0.23
RMD-203	GRAB	23260 Westminster Hwy.	3-Aug-12	0.73	<1	26	13	<1	0.26
RMD-251	GRAB	5951 McCallan Rd.	7-Aug-12	1	<1	50	10	<1	0.34
RMD-273	GRAB	Opp. 8331 Fairfax Place	7-Aug-12	0.3	<1	<2	20	<1	0.59
RMD-252	GRAB	9751 Pendleton Rd.	7-Aug-12	0.48	<1	<2	11	<1	0.29
RMD-274	GRAB	10920 Springwood Court	7-Aug-12	0.28	<1	12	15	<1	0.28
RMD-250	GRAB	6071 Azure Rd.	7-Aug-12	0.66	<1	<2	13	<1	0.36
RMD-271	GRAB	3800 Cessna Drive	7-Aug-12	0.01	<1	2	16	<1	0.2
RMD-272	GRAB	751 Catalina Cres.	7-Aug-12	0.61	<1	<2	10	<1	0.27
RMD-255	GRAB	6000 Blk. Miller Rd.	7-Aug-12	0.55	<1	10	9	<1	0.3
RMD-256	GRAB	1000 Blk. McDonald Rd.	7-Aug-12	<0.01	<1	<2	18	<1	0.25
RMD-254	GRAB	5300 No. 3 Rd.	7-Aug-12	0.57	<1	<2	10	<1	0.3
RMD-270	GRAB	8200 Jones Rd.	7-Aug-12	0.56	<1	<2	12	<1	0.25
RMD-269	GRAB	14951 Triangle Rd.	7-Aug-12	0.54	<1	<2	16	<1	0.18
RMD-253	GRAB	11051 No. 3 Rd.	7-Aug-12	0.61	<1	<2	10	<1	0.37
RMD-263	GRAB	12560 Cambie Rd.	8-Aug-12	0.45	<1	<2	13	<1	0.29
RMD-264	GRAB	13100 Mitchell Rd.	8-Aug-12	0.53	<1	<2	13	<1	0.26
RMD-277	GRAB	Opp. 11280 Twigg Place	8-Aug-12	0.35	<1	<2	18	<1	0.33
RMD-262	GRAB	13799 Commerce Pkwy.	8-Aug-12	0.64	<1	<2	15	<1	0.25
RMD-278	GRAB	6651 Fraserwood Place	8-Aug-12	0.53	<1	<2	14	<1	0.29
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	8-Aug-12	0.51	<1	<2	15	<1	0.31
RMD-261	GRAB	9911 Sidaway Rd.	8-Aug-12	0.7	<1	4	14	<1	0.19
RMD-260	GRAB	11111 Horseshoe Way	8-Aug-12	0.57	<1	<2	15	<1	0.17
RMD-259	GRAB	10020 Amethyst Ave.	8-Aug-12	0.51	<1	<2	13	<1	0.36
RMD-266	GRAB	9380 General Currie Rd.	8-Aug-12	0.53	<1	2	10	<1	0.38
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	8-Aug-12	0.47	<1	<2	13	<1	0.27
RMD-258	GRAB	7000 Blk. Dyke Rd.	8-Aug-12	0.46	<1	<2	15	<1	0.24

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-257	GRAB	6640 Blundell Rd.	8-Aug-12	0.52	<1	<2	10	<1	0.3
RMD-204	GRAB	3180 Granville Ave.	10-Aug-12	0.44	<1	<2	12	<1	0.45
RMD-206	GRAB	4251 Moncton St.	10-Aug-12	0.27	<1	2	14	<1	0.25
RMD-216	GRAB	11080 No. 2 Rd.	10-Aug-12	0.54	<1	2	10	<1	0.33
RMD-212	GRAB	Opp. 8600 Ryan Rd.	10-Aug-12	0.52	<1	2	11	<1	0.24
RMD-208	GRAB	13200 No. 4 Rd.	10-Aug-12	0.5	<1	<2	11	<1	0.23
RMD-205	GRAB	13851 Steveston Hwy.	10-Aug-12	0.57	<1	2	12	<1	0.17
RMD-202	GRAB	1500 Valemont Way	10-Aug-12	0.43	<1	<2	15	<1	0.12
RMD-214	GRAB	11720 Westminster Hwy.	10-Aug-12	0.51	<1	<2	10	<1	0.28
RMD-267	GRAB	17240 Fedoruk	10-Aug-12	0.44	<1	<2	17	<1	0.16
RMD-249	GRAB	23000 Blk. Dyke Rd.	10-Aug-12	0.63	<1	<2	10	<1	0.36
RMD-276	GRAB	22271 Cochrane Drive	10-Aug-12	0.45	<1	<2	13	<1	0.25
RMD-275	GRAB	5180 Smith Cres.	10-Aug-12	0.64	<1	<2	12	<1	0.24
RMD-203	GRAB	23260 Westminster Hwy.	10-Aug-12	0.47	<1	2	12	<1	0.25
RMD-250	GRAB	6071 Azure Rd.	13-Aug-12	0.39	<1	<2	12	<1	0.23
RMD-271	GRAB	3800 Cessna Drive	13-Aug-12	0.4	<1	<2	10	<1	0.28
RMD-272	GRAB	751 Catalina Cres.	13-Aug-12	0.36	<1	<2	11	<1	0.23
RMD-255	GRAB	6000 Blk. Miller Rd.	13-Aug-12	0.7	<1	70	9	<1	0.47
RMD-256	GRAB	1000 Blk. McDonald Rd.	13-Aug-12	0.54	<1	2	10	<1	0.24
RMD-254	GRAB	5300 No. 3 Rd.	13-Aug-12	0.49	<1	<2	11	<1	0.28
RMD-270	GRAB	8200 Jones Rd.	13-Aug-12	0.43	<1	<2	13	<1	0.24
RMD-269	GRAB	14951 Triangle Rd.	13-Aug-12	0.55	<1	4	17	<1	0.12
RMD-253	GRAB	11051 No. 3 Rd.	13-Aug-12	0.66	<1	<2	12	<1	0.25
RMD-274	GRAB	10920 Springwood Court	13-Aug-12	0.3	<1	80	17	<1	0.26
RMD-252	GRAB	9751 Pendleton Rd.	13-Aug-12	0.41	<1	<2	12	<1	0.27
RMD-273	GRAB	Opp. 8331 Fairfax Place	13-Aug-12	0.17	<1	<2	19	<1	0.7
RMD-251	GRAB	5951 McCallan Rd.	13-Aug-12	0.53	<1	2	12	<1	0.31
RMD-263	GRAB	12560 Cambie Rd.	15-Aug-12	0.73	<1	<2	11	<1	0.32
RMD-264	GRAB	13100 Mitchell Rd.	15-Aug-12	0.65	<1	<2	12	<1	0.38
RMD-277	GRAB	Opp. 11280 Twigg Place	15-Aug-12	0.57	<1	<2	13	<1	0.3
RMD-262	GRAB	13799 Commerce Pkwy.	15-Aug-12	0.62	<1	<2	12	<1	0.16
RMD-278	GRAB	6651 Fraserwood Place	15-Aug-12	0.4	<1	<2	16	<1	0.24
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	15-Aug-12	0.48	<1	<2	14	<1	0.21
RMD-261	GRAB	9911 Sidaway Rd.	15-Aug-12	0.66	<1	<2	12	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	15-Aug-12	0.61	<1	<2	11	<1	0.26
RMD-259	GRAB	10020 Amethyst Ave.	15-Aug-12	0.61	<1	<2	11	<1	0.26
RMD-266	GRAB	9380 General Currie Rd.	15-Aug-12	0.62	<1	2	11	<1	0.25
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	15-Aug-12	0.5	<1	<2	14	<1	0.3

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Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-258	GRAB	7000 Blk. Dyke Rd.	15-Aug-12	0.42	<1	<2	14	<1	0.35
RMD-257	GRAB	6640 Blundell Rd.	15-Aug-12	0.6	<1	<2	11	<1	0.33
RMD-204	GRAB	3180 Granville Ave.	17-Aug-12	0.57	<1	<2	12	<1	0.25
RMD-206	GRAB	4251 Moncton St.	17-Aug-12	0.38	<1	<2	13	<1	0.25
RMD-216	GRAB	11080 No. 2 Rd.	17-Aug-12	0.62	<1	<2	10	<1	0.29
RMD-212	GRAB	Opp. 8600 Ryan Rd.	17-Aug-12	0.62	<1	<2	13	<1	0.33
RMD-208	GRAB	13200 No. 4 Rd.	17-Aug-12	0.66	<1	<2	10	<1	0.25
RMD-205	GRAB	13851 Steveston Hwy.	17-Aug-12	0.74	<1	<2	14	<1	0.14
RMD-214	GRAB	11720 Westminster Hwy.	17-Aug-12	0.77	<1	<2	10	<1	0.34
RMD-202	GRAB	1500 Valemont Way	17-Aug-12	0.59	<1	<2	14	<1	0.18
RMD-267	GRAB	17240 Fedoruk	17-Aug-12	0.67	<1	<2	15	<1	0.15
RMD-249	GRAB	23000 Blk. Dyke Rd.	17-Aug-12	0.72	<1	<2	14	<1	0.29
RMD-276	GRAB	22271 Cochrane Drive	17-Aug-12	0.64	<1	<2	14	<1	0.32
RMD-275	GRAB	5180 Smith Cres.	17-Aug-12	0.6	<1	<2	13	<1	0.25
RMD-203	GRAB	23260 Westminster Hwy.	17-Aug-12	0.69	<1	2	13	<1	0.31
RMD-251	GRAB	5951 McCallan Rd.	20-Aug-12	0.59	<1	<2	9	<1	0.34
RMD-273	GRAB	Opp. 8331 Fairfax Place	20-Aug-12	0.29	<1	6	19	<1	0.8
RMD-274	GRAB	10920 Springwood Court	20-Aug-12	0.36	<1	26	17	<1	0.32
RMD-252	GRAB	9751 Pendleton Rd.	20-Aug-12	0.53	<1	<2	12	<1	0.27
RMD-250	GRAB	6071 Azure Rd.	20-Aug-12	0.69	<1	<2	13	<1	0.38
RMD-271	GRAB	3800 Cessna Drive	20-Aug-12	0.69	<1	2	10	<1	0.25
RMD-272	GRAB	751 Catalina Cres.	20-Aug-12	0.57	<1	<2	13	<1	0.32
RMD-255	GRAB	6000 Blk. Miller Rd.	20-Aug-12	0.69	<1	8	9	<1	0.39
RMD-256	GRAB	1000 Blk. McDonald Rd.	20-Aug-12	0.61	<1	<2	12	<1	0.33
RMD-254	GRAB	5300 No. 3 Rd.	20-Aug-12	0.66	<1	<2	10	<1	0.3
RMD-270	GRAB	8200 Jones Rd.	20-Aug-12	0.6	<1	2	14	<1	0.35
RMD-269	GRAB	14951 Triangle Rd.	20-Aug-12	0.7	<1	<2	16	<1	0.32
RMD-253	GRAB	11051 No. 3 Rd.	20-Aug-12	0.57	<1	<2	11	<1	0.35
RMD-257	GRAB	6640 Blundell Rd.	22-Aug-12	0.13	<1	<2	10	<1	0.29
RMD-258	GRAB	7000 Blk. Dyke Rd.	22-Aug-12	0.37	<1	<2	15	<1	0.24
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	22-Aug-12	0.56	<1	<2	12	<1	0.27
RMD-259	GRAB	10020 Amethyst Ave.	22-Aug-12	0.69	<1	<2	10	<1	0.27
RMD-266	GRAB	9380 General Currie Rd.	22-Aug-12	0.75	<1	<2	10	<1	0.26
RMD-260	GRAB	11111 Horseshoe Way	22-Aug-12	0.61	<1	<2	11	<1	0.26
RMD-261	GRAB	9911 Sidaway Rd.	22-Aug-12	0.7	<1	2	15	<1	0.15
RMD-262	GRAB	13799 Commerce Pkwy.	22-Aug-12	0.72	<1	<2	15	<1	0.13
RMD-263	GRAB	12560 Cambie Rd.	22-Aug-12	0.66	<1	<2	12	<1	0.25
RMD-264	GRAB	13100 Mitchell Rd.	22-Aug-12	0.67	<1	<2	10	<1	0.35

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-277	GRAB	Opp. 11280 Twigg Place	22-Aug-12	0.69	<1	<2	10	<1	0.36
RMD-278	GRAB	6651 Fraserwood Place	22-Aug-12	0.49	<1	<2	15	<1	0.28
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	22-Aug-12	0.55	<1	<2	15	<1	0.27
RMD-204	GRAB	3180 Granville Ave.	24-Aug-12	0.55	<1	<2	12	<1	0.42
RMD-206	GRAB	4251 Moncton St.	24-Aug-12	0.38	<1	<2	14	<1	0.25
RMD-216	GRAB	11080 No. 2 Rd.	24-Aug-12	0.51	<1	<2	11	<1	0.26
RMD-212	GRAB	Opp. 8600 Ryan Rd.	24-Aug-12	0.5	<1	<2	13	<1	0.26
RMD-208	GRAB	13200 No. 4 Rd.	24-Aug-12	0.46	<1	<2	13	<1	0.27
RMD-205	GRAB	13851 Steveston Hwy.	24-Aug-12	0.61	<1	<2	15	<1	0.12
RMD-202	GRAB	1500 Valemont Way	24-Aug-12	0.61	<1	<2	15	<1	0.11
RMD-214	GRAB	11720 Westminster Hwy.	24-Aug-12	0.53	<1	<2	11	<1	0.27
RMD-267	GRAB	17240 Fedoruk	24-Aug-12	0.61	<1	<2	16	<1	0.11
RMD-249	GRAB	23000 Blk. Dyke Rd.	24-Aug-12	0.57	<1	<2	11	<1	0.24
RMD-276	GRAB	22271 Cochrane Drive	24-Aug-12	0.52	<1	44	14	<1	0.22
RMD-275	GRAB	5180 Smith Cres.	24-Aug-12	0.55	<1	2	14	<1	0.21
RMD-203	GRAB	23260 Westminster Hwy.	24-Aug-12	0.72	<1	<2	12	<1	0.25
RMD-250	GRAB	6071 Azure Rd.	27-Aug-12	0.59	<1	2	13	<1	0.25
RMD-271	GRAB	3800 Cessna Drive	27-Aug-12	0.72	<1	<2	10	<1	0.33
RMD-272	GRAB	751 Catalina Cres.	27-Aug-12	0.57	<1	<2	13	<1	0.28
RMD-256	GRAB	1000 Blk. McDonald Rd.	27-Aug-12	0.68	<1	<2	12	<1	0.27
RMD-254	GRAB	5300 No. 3 Rd.	27-Aug-12	0.72	<1	<2	11	<1	0.26
RMD-270	GRAB	8200 Jones Rd.	27-Aug-12	0.64	<1	<2	12	<1	0.26
RMD-269	GRAB	14951 Triangle Rd.	27-Aug-12	0.78	<1	<2	19	<1	0.15
RMD-253	GRAB	11051 No. 3 Rd.	27-Aug-12	0.81	<1	<2	10	<1	0.31
RMD-274	GRAB	10920 Springwood Court	27-Aug-12	0.39	<1	18	15	<1	0.64
RMD-252	GRAB	9751 Pendleton Rd.	27-Aug-12	0.64	<1	<2	14	<1	0.27
RMD-273	GRAB	Opp. 8331 Fairfax Place	27-Aug-12	0.29	<1	<2	18	<1	0.65
RMD-251	GRAB	5951 McCallan Rd.	27-Aug-12	0.89	<1	<2	10	<1	0.26
RMD-255	GRAB	6000 Blk. Miller Rd.	27-Aug-12	0.84	<1	62	9	1	0.31
RMD-263	GRAB	12560 Cambie Rd.	29-Aug-12	0.66	<1	<2	12	<1	0.2
RMD-264	GRAB	13100 Mitchell Rd.	29-Aug-12	0.71	<1	<2	13	<1	0.29
RMD-277	GRAB	Opp. 11280 Twigg Place	29-Aug-12	0.76	<1	4	11	<1	0.34
RMD-262	GRAB	13799 Commerce Pkwy.	29-Aug-12	0.72	<1	<2	16	<1	0.15
RMD-278	GRAB	6651 Fraserwood Place	29-Aug-12	0.57	<1	<2	14	<1	0.31
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	29-Aug-12	0.51	<1	<2	14	<1	0.32
RMD-261	GRAB	9911 Sidaway Rd.	29-Aug-12	0.72	<1	<2	14	<1	0.14
RMD-260	GRAB	11111 Horseshoe Way	29-Aug-12	0.5	<1	<2	16	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	29-Aug-12	0.67	<1	<2	11	<1	0.36

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-266	GRAB	9380 General Currie Rd.	29-Aug-12	0.82	<1	<2	10	<1	0.25
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	29-Aug-12	0.55	<1	<2	11	<1	0.22
RMD-258	GRAB	7000 Blk. Dyke Rd.	29-Aug-12	0.42	<1	<2	15	<1	0.22
RMD-257	GRAB	6640 Blundell Rd.	29-Aug-12	0.78	<1	<2	11	<1	0.24
RMD-204	GRAB	3180 Granville Ave.	31-Aug-12	0.47	<1	8	12	<1	0.28
RMD-206	GRAB	4251 Moncton St.	31-Aug-12	0.55	<1	<2	12	<1	0.23
RMD-216	GRAB	11080 No. 2 Rd.	31-Aug-12	0.68	<1	<2	11	<1	0.29
RMD-212	GRAB	Opp. 8600 Ryan Rd.	31-Aug-12	0.67	<1	2	12	<1	0.24
RMD-208	GRAB	13200 No. 4 Rd.	31-Aug-12	0.7	<1	<2	11	<1	0.24
RMD-205	GRAB	13851 Steveston Hwy.	31-Aug-12	0.76	<1	<2	15	<1	0.12
RMD-214	GRAB	11720 Westminster Hwy.	31-Aug-12	0.7	<1	<2	11	<1	0.26
RMD-202	GRAB	1500 Valemont Way	31-Aug-12	0.73	<1	2	15	<1	0.14
RMD-267	GRAB	17240 Fedoruk	31-Aug-12	0.73	<1	<2	17	<1	0.12
RMD-249	GRAB	23000 Blk. Dyke Rd.	31-Aug-12	0.47	<1	<2	12	<1	0.37
RMD-276	GRAB	22271 Cochrane Drive	31-Aug-12	0.48	<1	16	13	<1	0.23
RMD-275	GRAB	5180 Smith Cres.	31-Aug-12	0.63	<1	<2	13	<1	0.21
RMD-203	GRAB	23260 Westminster Hwy.	31-Aug-12	0.68	<1	<2	12	<1	0.24
RMD-251	GRAB	5951 McCallan Rd.	4-Sep-12	0.69	<1	<2	10	<1	0.34
RMD-273	GRAB	Opp. 8331 Fairfax Place	4-Sep-12	0.26	<1	<2	18	<1	0.42
RMD-252	GRAB	9751 Pendleton Rd.	4-Sep-12	0.58	<1	<2	13	<1	0.37
RMD-274	GRAB	10920 Springwood Court	4-Sep-12	0.49	<1	2	15	<1	0.27
RMD-250	GRAB	6071 Azure Rd.	4-Sep-12	0.45	<1	<2	13	<1	0.39
RMD-271	GRAB	3800 Cessna Drive	4-Sep-12	0.09	<1	100	17	<1	0.23
RMD-272	GRAB	751 Catalina Cres.	4-Sep-12	0.64	<1	<2	12	<1	0.27
RMD-255	GRAB	6000 Blk. Miller Rd.	4-Sep-12	0.73	<1	6	10	<1	0.32
RMD-254	GRAB	5300 No. 3 Rd.	4-Sep-12	0.21	<1	<2	11	<1	0.29
RMD-270	GRAB	8200 Jones Rd.	4-Sep-12	0.57	<1	2	13	<1	0.29
RMD-269	GRAB	14951 Triangle Rd.	4-Sep-12	0.72	<1	<2	17	<1	0.23
RMD-253	GRAB	11051 No. 3 Rd.	4-Sep-12	0.76	<1	2	11	<1	0.34
RMD-263	GRAB	12560 Cambie Rd.	5-Sep-12	0.48	<1	<2	10	<1	0.32
RMD-264	GRAB	13100 Mitchell Rd.	5-Sep-12	0.64	<1	<2	10	<1	0.38
RMD-277	GRAB	Opp. 11280 Twigg Place	5-Sep-12	0.61	<1	<2	11	<1	0.32
RMD-262	GRAB	13799 Commerce Pkwy.	5-Sep-12	0.66	<1	<2	12	<1	0.39
RMD-278	GRAB	6651 Fraserwood Place	5-Sep-12	0.35	<1	<2	15	<1	0.28
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	5-Sep-12	0.46	<1	<2	14	<1	0.37
RMD-261	GRAB	9911 Sidaway Rd.	5-Sep-12	0.66	<1	4	12	<1	0.19
RMD-260	GRAB	11111 Horseshoe Way	5-Sep-12	0.67	<1	<2	12	<1	0.18
RMD-259	GRAB	10020 Amethyst Ave.	5-Sep-12	0.68	<1	<2	11	<1	0.28

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-266	GRAB	9380 General Currie Rd.	5-Sep-12	0.71	<1	<2	9	<1	0.3
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	5-Sep-12	0.44	<1	<2	13	<1	0.26
RMD-258	GRAB	7000 Blk. Dyke Rd.	5-Sep-12	0.57	<1	10	12	<1	0.33
RMD-257	GRAB	6640 Blundell Rd.	5-Sep-12	0.75	<1	<2	10	<1	0.38
RMD-204	GRAB	3180 Granville Ave.	7-Sep-12	0.51	<1	<2	12	<1	0.33
RMD-206	GRAB	4251 Moncton St.	7-Sep-12	0.51	<1	<2	13	<1	0.29
RMD-216	GRAB	11080 No. 2 Rd.	7-Sep-12	0.66	<1	<2	12	<1	0.37
RMD-212	GRAB	Opp. 8600 Ryan Rd.	7-Sep-12	0.63	<1	<2	12	<1	0.31
RMD-208	GRAB	13200 No. 4 Rd.	7-Sep-12	0.64	<1	<2	11	<1	0.31
RMD-205	GRAB	13851 Steveston Hwy.	7-Sep-12	0.74	<1	<2	15	<1	0.2
RMD-214	GRAB	11720 Westminster Hwy.	7-Sep-12	0.58	<1	2	11	<1	0.27
RMD-202	GRAB	1500 Valemont Way	7-Sep-12	0.69	<1	2	15	<1	0.2
RMD-267	GRAB	17240 Fedoruk	7-Sep-12	0.68	<1	<2	17	<1	0.16
RMD-249	GRAB	23000 Blk. Dyke Rd.	7-Sep-12	0.75	<1	2	13	<1	0.29
RMD-276	GRAB	22271 Cochrane Drive	7-Sep-12	0.61	<1	<2	14	<1	0.27
RMD-275	GRAB	5180 Smith Cres.	7-Sep-12	0.62	<1	2	14	<1	0.32
RMD-203	GRAB	23260 Westminster Hwy.	7-Sep-12	0.76	<1	<2	13	<1	0.33
RMD-250	GRAB	6071 Azure Rd.	10-Sep-12	0.59	<1	<2	12	<1	0.29
RMD-271	GRAB	3800 Cessna Drive	10-Sep-12	0.65	<1	<2	11	<1	0.33
RMD-272	GRAB	751 Catalina Cres.	10-Sep-12	0.62	<1	4	12	<1	0.38
RMD-255	GRAB	6000 Blk. Miller Rd.	10-Sep-12	0.58	<1	4	9	<1	0.4
RMD-256	GRAB	1000 Blk. McDonald Rd.	10-Sep-12	0.51	<1	2	10	<1	0.31
RMD-254	GRAB	5300 No. 3 Rd.	10-Sep-12	0.59	<1	<2	10	<1	0.3
RMD-270	GRAB	8200 Jones Rd.	10-Sep-12	0.56	<1	<2	11	<1	0.46
RMD-269	GRAB	14951 Triangle Rd.	10-Sep-12	0.63	<1	<2	12	<1	0.18
RMD-253	GRAB	11051 No. 3 Rd.	10-Sep-12	0.58	<1	<2	10	<1	0.3
RMD-274	GRAB	10920 Springwood Court	10-Sep-12	0.45	<1	<2	14	<1	0.33
RMD-252	GRAB	9751 Pendleton Rd.	10-Sep-12	0.49	<1	<2	11	<1	0.28
RMD-273	GRAB	Opp. 8331 Fairfax Place	10-Sep-12	0.29	<1	2	15	<1	0.81
RMD-251	GRAB	5951 McCallan Rd.	10-Sep-12	0.53	<1	<2	10	<1	0.27
RMD-263	GRAB	12560 Cambie Rd.	12-Sep-12	0.67	<1	<2	10	<1	0.27
RMD-264	GRAB	13100 Mitchell Rd.	12-Sep-12	0.66	<1	2	10	<1	0.33
RMD-277	GRAB	Opp. 11280 Twigg Place	12-Sep-12	0.45	<1	<2	12	<1	0.32
RMD-262	GRAB	13799 Commerce Pkwy.	12-Sep-12	0.69	<1	2	10	<1	0.13
RMD-278	GRAB	6651 Fraserwood Place	12-Sep-12	0.5	<1	<2	12	<1	0.23
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	12-Sep-12	0.63	<1	<2	11	<1	0.42
RMD-261	GRAB	9911 Sidaway Rd.	12-Sep-12	0.69	<1	<2	11	<1	0.17
RMD-260	GRAB	11111 Horseshoe Way	12-Sep-12	0.69	<1	<2	10	<1	0.2

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-259	GRAB	10020 Amethyst Ave.	12-Sep-12	0.66	<1	<2	11	<1	0.3
RMD-266	GRAB	9380 General Currie Rd.	12-Sep-12	0.71	<1	<2	9	<1	0.32
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	12-Sep-12	0.58	<1	<2	13	<1	0.32
RMD-258	GRAB	7000 Blk. Dyke Rd.	12-Sep-12	0.51	<1	4	12	<1	0.4
RMD-257	GRAB	6640 Blundell Rd.	12-Sep-12	0.55	<1	2	11	<1	0.28
RMD-204	GRAB	3180 Granville Ave.	14-Sep-12	0.5	<1	<2	13	<1	0.29
RMD-206	GRAB	4251 Moncton St.	14-Sep-12	0.46	<1	<2	12	<1	0.28
RMD-216	GRAB	11080 No. 2 Rd.	14-Sep-12	0.71	<1	<2	11	<1	0.38
RMD-212	GRAB	Opp. 8600 Ryan Rd.	14-Sep-12	0.49	<1	16	12	<1	0.32
RMD-208	GRAB	13200 No. 4 Rd.	14-Sep-12	0.65	<1	2	11	<1	0.32
RMD-205	GRAB	13851 Steveston Hwy.	14-Sep-12	0.64	<1	<2	15	<1	0.19
RMD-214	GRAB	11720 Westminster Hwy.	14-Sep-12	0.93	<1	2	10	<1	0.3
RMD-202	GRAB	1500 Valemont Way	14-Sep-12	0.79	<1	<2	15	<1	0.19
RMD-267	GRAB	17240 Fedoruk	14-Sep-12	0.78	<1	<2	15	<1	0.17
RMD-249	GRAB	23000 Blk. Dyke Rd.	14-Sep-12	0.54	<1	<2	13	<1	0.23
RMD-276	GRAB	22271 Cochrane Drive	14-Sep-12	0.53	<1	<2	12	<1	0.2
RMD-275	GRAB	5180 Smith Cres.	14-Sep-12	0.63	<1	<2	12	<1	0.19
RMD-203	GRAB	23260 Westminster Hwy.	14-Sep-12	0.85	<1	<2	13	<1	0.3
RMD-251	GRAB	5951 McCallan Rd.	17-Sep-12	0.8	<1	<2	13	<1	0.28
RMD-273	GRAB	Opp. 8331 Fairfax Place	17-Sep-12	0.43	<1	<2	17	<1	0.48
RMD-252	GRAB	9751 Pendleton Rd.	17-Sep-12	0.57	<1	<2	13	<1	0.29
RMD-274	GRAB	10920 Springwood Court	17-Sep-12	0.54	<1	6	15	<1	0.3
RMD-250	GRAB	6071 Azure Rd.	17-Sep-12	0.73	<1	<2	13	<1	0.3
RMD-271	GRAB	3800 Cessna Drive	17-Sep-12	0.76	<1	<2	12	<1	0.33
RMD-272	GRAB	751 Catalina Cres.	17-Sep-12	0.61	<1	<2	14	<1	0.33
RMD-255	GRAB	6000 Blk. Miller Rd.	17-Sep-12	0.8	<1	<2	12	<1	0.45
RMD-256	GRAB	1000 Blk. McDonald Rd.	17-Sep-12	0.58	<1	<2	13	<1	0.32
RMD-254	GRAB	5300 No. 3 Rd.	17-Sep-12	0.81	<1	<2	12	<1	0.29
RMD-270	GRAB	8200 Jones Rd.	17-Sep-12	0.65	<1	<2	14	<1	0.33
RMD-269	GRAB	14951 Triangle Rd.	17-Sep-12	0.75	<1	<2	16	<1	0.2
RMD-253	GRAB	11051 No. 3 Rd.	17-Sep-12	0.74	<1	<2	12	<1	0.3
RMD-263	GRAB	12560 Cambie Rd.	19-Sep-12	0.77	<1	2	15	<1	0.39
RMD-264	GRAB	13100 Mitchell Rd.	19-Sep-12	0.74	<1	<2	15	<1	0.47
RMD-277	GRAB	Opp. 11280 Twigg Place	19-Sep-12	0.81	<1	<2	14	<1	0.43
RMD-262	GRAB	13799 Commerce Pkwy.	19-Sep-12	0.79	<1	6	16	<1	0.14
RMD-278	GRAB	6651 Fraserwood Place	19-Sep-12	0.67	<1	6	15	<1	0.34
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	19-Sep-12	0.61	<1	<2	14	<1	0.29
RMD-261	GRAB	9911 Sidaway Rd.	19-Sep-12	0.8	<1	2	16	<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-260	GRAB	11111 Horseshoe Way	19-Sep-12	0.71	<1	<2	14	<1	0.36
RMD-259	GRAB	10020 Amethyst Ave.	19-Sep-12	0.81	<1	<2	13	<1	0.35
RMD-266	GRAB	9380 General Currie Rd.	19-Sep-12	0.83	<1	<2	13	<1	0.29
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	19-Sep-12	0.67	<1	<2	13	<1	0.36
RMD-258	GRAB	7000 Blk. Dyke Rd.	19-Sep-12	0.57	<1	<2	14	<1	0.42
RMD-257	GRAB	6640 Blundell Rd.	19-Sep-12	0.86	<1	<2	13	<1	0.36
RMD-204	GRAB	3180 Granville Ave.	21-Sep-12	0.55	<1	2	12	<1	0.28
RMD-206	GRAB	4251 Moncton St.	21-Sep-12	0.49	<1	<2	13	<1	0.25
RMD-216	GRAB	11080 No. 2 Rd.	21-Sep-12	0.63	<1	<2	10	<1	0.31
RMD-212	GRAB	Opp. 8600 Ryan Rd.	21-Sep-12	0.62	<1	<2	12	<1	0.3
RMD-208	GRAB	13200 No. 4 Rd.	21-Sep-12	0.56	<1	6	12	<1	0.42
RMD-205	GRAB	13851 Steveston Hwy.	21-Sep-12	0.69	<1	<2	11	<1	0.14
RMD-202	GRAB	1500 Valemont Way	21-Sep-12	0.69	<1	<2	12	<1	0.18
RMD-214	GRAB	11720 Westminster Hwy.	21-Sep-12	0.54	<1	<2	10	<1	0.3
RMD-267	GRAB	17240 Fedoruk	21-Sep-12	0.67	<1	2	13	<1	0.13
RMD-249	GRAB	23000 Blk. Dyke Rd.	21-Sep-12	0.65	<1	2	10	<1	0.31
RMD-276	GRAB	22271 Cochrane Drive	21-Sep-12	0.49	<1	4	14	<1	0.19
RMD-275	GRAB	5180 Smith Cres.	21-Sep-12	0.55	<1	<2	12	<1	0.21
RMD-203	GRAB	23260 Westminster Hwy.	21-Sep-12	0.7	<1	2	10	<1	0.25
RMD-251	GRAB	5951 McCallan Rd.	24-Sep-12	0.79	<1	<2	12	<1	0.29
RMD-273	GRAB	Opp. 8331 Fairfax Place	24-Sep-12	0.43	<1	2	16	<1	0.64
RMD-252	GRAB	9751 Pendleton Rd.	24-Sep-12	0.57	<1	<2	11	<1	0.28
RMD-274	GRAB	10920 Springwood Court	24-Sep-12	0.34	<1	2	16	<1	0.25
RMD-250	GRAB	6071 Azure Rd.	24-Sep-12	0.65	<1	<2	12	<1	0.31
RMD-271	GRAB	3800 Cessna Drive	24-Sep-12	0.49	<1	<2	11	<1	0.35
RMD-272	GRAB	751 Catalina Cres.	24-Sep-12	0.65	<1	2	12	<1	0.28
RMD-255	GRAB	6000 Blk. Miller Rd.	24-Sep-12	0.72	<1	92	11	<1	0.42
RMD-256	GRAB	1000 Blk. McDonald Rd.	24-Sep-12	0.65	<1	<2	12	<1	0.33
RMD-254	GRAB	5300 No. 3 Rd.	24-Sep-12	0.73	<1	<2	12	<1	0.28
RMD-270	GRAB	8200 Jones Rd.	24-Sep-12	0.6	<1	<2	13	<1	0.32
RMD-269	GRAB	14951 Triangle Rd.	24-Sep-12	0.72	<1	<2	15	<1	0.26
RMD-253	GRAB	11051 No. 3 Rd.	24-Sep-12	0.76	<1	<2	11	<1	0.31
RMD-263	GRAB	12560 Cambie Rd.	26-Sep-12	0.76	<1	<2	9	<1	0.35
RMD-264	GRAB	13100 Mitchell Rd.	26-Sep-12	0.71	<1	<2	10	<1	0.41
RMD-277	GRAB	Opp. 11280 Twigg Place	26-Sep-12	0.69	<1	4	11	<1	0.56
RMD-262	GRAB	13799 Commerce Pkwy.	26-Sep-12	0.72	<1	<2	11	<1	0.38
RMD-278	GRAB	6651 Fraserwood Place	26-Sep-12	0.25	<1	<2	14	<1	0.19
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	26-Sep-12	0.58	<1	2	12	<1	0.26

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-261	GRAB	9911 Sidaway Rd.	26-Sep-12	0.68	<1	<2	11	<1	0.29
RMD-260	GRAB	11111 Horseshoe Way	26-Sep-12	0.56	<1	2	10	<1	0.18
RMD-259	GRAB	10020 Amethyst Ave.	26-Sep-12	0.57	<1	<2	9	<1	0.43
RMD-266	GRAB	9380 General Currie Rd.	26-Sep-12	0.65	<1	<2	9	<1	0.43
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	26-Sep-12	0.51	<1	<2	12	<1	0.39
RMD-258	GRAB	7000 Blk. Dyke Rd.	26-Sep-12	0.57	<1	<2	10	<1	0.32
RMD-257	GRAB	6640 Blundell Rd.	26-Sep-12	0.51	<1	<2	9	<1	0.31
RMD-204	GRAB	3180 Granville Ave.	28-Sep-12	0.61	<1	<2	13	<1	0.26
RMD-206	GRAB	4251 Moncton St.	28-Sep-12	0.49	<1	<2	13	<1	0.26
RMD-216	GRAB	11080 No. 2 Rd.	28-Sep-12	0.73	<1	<2	13	<1	0.34
RMD-212	GRAB	Opp. 8600 Ryan Rd.	28-Sep-12	0.69	<1	<2	13	<1	0.34
RMD-208	GRAB	13200 No. 4 Rd.	28-Sep-12	0.7	<1	<2	13	<1	0.3
RMD-205	GRAB	13851 Steveston Hwy.	28-Sep-12	0.77	<1	<2	14	<1	0.16
RMD-202	GRAB	1500 Valemont Way	28-Sep-12	0.59	<1	<2	15	<1	0.16
RMD-214	GRAB	11720 Westminster Hwy.	28-Sep-12	0.78	<1	2	12	<1	0.33
RMD-267	GRAB	17240 Fedoruk	28-Sep-12	0.64	<1	<2	15	<1	0.16
RMD-249	GRAB	23000 Blk. Dyke Rd.	28-Sep-12	0.61	<1	<2	15	<1	0.15
RMD-276	GRAB	22271 Cochrane Drive	28-Sep-12	0.6	<1	6	15	<1	0.14
RMD-275	GRAB	5180 Smith Cres.	28-Sep-12	0.68	<1	<2	15	<1	0.15
RMD-203	GRAB	23260 Westminster Hwy.	28-Sep-12	0.65	<1	2	15	<1	0.18
RMD-251	GRAB	5951 McCallan Rd.	1-Oct-12	0.79	<1	<2	11	<1	0.3
RMD-250	GRAB	6071 Azure Rd.	1-Oct-12	0.62	<1	8	12	<1	0.27
RMD-271	GRAB	3800 Cessna Drive	1-Oct-12	0.87	<1	4	10	<1	0.27
RMD-272	GRAB	751 Catalina Cres.	1-Oct-12	0.68	<1	2	11	<1	0.3
RMD-255	GRAB	6000 Blk. Miller Rd.	1-Oct-12	0.91	<1	32	9	<1	0.35
RMD-256	GRAB	1000 Blk. McDonald Rd.	1-Oct-12	0.82	<1	<2	10	<1	0.3
RMD-254	GRAB	5300 No. 3 Rd.	1-Oct-12	0.81	<1	<2	10	<1	0.3
RMD-270	GRAB	8200 Jones Rd.	1-Oct-12	0.62	<1	<2	12	<1	0.28
RMD-269	GRAB	14951 Triangle Rd.	1-Oct-12	0.77	<1	4	11	<1	0.42
RMD-253	GRAB	11051 No. 3 Rd.	1-Oct-12	0.83	<1	<2	10	<1	0.32
RMD-274	GRAB	10920 Springwood Court	1-Oct-12	0.68	<1	6	13	<1	0.29
RMD-252	GRAB	9751 Pendleton Rd.	1-Oct-12	0.57	<1	<2	12	<1	0.3
RMD-273	GRAB	Opp. 8331 Fairfax Place	1-Oct-12	0.39	<1	2	14	<1	0.77
RMD-263	GRAB	12560 Cambie Rd.	3-Oct-12	0.6	<1	<2	12	<1	0.43
RMD-264	GRAB	13100 Mitchell Rd.	3-Oct-12	0.58	<1	14	12	<1	0.56
RMD-277	GRAB	Opp. 11280 Twigg Place	3-Oct-12	0.55	<1	46	13	<1	0.6
RMD-262	GRAB	13799 Commerce Pkwy.	3-Oct-12	0.59	<1	<2	12	<1	0.16
RMD-278	GRAB	6651 Fraserwood Place	3-Oct-12	0.52	<1	89	14	<1	0.32

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	3-Oct-12	0.54	<1	2	13	<1	0.4
RMD-261	GRAB	9911 Sidaway Rd.	3-Oct-12	0.61	<1	<2	13	<1	0.12
RMD-260	GRAB	11111 Horseshoe Way	3-Oct-12	0.56	<1	<2	13	<1	0.17
RMD-259	GRAB	10020 Amethyst Ave.	3-Oct-12	0.37	<1	<2	14	<1	0.32
RMD-266	GRAB	9380 General Currie Rd.	3-Oct-12	0.49	<1	<2	13	<1	0.28
RMD-258	GRAB	7000 Blk. Dyke Rd.	3-Oct-12	0.54	<1	<2	14	<1	0.15
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	3-Oct-12	0.44	<1	4	14	<1	0.43
RMD-257	GRAB	6640 Blundell Rd.	3-Oct-12	0.45	<1	<2	12	<1	0.3
RMD-204	GRAB	3180 Granville Ave.	5-Oct-12	0.58	<1	<2	12	<1	0.29
RMD-206	GRAB	4251 Moncton St.	5-Oct-12	0.62	<1	<2	12	<1	0.47
RMD-216	GRAB	11080 No. 2 Rd.	5-Oct-12	0.66	<1	<2	11	<1	0.38
RMD-212	GRAB	Opp. 8600 Ryan Rd.	5-Oct-12	0.69	<1	<2	11	<1	0.48
RMD-208	GRAB	13200 No. 4 Rd.	5-Oct-12	0.48	<1	2	13	<1	0.37
RMD-205	GRAB	13851 Steveston Hwy.	5-Oct-12	0.67	<1	<2	12	<1	0.1
RMD-202	GRAB	1500 Valemont Way	5-Oct-12	0.52	<1	<2	14	<1	0.37
RMD-214	GRAB	11720 Westminster Hwy.	5-Oct-12	0.73	<1	<2	11	<1	0.37
RMD-267	GRAB	17240 Fedoruk	5-Oct-12	0.6	<1	<2	13	<1	0.15
RMD-276	GRAB	22271 Cochrane Drive	5-Oct-12	0.61	<1	90	14	<1	0.34
RMD-249	GRAB	23000 Blk. Dyke Rd.	5-Oct-12	0.68	<1	14	12	<1	0.43
RMD-275	GRAB	5180 Smith Cres.	5-Oct-12	0.68	<1	<2	12	<1	0.38
RMD-203	GRAB	23260 Westminster Hwy.	5-Oct-12	0.78	<1	<2	11	<1	0.47
RMD-251	GRAB	5951 McCallan Rd.	9-Oct-12	0.76	<1	<2	14	<1	0.32
RMD-273	GRAB	Opp. 8331 Fairfax Place	9-Oct-12	0.4	<1	2	17	<1	0.33
RMD-252	GRAB	9751 Pendleton Rd.	9-Oct-12	0.62	<1	<2	14	<1	0.31
RMD-274	GRAB	10920 Springwood Court	9-Oct-12	0.53	<1	<2	17	<1	0.27
RMD-250	GRAB	6071 Azure Rd.	9-Oct-12	0.62	<1	<2	13	<1	0.32
RMD-271	GRAB	3800 Cessna Drive	9-Oct-12	0.06	<1	12	16	<1	0.25
RMD-272	GRAB	751 Catalina Cres.	9-Oct-12	0.66	<1	<2	14	<1	0.33
RMD-255	GRAB	6000 Blk. Miller Rd.	9-Oct-12	0.65	<1	14	13	<1	0.37
RMD-256	GRAB	1000 Blk. McDonald Rd.	9-Oct-12	0.06	<1	12	16	<1	0.32
RMD-254	GRAB	5300 No. 3 Rd.	9-Oct-12	0.7	<1	<2	13	<1	0.32
RMD-270	GRAB	8200 Jones Rd.	9-Oct-12	0.68	<1	<2	13	<1	0.35
RMD-269	GRAB	14951 Triangle Rd.	9-Oct-12	0.69	<1	<2	14	<1	0.13
RMD-253	GRAB	11051 No. 3 Rd.	9-Oct-12	0.6	<1	<2	13	<1	0.31
RMD-263	GRAB	12560 Cambie Rd.	10-Oct-12	0.7	<1	2	12	<1	0.33
RMD-264	GRAB	13100 Mitchell Rd.	10-Oct-12	0.72	<1	<2	12	<1	0.49
RMD-277	GRAB	Opp. 11280 Twigg Place	10-Oct-12	0.68	<1	<2	13	<1	0.48
RMD-262	GRAB	13799 Commerce Pkwy.	10-Oct-12	0.67	<1	<2	13	<1	0.15

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Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-278	GRAB	6651 Fraserwood Place	10-Oct-12	0.56	<1	<2	15	<1	0.41
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	10-Oct-12	0.53	<1	<2	14	<1	0.38
RMD-261	GRAB	9911 Sidaway Rd.	10-Oct-12	0.63	<1	<2	13	<1	0.19
RMD-260	GRAB	11111 Horseshoe Way	10-Oct-12	0.53	<1	<2	14	<1	0.1
RMD-259	GRAB	10020 Amethyst Ave.	10-Oct-12	0.61	<1	<2	13	<1	0.38
RMD-266	GRAB	9380 General Currie Rd.	10-Oct-12	0.6	<1	<2	13	<1	0.38
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	10-Oct-12	0.69	<1	2	13	<1	0.31
RMD-258	GRAB	7000 Blk. Dyke Rd.	10-Oct-12	0.53	<1	<2	14	<1	0.47
RMD-257	GRAB	6640 Blundell Rd.	10-Oct-12	0.54	<1	<2	13	<1	0.33
RMD-204	GRAB	3180 Granville Ave.	12-Oct-12	0.83	<1	<2	13	<1	0.27
RMD-206	GRAB	4251 Moncton St.	12-Oct-12	0.58	<1	<2	13	<1	0.28
RMD-216	GRAB	11080 No. 2 Rd.	12-Oct-12	0.76	<1	<2	13	<1	0.29
RMD-212	GRAB	Opp. 8600 Ryan Rd.	12-Oct-12	0.64	<1	<2	13	<1	0.38
RMD-208	GRAB	13200 No. 4 Rd.	12-Oct-12	0.77	<1	2	12	<1	0.41
RMD-205	GRAB	13851 Steveston Hwy.	12-Oct-12	0.72	<1	<2	13	<1	0.1
RMD-202	GRAB	1500 Valemont Way	12-Oct-12	0.63	<1	<2	14	<1	0.23
RMD-214	GRAB	11720 Westminster Hwy.	12-Oct-12	0.56	<1	<2	13	<1	0.32
RMD-267	GRAB	17240 Fedoruk	12-Oct-12	0.55	<1	<2	15	<1	0.21
RMD-249	GRAB	23000 Blk. Dyke Rd.	12-Oct-12	0.73	<1	<2	15	<1	0.32
RMD-276	GRAB	22271 Cochrane Drive	12-Oct-12	0.65	<1	30	13	<1	0.26
RMD-275	GRAB	5180 Smith Cres.	12-Oct-12	0.69	<1	2	12	<1	0.24
RMD-203	GRAB	23260 Westminster Hwy.	12-Oct-12	0.75	<1	<2	13	<1	0.29
RMD-251	GRAB	5951 McCallan Rd.	15-Oct-12	0.73	<1	2	12	<1	0.29
RMD-250	GRAB	6071 Azure Rd.	15-Oct-12	0.74	<1	<2	12	<1	0.29
RMD-271	GRAB	3800 Cessna Drive	15-Oct-12	0.72	<1	<2	12	<1	0.24
RMD-272	GRAB	751 Catalina Cres.	15-Oct-12	0.65	<1	<2	14	<1	0.25
RMD-255	GRAB	6000 Blk. Miller Rd.	15-Oct-12	0.81	<1	24	11	<1	0.35
RMD-256	GRAB	1000 Blk. McDonald Rd.	15-Oct-12	0.79	<1	<2	12	<1	0.22
RMD-254	GRAB	5300 No. 3 Rd.	15-Oct-12	0.61	<1	<2	13	<1	0.31
RMD-270	GRAB	8200 Jones Rd.	15-Oct-12	0.71	<1	<2	13	<1	0.22
RMD-269	GRAB	14951 Triangle Rd.	15-Oct-12	0.65	<1	<2	13	<1	0.24
RMD-253	GRAB	11051 No. 3 Rd.	15-Oct-12	0.67	<1	<2	13	<1	0.32
RMD-274	GRAB	10920 Springwood Court	15-Oct-12	0.55	<1	6	14	<1	0.24
RMD-252	GRAB	9751 Pendleton Rd.	15-Oct-12	0.65	<1	<2	13	<1	0.29
RMD-273	GRAB	Opp. 8331 Fairfax Place	15-Oct-12	0.47	<1	<2	15	<1	0.33
RMD-263	GRAB	12560 Cambie Rd.	17-Oct-12	0.57	<1	<2	13	<1	0.39
RMD-264	GRAB	13100 Mitchell Rd.	17-Oct-12	0.52	<1	<2	13	<1	0.33
RMD-277	GRAB	Opp. 11280 Twigg Place	17-Oct-12	0.51	<1	2	14	<1	0.41

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-262	GRAB	13799 Commerce Pkwy.	17-Oct-12	0.54	<1	<2	12	<1	0.33
RMD-278	GRAB	6651 Fraserwood Place	17-Oct-12	0.47	<1	<2	15	<1	0.9
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	17-Oct-12	0.63	<1	<2	12	<1	1.4
RMD-261	GRAB	9911 Sidaway Rd.	17-Oct-12	0.66	<1	<2	12	<1	0.19
RMD-260	GRAB	11111 Horseshoe Way	17-Oct-12	0.41	<1	<2	14	<1	0.15
RMD-259	GRAB	10020 Amethyst Ave.	17-Oct-12	0.79	<1	<2	12	<1	0.23
RMD-266	GRAB	9380 General Currie Rd.	17-Oct-12	0.81	<1	<2	12	<1	0.24
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	17-Oct-12	0.73	<1	<2	13	<1	1.1
RMD-258	GRAB	7000 Blk. Dyke Rd.	17-Oct-12	0.77	<1	8	13	<1	1.2
RMD-257	GRAB	6640 Blundell Rd.	17-Oct-12	0.82	<1	<2	12	<1	0.26
RMD-204	GRAB	3180 Granville Ave.	19-Oct-12	0.84	<1	<2	10	<1	0.4
RMD-206	GRAB	4251 Moncton St.	19-Oct-12	0.55	<1	<2	11	<1	0.15
RMD-216	GRAB	11080 No. 2 Rd.	19-Oct-12	0.71	<1	<2	10	<1	0.16
RMD-212	GRAB	Opp. 8600 Ryan Rd.	19-Oct-12	0.73	<1	<2	10	<1	0.19
RMD-208	GRAB	13200 No. 4 Rd.	19-Oct-12	0.63	<1	12	11	<1	0.2
RMD-205	GRAB	13851 Steveston Hwy.	19-Oct-12	0.72	<1	<2	10	<1	0.14
RMD-202	GRAB	1500 Valemont Way	19-Oct-12	0.61	<1	<2	11	<1	1.2
RMD-214	GRAB	11720 Westminster Hwy.	19-Oct-12	0.68	<1	<2	10	<1	0.22
RMD-267	GRAB	17240 Fedoruk	19-Oct-12	0.64	<1	<2	11	<1	0.92
RMD-249	GRAB	23000 Blk. Dyke Rd.	19-Oct-12	0.83	<1	<2	10	<1	1.6
RMD-276	GRAB	22271 Cochrane Drive	19-Oct-12	0.8	<1	82	10	<1	1.4
RMD-275	GRAB	5180 Smith Cres.	19-Oct-12	0.85	<1	<2	10	<1	1.4
RMD-203	GRAB	23260 Westminster Hwy.	19-Oct-12	0.89	<1	<2	9	<1	1.5
RMD-251	GRAB	5951 McCallan Rd.	22-Oct-12	0.75	<1	<2	12	<1	0.19
RMD-250	GRAB	6071 Azure Rd.	22-Oct-12	0.63	<1	<2	13	<1	0.21
RMD-271	GRAB	3800 Cessna Drive	22-Oct-12	0.63	<1	<2	12	<1	0.23
RMD-272	GRAB	751 Catalina Cres.	22-Oct-12	0.56	<1	<2	13	<1	0.26
RMD-255	GRAB	6000 Blk. Miller Rd.	22-Oct-12	0.62	<1	8	11	<1	0.34
RMD-256	GRAB	1000 Blk. McDonald Rd.	22-Oct-12	0.56	<1	<2	12	<1	0.19
RMD-254	GRAB	5300 No. 3 Rd.	22-Oct-12	0.59	<1	2	12	<1	0.19
RMD-270	GRAB	8200 Jones Rd.	22-Oct-12	0.7	<1	<2	12	<1	0.22
RMD-269	GRAB	14951 Triangle Rd.	22-Oct-12	0.58	<1	2	12	<1	0.26
RMD-253	GRAB	11051 No. 3 Rd.	22-Oct-12	0.6	<1	<2	11	<1	0.18
RMD-274	GRAB	10920 Springwood Court	22-Oct-12	0.58	<1	2	13	<1	0.19
RMD-252	GRAB	9751 Pendleton Rd.	22-Oct-12	0.5	<1	<2	13	<1	0.19
RMD-273	GRAB	Opp. 8331 Fairfax Place	22-Oct-12	0.35	<1	<2	14	<1	0.3
RMD-263	GRAB	12560 Cambie Rd.	24-Oct-12	0.74	<1	<2	12	<1	0.38
RMD-264	GRAB	13100 Mitchell Rd.	24-Oct-12	0.85	<1	<2	11	<1	0.23

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-277	GRAB	Opp. 11280 Twigg Place	24-Oct-12	0.75	<1	<2	10	<1	0.24
RMD-262	GRAB	13799 Commerce Pkwy.	24-Oct-12	0.65	<1	<2	11	<1	0.24
RMD-278	GRAB	6651 Fraserwood Place	24-Oct-12	0.7	<1	<2	11	<1	1.2
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	24-Oct-12	0.75	<1	<2	11	<1	1.5
RMD-261	GRAB	9911 Sidaway Rd.	24-Oct-12	0.64	<1	<2	10	<1	0.18
RMD-260	GRAB	11111 Horseshoe Way	24-Oct-12	0.76	<1	<2	11	<1	0.13
RMD-259	GRAB	10020 Amethyst Ave.	24-Oct-12	0.73	<1	<2	11	<1	0.15
RMD-266	GRAB	9380 General Currie Rd.	24-Oct-12	0.78	<1	<2	10	<1	0.17
RMD-258	GRAB	7000 Blk. Dyke Rd.	24-Oct-12	0.77	<1	2	11	<1	0.13
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	24-Oct-12	0.77	<1	2	10	<1	0.17
RMD-257	GRAB	6640 Blundell Rd.	24-Oct-12	0.79	<1	<2	10	<1	0.19
RMD-204	GRAB	3180 Granville Ave.	26-Oct-12	0.68	<1	4	8	<1	0.37
RMD-206	GRAB	4251 Moncton St.	26-Oct-12	0.65	<1	<2	9	<1	0.17
RMD-216	GRAB	11080 No. 2 Rd.	26-Oct-12	0.8	<1	<2	8	<1	0.19
RMD-212	GRAB	Opp. 8600 Ryan Rd.	26-Oct-12	0.79	<1	<2	9	<1	0.16
RMD-208	GRAB	13200 No. 4 Rd.	26-Oct-12	0.85	<1	<2	8	<1	0.21
RMD-205	GRAB	13851 Steveston Hwy.	26-Oct-12	0.74	<1	<2	7	<1	0.13
RMD-202	GRAB	1500 Valemont Way	26-Oct-12	0.92	<1	<2	9	<1	1.1
RMD-214	GRAB	11720 Westminster Hwy.	26-Oct-12	0.82	<1	<2	7	<1	0.16
RMD-267	GRAB	17240 Fedoruk	26-Oct-12	0.78	<1	<2	9	<1	0.71
RMD-249	GRAB	23000 Blk. Dyke Rd.	26-Oct-12	0.99	<1	<2	9	<1	1.2
RMD-276	GRAB	22271 Cochrane Drive	26-Oct-12	0.86	<1	<2	9	<1	0.85
RMD-275	GRAB	5180 Smith Cres.	26-Oct-12	0.87	<1	<2	9	<1	0.87
RMD-203	GRAB	23260 Westminster Hwy.	26-Oct-12	0.95	<1	<2	9	<1	1
RMD-251	GRAB	5951 McCallan Rd.	29-Oct-12	0.77	<1	<2	8	<1	0.18
RMD-273	GRAB	Opp. 8331 Fairfax Place	29-Oct-12	0.6	<1	<2	10	<1	0.15
RMD-252	GRAB	9751 Pendleton Rd.	29-Oct-12	0.58	<1	<2	9	<1	0.17
RMD-274	GRAB	10920 Springwood Court	29-Oct-12	0.74	<1	<2	10	<1	0.17
RMD-271	GRAB	3800 Cessna Drive	29-Oct-12	0.78	<1	<2	8	<1	0.13
RMD-250	GRAB	6071 Azure Rd.	29-Oct-12	0.64	<1	<2	10	<1	0.2
RMD-272	GRAB	751 Catalina Cres.	29-Oct-12	0.75	<1	<2	9	<1	0.13
RMD-255	GRAB	6000 Blk. Miller Rd.	29-Oct-12	0.86	<1	4	7	<1	0.17
RMD-256	GRAB	1000 Blk. McDonald Rd.	29-Oct-12	0.73	<1	2	8	<1	0.13
RMD-254	GRAB	5300 No. 3 Rd.	29-Oct-12	0.71	<1	2	8	<1	0.14
RMD-269	GRAB	14951 Triangle Rd.	29-Oct-12	0.65	<1	<2	9	<1	0.16
RMD-253	GRAB	11051 No. 3 Rd.	29-Oct-12	0.78	<1	<2	8	<1	0.22
RMD-270	GRAB	8200 Jones Rd.	29-Oct-12	0.72	<1	<2	9	<1	0.21
RMD-263	GRAB	12560 Cambie Rd.	1-Nov-12	0.62	<1	<2	10	<1	0.3

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-264	GRAB	13100 Mitchell Rd.	1-Nov-12	0.48	<1	<2	11	<1	0.17
RMD-277	GRAB	Opp. 11280 Twigg Place	1-Nov-12	0.46	<1	<2	11	<1	0.19
RMD-262	GRAB	13799 Commerce Pkwy.	1-Nov-12	0.47	<1	<2	11	<1	0.41
RMD-278	GRAB	6651 Fraserwood Place	1-Nov-12	0.54	<1	<2	12	<1	0.64
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	1-Nov-12	0.63	<1	<2	10	<1	0.72
RMD-261	GRAB	9911 Sidaway Rd.	1-Nov-12	0.66	<1	<2	10	<1	0.14
RMD-260	GRAB	11111 Horseshoe Way	1-Nov-12	0.55	<1	2	11	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	1-Nov-12	0.65	<1	<2	10	<1	0.2
RMD-266	GRAB	9380 General Currie Rd.	1-Nov-12	0.67	<1	<2	9	<1	0.26
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	1-Nov-12	0.53	<1	<2	11	<1	0.27
RMD-258	GRAB	7000 Blk. Dyke Rd.	1-Nov-12	0.47	<1	<2	10	<1	0.52
RMD-257	GRAB	6640 Blundell Rd.	1-Nov-12	0.55	<1	<2	9	<1	0.15
RMD-204	GRAB	3180 Granville Ave.	2-Nov-12	0.62	<1	<2	10	<1	0.71
RMD-206	GRAB	4251 Moncton St.	2-Nov-12	0.57	<1	<2	12	<1	0.16
RMD-216	GRAB	11080 No. 2 Rd.	2-Nov-12	0.68	<1	<2	10	<1	0.15
RMD-212	GRAB	Opp. 8600 Ryan Rd.	2-Nov-12	0.69	<1	<2	10	<1	0.19
RMD-208	GRAB	13200 No. 4 Rd.	2-Nov-12	0.74	<1	<2	10	<1	0.12
RMD-205	GRAB	13851 Steveston Hwy.	2-Nov-12	0.8	<1	<2	9	<1	0.2
RMD-202	GRAB	1500 Valemont Way	2-Nov-12	0.86	<1	<2	10	<1	0.67
RMD-214	GRAB	11720 Westminster Hwy.	2-Nov-12	0.62	<1	2	10	<1	0.2
RMD-267	GRAB	17240 Fedoruk	2-Nov-12	0.83	<1	<2	11	<1	0.52
RMD-249	GRAB	23000 Blk. Dyke Rd.	2-Nov-12	1	<1	<2	9	<1	0.94
RMD-276	GRAB	22271 Cochrane Drive	2-Nov-12	0.84	<1	<2	10	<1	0.63
RMD-275	GRAB	5180 Smith Cres.	2-Nov-12	0.95	<1	34	10	<1	0.59
RMD-203	GRAB	23260 Westminster Hwy.	2-Nov-12	1	<1	<2	10	<1	0.77
RMD-251	GRAB	5951 McCallan Rd.	5-Nov-12	0.48	<1	2	9	<1	0.19
RMD-250	GRAB	6071 Azure Rd.	5-Nov-12	0.9	<1	<2	9	<1	0.21
RMD-271	GRAB	3800 Cessna Drive	5-Nov-12	0.85	<1	<2	9	<1	0.17
RMD-272	GRAB	751 Catalina Cres.	5-Nov-12	0.53	<1	2	10	<1	0.19
RMD-255	GRAB	6000 Blk. Miller Rd.	5-Nov-12	0.55	<1	<2	8	<1	0.34
RMD-256	GRAB	1000 Blk. McDonald Rd.	5-Nov-12	0.32	<1	<2	10	<1	0.23
RMD-254	GRAB	5300 No. 3 Rd.	5-Nov-12	0.55	<1	<2	10	<1	0.24
RMD-270	GRAB	8200 Jones Rd.	5-Nov-12	0.34	<1	2	10	<1	0.21
RMD-269	GRAB	14951 Triangle Rd.	5-Nov-12	0.39	<1	<2	14	<1	0.17
RMD-253	GRAB	11051 No. 3 Rd.	5-Nov-12	0.68	<1	<2	9	<1	0.22
RMD-274	GRAB	10920 Springwood Court	5-Nov-12	0.39	<1	<2	11	<1	0.19
RMD-252	GRAB	9751 Pendleton Rd.	5-Nov-12	0.53	<1	<2	10	<1	0.28
RMD-273	GRAB	Opp. 8331 Fairfax Place	5-Nov-12	0.43	<1	<2	13	<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-263	GRAB	12560 Cambie Rd.	7-Nov-12	0.66	<1	LA	9	<1	0.26
RMD-264	GRAB	13100 Mitchell Rd.	7-Nov-12	0.44	<1	<2	8	<1	0.16
RMD-277	GRAB	Opp. 11280 Twigg Place	7-Nov-12	0.32	<1	<2	12	<1	0.15
RMD-262	GRAB	13799 Commerce Pkwy.	7-Nov-12	0.71	<1	<2	11	<1	0.21
RMD-278	GRAB	6651 Fraserwood Place	7-Nov-12	0.69	<1	<2	10	<1	0.74
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	7-Nov-12	0.72	<1	<2	10	<1	0.69
RMD-261	GRAB	9911 Sidaway Rd.	7-Nov-12	0.11	<1	2	9	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	7-Nov-12	0.63	<1	<2	10	<1	0.11
RMD-259	GRAB	10020 Amethyst Ave.	7-Nov-12	0.6	<1	2	9	<1	0.12
RMD-266	GRAB	9380 General Currie Rd.	7-Nov-12	0.62	<1	<2	9	<1	0.14
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	7-Nov-12	0.61	<1	<2	12	<1	0.8
RMD-258	GRAB	7000 Blk. Dyke Rd.	7-Nov-12	0.69	<1	<2	9	<1	0.19
RMD-257	GRAB	6640 Blundell Rd.	7-Nov-12	0.57	<1	<2	8	<1	0.12
RMD-204	GRAB	3180 Granville Ave.	9-Nov-12	0.49	<1	<2	7	<1	0.34
RMD-206	GRAB	4251 Moncton St.	9-Nov-12	0.54	<1	<2	7	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	9-Nov-12	0.56	<1	<2	7	<1	0.21
RMD-212	GRAB	Opp. 8600 Ryan Rd.	9-Nov-12	0.57	<1	2	7	<1	0.14
RMD-208	GRAB	13200 No. 4 Rd.	9-Nov-12	0.64	<1	<2	7	<1	0.17
RMD-205	GRAB	13851 Steveston Hwy.	9-Nov-12	0.65	<1	<2	6	<1	0.15
RMD-214	GRAB	11720 Westminster Hwy.	9-Nov-12	0.64	<1	<2	7	<1	0.17
RMD-202	GRAB	1500 Valemont Way	9-Nov-12	0.75	<1	<2	8	<1	0.55
RMD-267	GRAB	17240 Fedoruk	9-Nov-12	0.62	<1	<2	8	<1	0.5
RMD-249	GRAB	23000 Blk. Dyke Rd.	9-Nov-12	0.82	<1	<2	8	<1	0.63
RMD-276	GRAB	22271 Cochrane Drive	9-Nov-12	0.88	<1	<2	8	<1	0.56
RMD-275	GRAB	5180 Smith Cres.	9-Nov-12	0.87	<1	<2	8	<1	0.57
RMD-203	GRAB	23260 Westminster Hwy.	9-Nov-12	0.74	<1	<2	7	<1	0.8
RMD-250	GRAB	6071 Azure Rd.	13-Nov-12	0.53	<1	<2	10	<1	0.18
RMD-271	GRAB	3800 Cessna Drive	13-Nov-12	0.14	<1	6	13	<1	0.21
RMD-272	GRAB	751 Catalina Cres.	13-Nov-12	0.79	<1	<2	9	<1	0.11
RMD-255	GRAB	6000 Blk. Miller Rd.	13-Nov-12	0.7	<1	<2	9	<1	0.66
RMD-256	GRAB	1000 Blk. McDonald Rd.	13-Nov-12	0.08	<1	6	11	<1	0.39
RMD-254	GRAB	5300 No. 3 Rd.	13-Nov-12	0.85	<1	<2	9	<1	0.1
RMD-270	GRAB	8200 Jones Rd.	13-Nov-12	0.63	<1	<2	10	<1	0.15
RMD-269	GRAB	14951 Triangle Rd.	13-Nov-12	0.69	<1	2	9	<1	0.16
RMD-253	GRAB	11051 No. 3 Rd.	13-Nov-12	0.89	<1	<2	9	<1	0.16
RMD-274	GRAB	10920 Springwood Court	13-Nov-12	0.51	<1	<2	12	<1	0.13
RMD-252	GRAB	9751 Pendleton Rd.	13-Nov-12	0.54	<1	14	11	<1	0.11
RMD-273	GRAB	Opp. 8331 Fairfax Place	13-Nov-12	0.44	<1	6	13	<1	0.16

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-251	GRAB	5951 McCallan Rd.	13-Nov-12	0.56	<1	20	10	<1	1.6
RMD-263	GRAB	12560 Cambie Rd.	14-Nov-12	0.67	<1	<2	9	<1	0.2
RMD-264	GRAB	13100 Mitchell Rd.	14-Nov-12	0.6	<1	<2	9	<1	0.11
RMD-277	GRAB	Opp. 11280 Twigg Place	14-Nov-12	0.25	<1	<2	12	<1	0.12
RMD-262	GRAB	13799 Commerce Pkwy.	14-Nov-12	0.33	<1	<2	11	<1	0.13
RMD-278	GRAB	6651 Fraserwood Place	14-Nov-12	0.8	<1	<2	10	<1	0.54
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	14-Nov-12	0.73	<1	<2	9	<1	0.52
RMD-261	GRAB	9911 Sidaway Rd.	14-Nov-12	0.72	<1	<2	8	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	14-Nov-12	0.58	<1	2	9	<1	0.11
RMD-259	GRAB	10020 Amethyst Ave.	14-Nov-12	0.65	<1	<2	9	<1	0.13
RMD-266	GRAB	9380 General Currie Rd.	14-Nov-12	0.66	<1	<2	9	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	14-Nov-12	0.55	<1	2	10	<1	0.18
RMD-258	GRAB	7000 Blk. Dyke Rd.	14-Nov-12	0.61	<1	<2	9	<1	0.19
RMD-257	GRAB	6640 Blundell Rd.	14-Nov-12	0.64	<1	<2	9	<1	0.18
RMD-204	GRAB	3180 Granville Ave.	16-Nov-12	0.62	<1	<2	10	<1	0.2
RMD-206	GRAB	4251 Moncton St.	16-Nov-12	0.58	<1	2	11	<1	0.11
RMD-216	GRAB	11080 No. 2 Rd.	16-Nov-12	0.6	<1	2	9	<1	0.11
RMD-212	GRAB	Opp. 8600 Ryan Rd.	16-Nov-12	0.65	<1	<2	9	<1	0.18
RMD-208	GRAB	13200 No. 4 Rd.	16-Nov-12	0.7	<1	<2	8	<1	0.1
RMD-205	GRAB	13851 Steveston Hwy.	16-Nov-12	0.73	<1	<2	7	<1	0.13
RMD-202	GRAB	1500 Valemont Way	16-Nov-12	0.67	<1	2	8	<1	0.49
RMD-214	GRAB	11720 Westminster Hwy.	16-Nov-12	0.62	<1	<2	8	<1	0.12
RMD-267	GRAB	17240 Fedoruk	16-Nov-12	0.59	<1	8	8	<1	0.39
RMD-249	GRAB	23000 Blk. Dyke Rd.	16-Nov-12	0.69	<1	<2	8	<1	0.69
RMD-276	GRAB	22271 Cochrane Drive	16-Nov-12	0.63	<1	6	9	<1	0.46
RMD-275	GRAB	5180 Smith Cres.	16-Nov-12	0.64	<1	<2	9	<1	0.48
RMD-203	GRAB	23260 Westminster Hwy.	16-Nov-12	0.88	<1	<2	9	<1	0.54
RMD-251	GRAB	5951 McCallan Rd.	19-Nov-12	0.53	<1	<2	9	<1	0.17
RMD-250	GRAB	6071 Azure Rd.	19-Nov-12	0.52	<1	<2	9	<1	0.16
RMD-271	GRAB	3800 Cessna Drive	19-Nov-12	0.63	<1	<2	9	<1	0.17
RMD-272	GRAB	751 Catalina Cres.	19-Nov-12	0.61	<1	<2	8	<1	0.12
RMD-255	GRAB	6000 Blk. Miller Rd.	19-Nov-12	0.48	<1	<2	8	<1	0.62
RMD-256	GRAB	1000 Blk. McDonald Rd.	19-Nov-12	0.64	<1	<2	7	<1	0.14
RMD-254	GRAB	5300 No. 3 Rd.	19-Nov-12	0.83	<1	<2	9	<1	0.14
RMD-270	GRAB	8200 Jones Rd.	19-Nov-12	0.68	<1	<2	9	<1	0.22
RMD-269	GRAB	14951 Triangle Rd.	19-Nov-12	0.78	<1	<2	8	<1	0.18
RMD-253	GRAB	11051 No. 3 Rd.	19-Nov-12	0.58	<1	<2	8	<1	0.13
RMD-274	GRAB	10920 Springwood Court	19-Nov-12	0.56	<1	<2	10	<1	0.14

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-252	GRAB	9751 Pendleton Rd.	19-Nov-12	0.54	<1	<2	10	<1	0.12
RMD-273	GRAB	Opp. 8331 Fairfax Place	19-Nov-12	0.38	<1	<2	12	<1	0.19
RMD-257	GRAB	6640 Blundell Rd.	21-Nov-12	0.6	<1	2	8	<1	0.16
RMD-258	GRAB	7000 Blk. Dyke Rd.	21-Nov-12	0.62	<1	<2	10	<1	0.13
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	21-Nov-12	0.54	<1	<2	10	<1	0.1
RMD-259	GRAB	10020 Amethyst Ave.	21-Nov-12	0.51	<1	<2	9	<1	0.12
RMD-266	GRAB	9380 General Currie Rd.	21-Nov-12	0.61	<1	<2	9	<1	0.1
RMD-260	GRAB	11111 Horseshoe Way	21-Nov-12	0.66	<1	<2	8	<1	0.11
RMD-261	GRAB	9911 Sidaway Rd.	21-Nov-12	0.73	<1	2	8	<1	0.12
RMD-263	GRAB	12560 Cambie Rd.	21-Nov-12	0.63	<1	<2	8	<1	0.16
RMD-264	GRAB	13100 Mitchell Rd.	21-Nov-12	0.63	<1	<2	8	<1	0.28
RMD-277	GRAB	Opp. 11280 Twigg Place	21-Nov-12	0.79	<1	<2	8	<1	0.41
RMD-262	GRAB	13799 Commerce Pkwy.	21-Nov-12	0.81	<1	<2	8	<1	0.21
RMD-278	GRAB	6651 Fraserwood Place	21-Nov-12	0.62	<1	2	8	<1	0.44
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	21-Nov-12	0.64	<1	2	8	<1	0.44
RMD-204	GRAB	3180 Granville Ave.	23-Nov-12	0.87	<1	<2	9	<1	0.15
RMD-206	GRAB	4251 Moncton St.	23-Nov-12	0.61	<1	<2	10	<1	0.12
RMD-216	GRAB	11080 No. 2 Rd.	23-Nov-12	0.65	<1	<2	8	<1	0.17
RMD-212	GRAB	Opp. 8600 Ryan Rd.	23-Nov-12	0.58	<1	2	9	<1	0.16
RMD-208	GRAB	13200 No. 4 Rd.	23-Nov-12	0.56	<1	<2	8	<1	0.09
RMD-205	GRAB	13851 Steveston Hwy.	23-Nov-12	0.69	<1	<2	8	<1	0.12
RMD-202	GRAB	1500 Valemont Way	23-Nov-12	0.56	<1	2	9	<1	0.39
RMD-214	GRAB	11720 Westminster Hwy.	23-Nov-12	0.52	<1	<2	8	<1	0.1
RMD-267	GRAB	17240 Fedoruk	23-Nov-12	0.5	<1	2	9	<1	0.33
RMD-249	GRAB	23000 Blk. Dyke Rd.	23-Nov-12	0.63	<1	<2	9	<1	0.38
RMD-276	GRAB	22271 Cochrane Drive	23-Nov-12	0.6	<1	<2	9	<1	0.38
RMD-275	GRAB	5180 Smith Cres.	23-Nov-12	0.58	<1	<2	9	<1	0.38
RMD-203	GRAB	23260 Westminster Hwy.	23-Nov-12	0.59	<1	<2	9	<1	0.42
RMD-251	GRAB	5951 McCallan Rd.	26-Nov-12	0.64	<1	<2	8	<1	0.15
RMD-250	GRAB	6071 Azure Rd.	26-Nov-12	0.58	<1	<2	8	<1	0.13
RMD-271	GRAB	3800 Cessna Drive	26-Nov-12	0.4	<1	<2	8	<1	0.09
RMD-272	GRAB	751 Catalina Cres.	26-Nov-12	0.64	<1	<2	7	<1	0.1
RMD-255	GRAB	6000 Blk. Miller Rd.	26-Nov-12	0.6	<1	<2	7	<1	0.91
RMD-256	GRAB	1000 Blk. McDonald Rd.	26-Nov-12	0.46	<1	>11000	7	<1	1.1
RMD-254	GRAB	5300 No. 3 Rd.	26-Nov-12	0.73	<1	<2	7	<1	0.09
RMD-270	GRAB	8200 Jones Rd.	26-Nov-12	0.58	<1	<2	8	<1	0.1
RMD-269	GRAB	14951 Triangle Rd.	26-Nov-12	0.66	<1	<2	7	<1	0.09
RMD-253	GRAB	11051 No. 3 Rd.	26-Nov-12	0.74	<1	<2	6	<1	0.15

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-274	GRAB	10920 Springwood Court	26-Nov-12	0.6	<1	<2	10	<1	0.12
RMD-252	GRAB	9751 Pendleton Rd.	26-Nov-12	0.6	<1	<2	9	<1	0.18
RMD-273	GRAB	Opp. 8331 Fairfax Place	26-Nov-12	0.57	<1	<2	10	<1	0.2
RMD-257	GRAB	6640 Blundell Rd.	28-Nov-12	0.65	<1	<2	7	<1	0.14
RMD-258	GRAB	7000 Blk. Dyke Rd.	28-Nov-12	0.56	<1	2	8	<1	0.2
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	28-Nov-12	0.69	<1	<2	8	<1	0.35
RMD-259	GRAB	10020 Amethyst Ave.	28-Nov-12	0.66	<1	<2	7	<1	0.13
RMD-266	GRAB	9380 General Currie Rd.	28-Nov-12	0.64	<1	<2	8	<1	0.35
RMD-260	GRAB	11111 Horseshoe Way	28-Nov-12	0.65	<1	<2	7	<1	0.12
RMD-261	GRAB	9911 Sidaway Rd.	28-Nov-12	0.72	<1	<2	7	<1	0.13
RMD-263	GRAB	12560 Cambie Rd.	28-Nov-12	0.61	<1	4	7	<1	0.53
RMD-264	GRAB	13100 Mitchell Rd.	28-Nov-12	0.67	<1	<2	7	<1	0.13
RMD-277	GRAB	Opp. 11280 Twigg Place	28-Nov-12	0.66	<1	<2	7	<1	0.14
RMD-262	GRAB	13799 Commerce Pkwy.	28-Nov-12	0.76	<1	<2	7	<1	0.18
RMD-278	GRAB	6651 Fraserwood Place	28-Nov-12	0.62	<1	<2	9	<1	0.36
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	28-Nov-12	0.67	<1	<2	9	<1	0.56
RMD-204	GRAB	3180 Granville Ave.	30-Nov-12	0.32	<1	2	8	<1	0.18
RMD-206	GRAB	4251 Moncton St.	30-Nov-12	0.61	<1	<2	7	<1	0.14
RMD-216	GRAB	11080 No. 2 Rd.	30-Nov-12	0.54	<1	<2	7	<1	0.1
RMD-212	GRAB	Opp. 8600 Ryan Rd.	30-Nov-12	0.58	<1	2	8	<1	0.08
RMD-208	GRAB	13200 No. 4 Rd.	30-Nov-12	0.63	<1	<2	7	<1	0.12
RMD-205	GRAB	13851 Steveston Hwy.	30-Nov-12	0.61	<1	<2	6	<1	0.16
RMD-202	GRAB	1500 Valemont Way	30-Nov-12	0.58	<1	2	8	<1	0.4
RMD-214	GRAB	11720 Westminster Hwy.	30-Nov-12	0.62	<1	<2	6	<1	0.12
RMD-267	GRAB	17240 Fedoruk	30-Nov-12	0.58	<1	2	8	<1	0.28
RMD-249	GRAB	23000 Blk. Dyke Rd.	30-Nov-12	0.73	<1	<2	7	<1	0.43
RMD-276	GRAB	22271 Cochrane Drive	30-Nov-12	0.61	<1	<2	8	<1	0.31
RMD-275	GRAB	5180 Smith Cres.	30-Nov-12	0.7	<1	2	8	<1	0.37
RMD-203	GRAB	23260 Westminster Hwy.	30-Nov-12	0.77	<1	<2	8	<1	0.37
RMD-251	GRAB	5951 McCallan Rd.	3-Dec-12	0.68	<1	2	8	<1	0.09
RMD-273	GRAB	Opp. 8331 Fairfax Place	3-Dec-12	0.58	<1	<2	9	<1	1
RMD-252	GRAB	9751 Pendleton Rd.	3-Dec-12	0.66	<1	<2	9	<1	0.17
RMD-274	GRAB	10920 Springwood Court	3-Dec-12	0.58	<1	<2	9	<1	0.48
RMD-250	GRAB	6071 Azure Rd.	3-Dec-12	0.56	<1	2	9	<1	0.1
RMD-271	GRAB	3800 Cessna Drive	3-Dec-12	0.65	<1	<2	7	<1	0.13
RMD-272	GRAB	751 Catalina Cres.	3-Dec-12	0.68	<1	8	7	<1	0.11
RMD-255	GRAB	6000 Blk. Miller Rd.	3-Dec-12	0.67	<1	<2	7	<1	0.32
RMD-256	GRAB	1000 Blk. McDonald Rd.	3-Dec-12	0.06	<1	22	8	<1	0.44

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-254	GRAB	5300 No. 3 Rd.	3-Dec-12	0.61	<1	2	7	<1	0.09
RMD-270	GRAB	8200 Jones Rd.	3-Dec-12	0.66	<1	<2	8	<1	0.11
RMD-269	GRAB	14951 Triangle Rd.	3-Dec-12	0.73	<1	<2	9	<1	0.12
RMD-253	GRAB	11051 No. 3 Rd.	3-Dec-12	0.68	<1	2	7	<1	0.11
RMD-257	GRAB	6640 Blundell Rd.	5-Dec-12	0.79	<1	<2	7	<1	0.1
RMD-258	GRAB	7000 Blk. Dyke Rd.	5-Dec-12	0.67	<1	<2	8	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	5-Dec-12	0.67	<1	<2	7	<1	0.12
RMD-259	GRAB	10020 Amethyst Ave.	5-Dec-12	0.68	<1	<2	7	<1	0.11
RMD-266	GRAB	9380 General Currie Rd.	5-Dec-12	0.69	<1	<2	6	<1	0.16
RMD-260	GRAB	11111 Horseshoe Way	5-Dec-12	0.75	<1	<2	7	<1	0.21
RMD-261	GRAB	9911 Sidaway Rd.	5-Dec-12	0.57	<1	<2	7	<1	0.13
RMD-263	GRAB	12560 Cambie Rd.	5-Dec-12	0.65	<1	<2	7	<1	0.16
RMD-264	GRAB	13100 Mitchell Rd.	5-Dec-12	0.69	<1	<2	7	<1	0.13
RMD-277	GRAB	Opp. 11280 Twigg Place	5-Dec-12	0.85	<1	2	7	<1	0.19
RMD-262	GRAB	13799 Commerce Pkwy.	5-Dec-12	0.7	<1	<2	7	<1	0.21
RMD-278	GRAB	6651 Fraserwood Place	5-Dec-12	0.59	<1	2	8	<1	0.32
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	5-Dec-12	0.72	<1	<2	8	<1	0.32
RMD-204	GRAB	3180 Granville Ave.	7-Dec-12	0.28	<1	<2	6	<1	0.14
RMD-206	GRAB	4251 Moncton St.	7-Dec-12	0.61	<1	<2	7	<1	0.16
RMD-216	GRAB	11080 No. 2 Rd.	7-Dec-12	0.67	<1	<2	7	<1	0.17
RMD-212	GRAB	Opp. 8600 Ryan Rd.	7-Dec-12	0.61	<1	<2	7	<1	0.14
RMD-208	GRAB	13200 No. 4 Rd.	7-Dec-12	0.63	<1	<2	7	<1	0.19
RMD-205	GRAB	13851 Steveston Hwy.	7-Dec-12	0.63	<1	<2	6	<1	0.14
RMD-202	GRAB	1500 Valemont Way	7-Dec-12	0.5	<1	2	7	<1	0.31
RMD-214	GRAB	11720 Westminster Hwy.	7-Dec-12	0.6	<1	<2	6	<1	0.11
RMD-267	GRAB	17240 Fedoruk	7-Dec-12	0.59	<1	<2	8	<1	0.19
RMD-249	GRAB	23000 Blk. Dyke Rd.	7-Dec-12	0.69	<1	<2	7	<1	0.29
RMD-276	GRAB	22271 Cochrane Drive	7-Dec-12	0.53	<1	4	8	<1	0.34
RMD-275	GRAB	5180 Smith Cres.	7-Dec-12	0.63	<1	<2	7	<1	0.31
RMD-203	GRAB	23260 Westminster Hwy.	7-Dec-12	0.71	<1	<2	8	<1	0.33
RMD-251	GRAB	5951 McCallan Rd.	10-Dec-12	0.67	<1	<2	7	<1	0.09
RMD-250	GRAB	6071 Azure Rd.	10-Dec-12	0.59	<1	<2	8	<1	0.32
RMD-271	GRAB	3800 Cessna Drive	10-Dec-12	0.54	<1	<2	7	<1	0.12
RMD-272	GRAB	751 Catalina Cres.	10-Dec-12	0.63	<1	<2	7	<1	0.13
RMD-255	GRAB	6000 Blk. Miller Rd.	10-Dec-12	0.53	<1	2	7	<1	0.63
RMD-256	GRAB	1000 Blk. McDonald Rd.	10-Dec-12	0.62	<1	<2	7	<1	0.11
RMD-254	GRAB	5300 No. 3 Rd.	10-Dec-12	0.66	<1	2	7	<1	0.09
RMD-270	GRAB	8200 Jones Rd.	10-Dec-12	0.59	<1	<2	7	<1	0.1

CNCL - 242

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-269	GRAB	14951 Triangle Rd.	10-Dec-12	0.64	<1	4	6	<1	0.11
RMD-253	GRAB	11051 No. 3 Rd.	10-Dec-12	0.55	<1	<2	6	<1	0.11
RMD-274	GRAB	10920 Springwood Court	10-Dec-12	0.64	<1	<2	9	<1	0.15
RMD-252	GRAB	9751 Pendleton Rd.	10-Dec-12	0.61	<1	<2	9	<1	0.16
RMD-273	GRAB	Opp. 8331 Fairfax Place	10-Dec-12	0.49	<1	<2	9	<1	0.42
RMD-263	GRAB	12560 Cambie Rd.	12-Dec-12	0.63	<1	2	7	<1	0.15
RMD-264	GRAB	13100 Mitchell Rd.	12-Dec-12	0.57	<1	<2	7	<1	0.29
RMD-277	GRAB	Opp. 11280 Twigg Place	12-Dec-12	0.6	<1	2	7	<1	0.36
RMD-262	GRAB	13799 Commerce Pkwy.	12-Dec-12	0.59	<1	<2	8	<1	0.38
RMD-278	GRAB	6651 Fraserwood Place	12-Dec-12	0.28	<1	6	9	<1	0.23
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	12-Dec-12	0.33	<1	2	8	<1	0.22
RMD-261	GRAB	9911 Sidaway Rd.	12-Dec-12	0.61	<1	<2	8	<1	0.12
RMD-260	GRAB	11111 Horseshoe Way	12-Dec-12	0.64	<1	<2	7	<1	0.19
RMD-259	GRAB	10020 Amethyst Ave.	12-Dec-12	0.66	<1	<2	7	<1	0.17
RMD-266	GRAB	9380 General Currie Rd.	12-Dec-12	0.65	<1	<2	7	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	12-Dec-12	0.58	<1	<2	8	<1	0.13
RMD-258	GRAB	7000 Blk. Dyke Rd.	12-Dec-12	0.57	<1	<2	8	<1	0.13
RMD-257	GRAB	6640 Blundell Rd.	12-Dec-12	0.69	<1	<2	6	<1	0.12
RMD-204	GRAB	3180 Granville Ave.	14-Dec-12	0.58	<1	<2	7	<1	0.43
RMD-206	GRAB	4251 Moncton St.	14-Dec-12	0.61	<1	<2	7	<1	0.13
RMD-216	GRAB	11080 No. 2 Rd.	14-Dec-12	0.57	<1	<2	5	<1	0.11
RMD-212	GRAB	Opp. 8600 Ryan Rd.		0.56	<1	<2	6	<1	0.14
RMD-208	GRAB	13200 No. 4 Rd.	14-Dec-12	0.69	<1	<2	5	<1	0.09
RMD-205	GRAB	13851 Steveston Hwy.	14-Dec-12	0.41	<1	<2	6	<1	0.17
RMD-202	GRAB	1500 Valemont Way	14-Dec-12	0.65	<1	<2	7	<1	0.25
RMD-214	GRAB	11720 Westminster Hwy.	14-Dec-12	0.4	<1	<2	5	<1	0.12
RMD-267	GRAB	17240 Fedoruk	14-Dec-12	0.5	<1	<2	7	<1	0.2
RMD-249	GRAB	23000 Blk. Dyke Rd.	14-Dec-12	0.68	<1	<2	6	<1	0.27
RMD-276	GRAB	22271 Cochrane Drive	14-Dec-12	0.51	<1	<2	7	<1	0.23
RMD-275	GRAB	5180 Smith Cres.	14-Dec-12	0.49	<1	<2	7	<1	0.2
RMD-203	GRAB	23260 Westminster Hwy.	14-Dec-12	0.7	<1	<2	6	<1	0.21
RMD-251	GRAB	5951 McCallan Rd.	17-Dec-12	0.62	<1	2	7	<1	0.13
RMD-250	GRAB	6071 Azure Rd.	17-Dec-12	0.54	<1	4	8	<1	0.11
RMD-271	GRAB	3800 Cessna Drive	17-Dec-12	0.57	<1	<2	6	<1	0.09
RMD-272	GRAB	751 Catalina Cres.	17-Dec-12	0.59	<1	2	7	<1	0.1
RMD-255	GRAB	6000 Blk. Miller Rd.	17-Dec-12	0.67	<1	<2	5	<1	0.38
RMD-256	GRAB	1000 Blk. McDonald Rd.	17-Dec-12	0.59	<1	<2	6	<1	0.13
RMD-254	GRAB	5300 No. 3 Rd.	17-Dec-12	0.53	<1	<2	6	<1	0.12

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-270	GRAB	8200 Jones Rd.	17-Dec-12	0.66	<1	<2	7	<1	0.13
RMD-269	GRAB	14951 Triangle Rd.	17-Dec-12	0.52	<1	<2	6	<1	0.08
RMD-253	GRAB	11051 No. 3 Rd.	17-Dec-12	0.63	<1	<2	5	<1	0.09
RMD-274	GRAB	10920 Springwood Court	17-Dec-12	0.55	<1	<2	8	[`] <1	0.09
RMD-252	GRAB	9751 Pendleton Rd.	17-Dec-12	0.52	<1	<2	7	<1	0.09
RMD-273	GRAB	Opp. 8331 Fairfax Place	17-Dec-12	0.48	<1	<2	8	<1	0.16
RMD-263	GRAB	12560 Cambie Rd.	19-Dec-12	0.77	<1	<2	6	<1	0.23
RMD-264	GRAB	13100 Mitchell Rd.	19-Dec-12	0.71	<1	<2	5	<1	0.14
RMD-277	GRAB	Opp. 11280 Twigg Place	19-Dec-12	0.7	<1	<2	6	<1	0.15
RMD-262	GRAB	13799 Commerce Pkwy.	19-Dec-12	0.51	<1	<2	7	<1	0.14
RMD-278	GRAB	6651 Fraserwood Place	19-Dec-12	0.25	<1	<2	8	<1	0.22
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	19-Dec-12	0.59	<1	<2	6	<1	0.1
RMD-261	GRAB	9911 Sidaway Rd.	19-Dec-12	0.43	<1	2	8	<1	0.12
RMD-260	GRAB	11111 Horseshoe Way	19-Dec-12	0.9	<1	<2	6	<1	0.31
RMD-259	GRAB	10020 Amethyst Ave.	19-Dec-12	0.81	<1	<2	6	<1	0.19
RMD-266	GRAB	9380 General Currie Rd.	19-Dec-12	0.79	<1	<2	6	<1	0.19
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	19-Dec-12	0.88	<1	<2	7	<1	0.24
RMD-258	GRAB	7000 Blk. Dyke Rd.	19-Dec-12	0.92	<1	<2	6	<1	0.21
RMD-257	GRAB	6640 Blundell Rd.	19-Dec-12	0.89	<1	<2	5	<1	0.27
RMD-204	GRAB	3180 Granville Ave.	21-Dec-12	0.85	<1	4	6	<1	0.29
RMD-206	GRAB	4251 Moncton St.	21-Dec-12	0.71	<1	<2	7	<1	0.23
RMD-216	GRAB	11080 No. 2 Rd.	21-Dec-12	0.74	<1	<2	7	<1	0.35
RMD-212	GRAB	Opp. 8600 Ryan Rd.	21-Dec-12	0.92	<1	<2	6	<1	0.39
RMD-208	GRAB	13200 No. 4 Rd.	21-Dec-12	0.77	<1	<2	5	<1	0.4
RMD-205	GRAB	13851 Steveston Hwy.	21-Dec-12	0.67	<1	4	5	<1	0.09
RMD-202	GRAB	1500 Valemont Way	21-Dec-12	0.63	<1	10	6	<1	0.08
RMD-214	GRAB	11720 Westminster Hwy.	21-Dec-12	1	<1	<2	5	<1	0.41
RMD-267	GRAB	17240 Fedoruk	21-Dec-12	0.46	<1	<2	5	<1	0.08
RMD-249	GRAB	23000 Blk. Dyke Rd.	21-Dec-12	0.56	<1	54	6	<1	0.07
RMD-276	GRAB	22271 Cochrane Drive	21-Dec-12	0.57	<1	2	7	<1	0.07
RMD-275	GRAB	5180 Smith Cres.	21-Dec-12	0.61	<1	2	6	<1	0.09
RMD-203	GRAB	23260 Westminster Hwy.	21-Dec-12	0.7	<1	4	5	<1	0.1
RMD-263	GRAB	12560 Cambie Rd.	27-Dec-12	0.71	<1	NA	4	<1	0.25
RMD-264	GRAB	13100 Mitchell Rd.	27-Dec-12	0.7	<1	NA	5	<1	0.09
RMD-277	GRAB	Opp. 11280 Twigg Place	27-Dec-12	0.47	<1	NA	7	<1	0.23
RMD-262	GRAB	13799 Commerce Pkwy.	27-Dec-12	0.66	<1	NA	5	<1	0.21
RMD-278	GRAB	6651 Fraserwood Place	27-Dec-12	0.48	<1	NA	6	<1	0.19
RMD-279	GRAB	Opp. 20371 Westminster Hwy.	27-Dec-12	0.82	<1	NA	6	· <1	0.21

Sample Name	Sample Type	Sample Reported Name	Sampled Date	Chlorine Free mg/L	Ecoli MF/100mLs	HPC CFU/mls	Temperature °C	Total Coliform MF/100mLs	Turbidity NTU
RMD-261	GRAB	9911 Sidaway Rd.	27-Dec-12	0.63	<1	NA	5	<1	0.13
RMD-260	GRAB	11111 Horseshoe Way	27-Dec-12	0.63	<1	NA	4	<1	0.14
RMD-259	GRAB	10020 Amethyst Ave.	27-Dec-12	0.75	<1	NA	5	<1	0.14
RMD-266	GRAB	9380 General Currie Rd.	27-Dec-12	0.63	<1	NA	4	<1	0.11
RMD-268	GRAB	13800 No. 3 Rd. (off Garden City)	27-Dec-12	0.54	<1	NA	5	<1	0.14
RMD-258	GRAB	7000 Blk. Dyke Rd.	27-Dec-12	0.59	<1	NA	5	<1	0.15
RMD-257	GRAB	6640 Blundell Rd.	27-Dec-12	0.58	<1	NA	4	<1	0.1
RMD-204	GRAB	3180 Granville Ave.	28-Dec-12	0.68	<1	NA	4	<1	0.17
RMD-206	GRAB	4251 Moncton St.	28-Dec-12	0.62	<1	NA	6	<1	0.12
RMD-216	GRAB	11080 No. 2 Rd.	28-Dec-12	0.6	<1	NA	4	<1	0.15
RMD-212	GRAB	Opp. 8600 Ryan Rd.	28-Dec-12	0.64	<1	NA	5	<1	0.08
RMD-208	GRAB	13200 No. 4 Rd.	28-Dec-12	0.7	<1	NA	4	<1	0.08
RMD-205	GRAB	13851 Steveston Hwy.	28-Dec-12	0.66	<1	NA	4	<1	0.1
RMD-202	GRAB	1500 Valemont Way	28-Dec-12	0.67	<1	NA	4	<1	0.2
RMD-214	GRAB	11720 Westminster Hwy.	28-Dec-12	0.64	<1	NA	3	<1	0.14
RMD-267	GRAB	17240 Fedoruk	28-Dec-12	0.61	<1	NA	5	<1	0.17
RMD-249	GRAB	23000 Blk. Dyke Rd.	28-Dec-12	0.81	<1	NA	5	<1	0.42
RMD-276	GRAB	22271 Cochrane Drive	28-Dec-12	0.77	<1	NA	5 .	<1	0.2
RMD-275	GRAB	5180 Smith Cres.	28-Dec-12	0.69	<1	NA	5	<1	0.19
RMD-203	GRAB	23260 Westminster Hwy.	28-Dec-12	0.83	<1	NA	4	<1	0.19

APPENDIX 3: CITY OF RICHMOND S.C.A.D.A AND PRESSURE TESTING SITES

	STATION NAME	STATION TYPE	INSTALLATION
216	SHELL & STEVESTON PRV	WATER PRV	PERMANENT
217	NELSON & BLUNDELL PRV	WATER PRV	PERMANENT
218	SHELL & BLUNDELL PRV	WATER PRV	PERMANENT
219	SHELL & WILLIAMS PRV	WATER PRV	PERMANENT
220	SHELL & BIRD PRV	WATER PRV	PERMANENT
251	NELSON & WESTMINSTER PRV	WATER PRV	WIP
252	FERGUSON PRV	WATER PRV	PERMANENT
253	GRAUER PRV	WATER PRV	PERMANENT
254	OAK STREET PRV	WATER PRV	PERMANENT
	NELSON NORTH PRV	WATER PRV	PERMANENT
	CAMBIE PRV	WATER PRV	NO SCADA
	OAK & RIVER	WATER PRV	NO SCADA
	SHELL & MONTEITH	WATER PRV	NO SCADA
	SHELL & WESTMINSTER	WATER PRV	NO SCADA
1	PRESSURE SITES		
5	QUEENSBOROUGH	DRAINAGE	PERMANENT
40	NO 6 ROAD SOUTH	DRAINAGE	PERMANENT
48	STEVESTON	SANI PUMPS	PERMANENT
80	BARNARD	SANI PUMPS	PERMANENT
106	LYNAS	SANI PUMPS	PERMANENT
167	BRIGHOUSE	SANI PUMPS	PERMANENT
206	EDGEMERE	SANI PUMPS	PERMANENT
42	GRAYBAR	SANI PUMPS	PERMANENT
110	RICHMOND PARK	SANI PUMPS	PERMANENT
174	LESLIE	SANI PUMPS	PERMANENT
189	SIMPSON	SANI PUMPS	PERMANENT
193	BURROWS	SANI PUMPS	PERMANENT
190	BURKEVILLE	SANI PUMPS	PERMANENT
119	TWIGG	SANI PUMPS	PERMANENT
180	RICHMOND CENTRE	SANI PUMPS	PERMANENT
89	WOODHEADEAST	SANI PUMPS	PERMANENT
122	MAPLE	SANI PUMPS	PERMANENT
	ROBINSON	SANI PUMPS	PERMANENT

APPENDIX 4: CITY OF RICHMOND WATER SAMPLING SITES

	SAMPLING STATION NUMBER	WATER SAMPLING SITES
	RMD-202	1500 Valemont Way
	RMD-203	23260 Westminster Highway
	RMD-204	3180 Granville Avenue
1	RMD-205	13851 Steveston Highway
	RMD-206	4251 Moncton Street
DA	RMD-208	13200 No. 4 Road
MONDAY	RMD-212	Opposite 8600 Ryan Road
	RMD-214	11720 Westminster Highway
	RMD-216	11080 No. 2 Road
	RMD-267	17240 Fedoruk Road
	RMD-275	5180 Smith Crescent
	RMD-276	22271 Cochrane Drive
	RMD-257	6640 Blundell Road
	RMD-258	7000 Blk. Dyke Road
[RMD-259	10020 Amethyst Avenue
	RMD-260	11111 Horseshoe Way
	RMD-261	9911 Sidaway Road
≱	RMD-262	13799 Commerce Pkwy
TUESDAY	RMD-263	12560 Cambie Road
2	RMD-264	13100 Mitchell Road
	RMD-266	9380 General Currie Road
	RMD-268	13800 No. 3 Road
	RMD-277	Opp. 11280 Twigg Place
	RMD-278	6651 Fraserwood Place
	RMD-279	Opp. 20371 Westminster Highway
	RMD-249	23000 Block Dyke Road
	RMD-250	6071 Azure Road
	RMD-251	5951 McCallan Road
	RMD-252	9751 Pendleton Road
	RMD-253	11051 No. 3 Road
k	RMD-254	5300 No. 3 Road
WEDNESDAY	RMD-255	6000 Blk. Miller Road
ED	RMD-256	1000 Blk. McDonald Road
3	RMD-269	14951 Triangle Road
	RMD-270	8200 Jones Road
	RMD-271	3800 Cessna Drive
	RMD-272	751 Catalina Crescent
	RMD-273	Opp. 8331 Fairfax Place
	RMD-274	CNCL - 247 Court

APPENDIX 5: 2012 THM AND HAA TEST RESULTS

2nd QUARTER RMD RESULTS

		and the second			THM (pr	ob)					HAA	(ppb)			Extras
Sample Name		Sampled Date	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	pH units pH
RMD-250	6071 Azure Rd.	2012-05-09	<1	<1	<1	32	32		<0.5	14	<1	16	19	49	
RMD-251	5951 McCallan Rd.	2012-05-09	<1	<1	<1	30	30		<0.5	17	<1	28	22	68	
RMD-258	7000 Blk. Dyke Rd.	2012-05-09	<1	<1	<1	28	28		<0.5	15	<1	9	20	44	
RMD-259	10020 Amethyst Ave.	2012-05-09	<1	<1	<1	26	26		<0.5	12	<1	9	15	35	7.1
RMD-250	6071 Azure Rd.	2012-08-27	<1	<1	<1	44	44		<0,5	25	<1	<2	42	67	
RMD-251	5951 McCallan Rd.	2012-08-27	<1	<1	<1	40	40		<0.5	26	<1	2	43	72	
RMD-258	7000 Blk. Dyke Rd.	2012-08-27	<1	<1	<1	45	45	1	<0.5	21	<1	<2	56	77	
RMD-259	10020 Amethyst Ave.	2012-08-27	<1	<1	<1	39	39		<0.5	26	<1	<2	42	68	6,5

2nd QUARTER RMD RUNNING

			Vala	THM (p	pb)				\$\$\$\$\$		HAA (p	pb)		
Sample Name	Sampled Date	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	Total HAA Quarterly Average
RMD-250	2010-11-24	<1	<1	<1	26	26	I with an it is the Loughs " for	<0.5	18	<1	15	29	62	- 10.2019.00 7.0000-C244-1
RMD-250	2011-02-17	<1	<1	<1	18	18		<0.5	8	<1	5	12	25	
RMD-250	2011-05-11	<1	<1	<1	29	29.1		<0.5	14	<1	16	15	45	
RMD-250	2011-09-12	<1	<1	<1	47	46.7	30	<0.5	23	<1	16	26	66	49
RMD-250	2011-11-14	<1	<1	<1	27	26.7	30	<0.5	14	<1	19	10	44	45
RMD-250	2012-02-27	<1	<1	<1	15	15	29	<0.5	8	<1	6	9	23	44
RMD-250	2012-05-09	<1	<1	<1	32	32	30	<0.5	14	<1	16	19	49	45
RMD-251	2010-11-24	<1	<1	<1	26	26		<0.5	20	<1	22	27	69	
RMD-251	2011-02-17	<1	<1	<1	16	16		<0,5	9	<1	6	8	24	
RMD-251	2011-05-11	<1	<1	<1	25	25.3	-	<0.5	16	<1	17	17	50	
RMD-251	2011-09-12	<1	<1	<1	35	35	26	<0.5	26	<1	27	28	81	56
RMD-251	2011-11-14	<1	<1	<1	26	26.1	26	<0,5	12	<1	12	11	34	47
RMD-251	2012-02-27	<1	<1	<1	15	15	25	<0.5	7	<1	5	8	20	46
RMD-251	2012-05-09	<1	<1	<1	30	30	27	<0.5	17	<1	28	22	68	51
												_		
RMD-258	2010-11-29	<1	<1	<1	25	25		<0.5	13	<1	5	22	39	
RMD-258	2011-02-17	<1	<1	<1	18	18		<0.5	7	<1	4	9	20	
RMD-258	2011-05-11	<1	<1	<1	29	28.7		<0.5	13	<1	10	17	40	
RMD-258	2011-09-12	<1	<1	<1	45	45	29	<0.5	32	<1	12	42	87	47
RMD-258	2011-11-14	<1	<1	<1	27	26.8	30	<0.5	12	<1	14	12	38	46
RMD-258	2012-02-27	<1	<1	<1	14	14	29	<0.5	12	<1	10	10	33	50
RMD-258	2012-05-0 9	<1	<1	<1	28	28	28	<0,5	15	<1	9	20	44	51
RMD-259	2010-11-24	<1	<1	<1	26	26		<0.5	19	<1	17	29	65	L
RMD-259	2011-02-17	<1	<1	<1	16	16		<0.5	9	<1	6	9	24	
RMD-259	2011-05-11	<1	<1	<1	28	28.1		<0.5	14	<1	19	15	49	
RMD-259	2011-09-12	<1	<1	<1	38	38.2	27	<0.5	29	<1	7	42	78	54
RMD-259	2011-11-14	<1	<1	<1	23	23.3	26	<0.5	12	<1	13	10	35	46
RMD-259	2012-02-27	<1	<1	<1	15	15	26	<0.5	11	<1	9	11	30	48
RMD-259	2012-05-09	<1	<1	<1	26	26	26	<0.5	12	<1	9	15	35	45

These are the average results for the last four quarters for total Trihalomethanes and total Haloacetic Acids for individual sites. A high individual measurement would be of concern on if it caused the running average of quarterly samples to exceed the guideline value.

This monitoring is required under the Water Quality Monitoring and Reporting for NGL and 248 Municipalities. The current Canadian guidelines for Total Trihalomethances (TTHMs) is 100µg/L (ppb) or 0.1mg/L (ppm) and for Total Haloacetic Acids (THAAs) it is 80µg/L (ppb) or 0.080mg/L (ppm); both guidelines are based on a locational running annual average of a minimum of quarterly sample taken in the distribution system.

3rd QUARTER RMD RESULTS

S. Second		Sec. 6		1	THM (p	ob)	i an			HAA	(ppb)		717 5454		Extras
Sample Name		Sampled Date	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid		pH units pH
RMD-250	6071 Azure Rd.	2012-08-27	<1	<1	<1	44	44	<0.5	25	<1	<2	42	67		
RMD-251	5951 McCallan Rd.	2012-08-27	<1	<1	<1	40	40	<0.5	26	<1	2	43	72		
RMD-258	7000 Blk. Dyke Rd.	2012-08-27	<1	<1	<1	45	45	<0.5	21	<1	<2	56	77	and the second se	Contraction of the second
RMD-259	10020 Amethyst Ave.	2012-08-27	<1	<1	<1	39	39	<0.5	26	<1	<2	42	68		6.5

3rd QUARTER RMD RUNNING

				THM (p	pb)	x (18	2					HAA (pi	ob)	10 C.A	
Sample Name	Sampled Date	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	Total HAA Quarterly Average
RMD-250	2011-02-17	<1	<1	<1	18	18	C TO PERSONAL AND		<0.5	8	<1	5	12	25	t it is the stage of the data day.
RMD-250	2011-05-11	<1	<1	<1	29	29.1			<0.5	14	<1	16	15	45	
RMD-250	2011-09-12	<1	<1	<1	47	46.7			<0.5	23	<1	16	26	66	-
RMD-250	2011-11-14	<1	<1	<1	27	26.7	30		<0.5	14	<1	19	10	44	45
RMD-250	2012-02-27	<1	<1	<1	15	15	29		<0.5	8	<1	6	9	23	44
RMD-250	2012-05-09	<1	<1	<1	32	32	30		<0.5	14	<1	16	19	49	45
RMD-250	2012-08-27	<1	<1	<1	44	44	30		<0.5	25	<1	<2	42	67	46
RMD-251	2011-02-17	<1	<1	<1	16	16			<0.5	9	<1	6	8	24	
RMD-251	2011-05-11	<1	<1	<1	25	25.3			<0.5	16	<1	17	17	50	
RMD-251	2011-09-12	<1	<1	<1	35	35			<0.5	26	<1	27	28	81	
RMD-251	2011-11-14	<1	<1	<1	26	26.1	26		<0.5	12	<1	12	11	34	47
RMD-251	2012-02-27	<1	<1	<1	15	15	25		<0.5	7	<1	5	8	20	46
RMD-251	2012-05-09	<1	<1	<1	30	30	27		<0.5	17	<1	28	22	68	51
RMD-251	2012-08-27	<1	<1	<1	40	40	28	1	<0.5	26	<1	2	43	72	49
RMD-258	2011-02-17	<1	<1	<1	18	18			<0.5	7	<1	4	9	20	
RMD-258	2011-05-11	<1	<1	<1	29	28.7			<0.5	13	<1	10	17	40	
RMD-258	2011-09-12	<1	<1	<1	45	45			<0.5	32	<1	12	42	87	
RMD-258	2011-11-14	<1	<1	<1	27	26.8	30		<0.5	12	<1	14	12	38	46
RMD-258	2012-02-27	<1	<1	<1	14	14	29		<0.5	12	<1	10	10	33	50
RMD-258	2012-05-09	<1	<1	<1	28	28	28		<0.5	15	<1	9	20	44	51
RMD-258	2012-08-27	<1	<1	<1	45	45	28		<0.5	21	<1	<2	56	77	48
RMD-259	2011-02-17	<1	<1	<1	16	16			<0.5	9	<1	6	9	24	
RMD-259	2011-05-11	<1	<1	<1	28	28.1			<0.5	14	<1	19	15	49	
RMD-259	2011-09-12	<1	<1	<1	38	38.2			<0.5	29	<1	7	42	78	
RMD-259	2011-11-14	<1	<1	<1	23	23.3	26		<0.5	12	<1	13	10	35	46
RMD-259	2012-02-27	<1	<1	<1	15	15	26	and a second	<0.5	11	<1	9	11	30	48
RMD-259	2012-05-09	<1	<1	<1	26	26	26		<0.5	12	<1	9	15	35	45
RMD-259	2012-08-27	<1	<1	<1	39	39	26		<0.5	26	<1	<2	42	68	42

These are the average results for the last four quarters for total Trihalomethanes and total Haloacetic Acids for individual sites. A high individual measurement would be of concern on if it caused the running average of quarterly samples to exceed the guideline value.

This monitoring is required under the Water Quality Monitoring and Reporting for the GVRD and Member Municipalities. The current Canadian guidelines for Total Trihalomethances (TTHMs) is 100µg/L (ppb) or 0.1mg/L (ppm) and for Total Haloacetic Acids (THAAs) it is 80µg/L (ppb) or 0.080mg/L (ppm); both guidelines are based on a locational running annual average of a minimum of quarterly sample taken in the distribution system.

A high individual measurement would be of concern only if it caused the running average of quarterly samples to exceed the guideline value.

4th QUARTER RMD RESULTS

				02.67	THM (p)	ob)			NP 54	HAA	(ppb)			 Extras
Sample Name		Sampled Date	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	pH writs pH
RMD-250	6071 Azure Rd.	2012-11-26	<1	<1	<1	23	23	<0.5	10	<1	3	11	25	
RMD-251	5951 McCallan Rd.	2012-11-26	<1	<1	<1	25	25	<0.5	11	<1	2	13	26	
RMD-258	7000 Blk. Dyke Rd.	2012-11-28	<1	<1	<1	24	24	<0.5	10	<1	3	10	23	
RMD-259	10020 Amethyst Ave.	2012-11-28	<1	<1	<1	25	25	<0.5	11	<1	2	12	25	7.2

4th QUARTER RMD RUNNING

	Sampled Date	ТНМ (ррb)						HAA (ppb)						
Sample Name		Bromodichioromethane	Bromotorm	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	Total HAA Quarterly Average
RMD-250	2011-05-11	<1	<1	<1	29	29.1		<0.5	14	<1	16	15	45	1000 - 000 - 01 10000 - 0-00
RMD-250	2011-09-12	<1	<1	<1	47	46.7		<0.5	23	<1	16	26	66	_
RMD-250	2011-11-14	<1	<1	<1	27	26.7		<0.5	14	<1	19	10	44	
RMD-250	2012-02-27	<1	<1	<1	15	15	29	<0.5	8	<1	6	9	23	44
RMD-250	2012-05-09	<1	<1	<1	32	32	30	<0.5	14	<1	16	19	49	45
RMD-250	2012-08-27	<1	<1	<1	44	44	30	<0.5	25	<1	<2	42	67	46
RMD-250	2012-11-26	<1	<1	<1	23	23	29	<0.5	10	<1	3	11	25	41
RMD-251	2011-05-11	<1	<1	<1	25	25.3		<0.5	16	<1	17	17	50	
RMD-251	2011-09-12	<1	<1	<1	35	35		<0.5	26	<1	27	28	81	1
RMD-251	2011-11-14	<1	<1	<1	26	26.1		<0.5	12	<1	12	11	34	
RMD-251	2012-02-27	<1	<1	<1	15	15	25	<0.5	7	<1	5	8	20	46
RMD-251	2012-05-09	<1	<1	<1	30	30	27	<0.5	17	<1	28	22	68	51
RMD-251	2012-08-27	<1	<1	<1	40	40	28	<0,5	26	<1	2	43	72	49
RMD-251	2012-11-26	<1	<1	<1	25	25	27	<0.5	11	<1	2	13	26	47
	2011.05.11			-1	29	28.7		<0.5			10	17	40	
RMD-258 RMD-258	2011-05-11 2011-09-12	<1	<1 <1	<1	45	45		<0.5	13 32	<1 <1	10	17	40 87	
RMD-258	2011-09-12	<1	<1	<1 <1	43 27	26.8		<0.5	12	<1	12 14	42 12	38	
RMD-258	2011-11-14	<1	<1	<1	14	14	29	<0.5	12	<1	14	12	33	50
RMD-258	2012-02-27	<1	<1	<1	28	28	28	<0.5	15	<1	9	20	44	51
RMD-258	2012-08-27	<1	<1	<1	45	45	28	<0.5	21	<1	<2	56	77	48
RMD-258	2012-11-28	<1	<1	<1	24	24	28	<0.5	10	<1	3	10	23	44
			-											
RMD-259	2011-05-11	<1	<1	<1	28	28.1		<0.5	14	<1	19	15	49	-
RMD-259	2011-09-12	<1	<1	<1	38	38.2	1 –	<0.5	29	<1	7	42	78	
RMD-259	2011-11-14	<1	<1	<1	23	23.3		<0.5	12	<1	13	10	35	
RMD-259	2012-02-27	<1	<1	<1	15	15	26	<0.5	11	<1	9	11	30	48
RMD-259	2012-05-09	<1	<1	<1	26	26	26	<0.5	12	<1	9	15	35	45
RMD-259	2012-08-27	<1	<1	<1	39	39	26	<0.5	26	<1	<2	42	68	42
RMD-259	2012-11-28	<1	<1	<1	25	25	26	<0.5	11	<1	2	12	25	40

APPENDIX 6: CITY OF RICHMOND: 2012 HEAVY METAL TESTING RESULTS

2nd QUARTER METALS

letoT JniX	µg/L	3,1	₿	Ø
letoT muibo2	µg/L	2080	2070	2210
Silver Total	нв/Г	<0.5	<0.5	<0.5
lstoT muin9l92	hg/L	<0.5	<0.5	<0.5
letoT muizzeto9	Hg/L	145	144	144
Nickel Total	h8/L	<0.5	<0.5	<0.5
lstoT munsbdyloM	hg/L	<0.5	<0.5	<0.5
Mercury Total	µg/L	<0.05	<0.05	<0.05
letoT əzənsgnsM	µg/L	1.1	1.6	1.8
letoT muizengeM	µg/L	143	172	165
lstoT besj	hg/L	0.5	9.0	<0.5
listoT noti	µg/L	39	37	37
letoT 19990	hg/L	3.7	3.7	2.7
letoT tisdoD	hg/L	<0.5	<0.5	<0.5
lstoT muimoril)	µg/L	0.07	0.06	0.17
letoT muioleO	hg/L	1750	1430	1700
lefoT muimbeO	hg/L	<0.2	<0.2	<0.2
Boron Total	hg/L	<10	<10	<10
Barium Total	hg/L	2.3	2.6	2.7
lefoT oinertA	hg/L	<0.5	<0,5	<0.5
lesoT ynomisnA	hg/L	<0.5	<0.5	<0.5
letoT muinimulA	hg/L	73	74	99
əqyT əlqms2		GRAB	GRAB	GRAB
Sampled Date		2012-04-25 14:30	2012-04-25 13:50	2012-04-25 13:00
Sample Name Sample Description		6071 Azure Rd.	6640 Blundell Rd. 2012-04-25 13:50	12560 Cambie Rd. 2012-04-25 13:00 GRAB
Sample Name		RMD-250	RMD-257	RMD-263

A report containing the data for metals analysis is done semi-annually. Copper, Iron, Lead and Zinc are the parameters that are required under the Water Quality Monitoring and Reporting Plan for the GVRD and Member Municipalities, but since the method of analysis produced other metals they are included.

4th AARTER METALS

letoT oniX	μg/L	5.8	5	3
letoT muibo2	hg/L	1640	1580	1880
lstoT 19vli2	µg/L	<0.5	<0.5	<0.5
letoT muinələ2	hg/L	<0.5	<0.5	<0.5
letoT muizzeto9	µg/L	214	216	212
Nickel Total	hg/L	<0.5	<0.5	<0.5
lstoT munsbdyloM	µg/L	<0.5	<0.5	<0.5
Mercury Total	нg/L	<0.05	<0.05	<0.05
lstoT əzənegneM	hg/L	4.5	2.2	4.1
letoT muizengeM	hg/L	132	166	164
letoT beəJ	μg/L	1.9	1	9.0
IstoT norl	Hg/L	29	7	16
Copper Total	μg/L	34.6	3.4	3.6
letoT fledoD	hg/L	<0.5	<0.5	<0.5
Chromium Total	hg/L	0.1	0.07	60:0
letoT muioleO	Hg/L	3740	3700	3500
letoT muimbe)	hg/L	<0.2	<0.2	<0.2
lstoT notal	µg/L	<10	<10	<10
letoT muite8	μg/L	2.9	3.3	3.4
Arsenic Total	hg/L	<0.5	<0.5	<0.5
lstoT ynomitnA	hg/L	<0.5	<0.5	<0.5
letoT munimulA	hg/L	43	31	38
əqyT əlqms2		GRAB	GRAB	GRAB
Sampled Date		2012-11-01 15:35	2012-11-01 14:20	2012-11-01 14:00
Sample Description Sample Description		6071 Azure Rd.	6640 Blundell Rd. 2012-11-01 14:20	12560 Cambie Rd. 2012-11-01 14:00 GRAB
L - 251		RMD-250	RMD-257	RMD-263

APPENDIX 7: SAMPLE DRINKING WATER QUALITY ADVISORY

CANADA LINE WATER MAIN CONSTRUCTION CLOUDY WATER NOTICE

To accommodate Canada Line construction and passage along Cambie Street, the Greater Vancouver Water District (GVWD) must re-align the Cambie - Richmond water main at 41st and 49th Avenues in Vancouver. This water main is the major source of drinking water to West Richmond.

In preparation of the re-alignment work and in collaboration with the City of Richmond, the GVWD will be conducting a supply and capacity test on the night of February 17, 2007 from 10:00 p.m. to 7:00 a.m. This test may result in turbidity (or cloudy water), discolouration or low pressure at your water taps.

These impacts are purely aesthetic. Either run taps until water becomes clear, or refrigerate drinking water ahead of time.

During this time the City of Richmond will conduct monitoring to ensure water quality. We appreciate your understanding throughout this test.

For further information on water quality or water supply, please contact the City of Richmond's Public Works Service Centre at 604-244-1262 or Public Works Dispatch at 604-270-8721.

For general information on Canada Line construction visit www.canadaline.ca, or call 604-608-0200.

APPENDIX 8: SPECIFIC EMERGENCY RESPONSE PLANS

Fecal or E. coli, Positive Response

If a water sample tests positive for fecal coliform, the following response plan will occur:

- The municipality's water quality personnel and the MHO will be notified via the Metro Vancouver laboratory.
- Interim samples from the site will be examined. (Interim samples are samples in the period between when the fecal positive sample was taken, and when it was determined to be fecal positive).
- Arrangements will be made for the immediate collection of a repeat sample (including, where possible, samples from upstream and downstream of the fecal positive sample).
- The chlorine residual for the sample noted on the sampler's Water Sample Data Sheet will be reviewed to determine if a localized loss of disinfectant occurred.
- All water utility personnel will be contacted to determine if there was any loss of pressure, or other unusual events that may have led to contaminants entering the system.
- The need for a boil water advisory will be evaluated by the City and the MHO. If a boil water advisory is deemed necessary, the municipality will carry out various means to inform the public. The Metro Vancouver will be informed of this public advisory.
- The City in consultation with the MHO will determine the need and extent for a boil water advisory.
- The Metro Vancouver Laboratory will initiate procedures to identify species of the fecal positive organism with standard biochemical tests.
- The MHO will be contacted with the repeat sample results and the results of the species identification on the fecal positive sample when these tests are complete.

In the event of possible E. coli or Fecal Coliform contamination all steps to ensure public health and safety will be taken including, if necessary, banning water usage.

Chemical or Biological Contamination Response

In the event of chemical or biological contamination, in source waters or the city's distribution system, the following actions will be taken by both the City of Richmond and Metro Vancouver:

- Immediately notify the regional health authority.
- Identify the chemical and any public health risk factors associated with its presence in potable water.
- Isolate the contaminated zone area and determine the level of contamination.
- Issue a public advisory in consultation with the MHO.

In the event of possible biological or chemical contamination all steps to safety will be taken to ensure public health including, if necessary, banning water usage.

Turbidity Response

Turbidity (cloudy water) occurs during periods of heavy rain at/around GVWD water sources. Following completion of the Seymour-Capilano Filtration project the number of turbidity events should be reduced. The City of Richmond in conjunction with the Regional Health Authority has developed a turbidity response plan which considers the City's responsibility for due diligence without unreasonably constraining the water utility's ability to operate the system.

During turbidity events of >1 NTU the staff will:

- Begin a rigorous sampling program for microbiological activity and residual chlorine.
- Monitor the City's S.C.A.D.A. system with updates sent to the regional Health Authority on a predetermined schedule.
- Issue a public communication in consultation with the regional Health Authority.
- If necessary, issue a "boil water advisory" will be issued to residents receiving turbid water.

Response to Interruption of Primary and/or Secondary Disinfection

Upon notification by Metro Vancouver Operations that an interruption in disinfection has occurred:

- Staff will monitor residual levels of chlorine at strategic locations in the Metro Vancouver supply area.
- The City's S.C.A.D.A. system will be monitored with updates sent to the regional Health Authority on a predetermined schedule, as set by the Health Authority.
- In cases where chlorine residual is less than 0.2 ppm, city crews will flush the affected area until an acceptable level is achieved.
- These actions will continue until disinfection is resumed and adequate levels of residual chlorine have been reached in the distribution system.

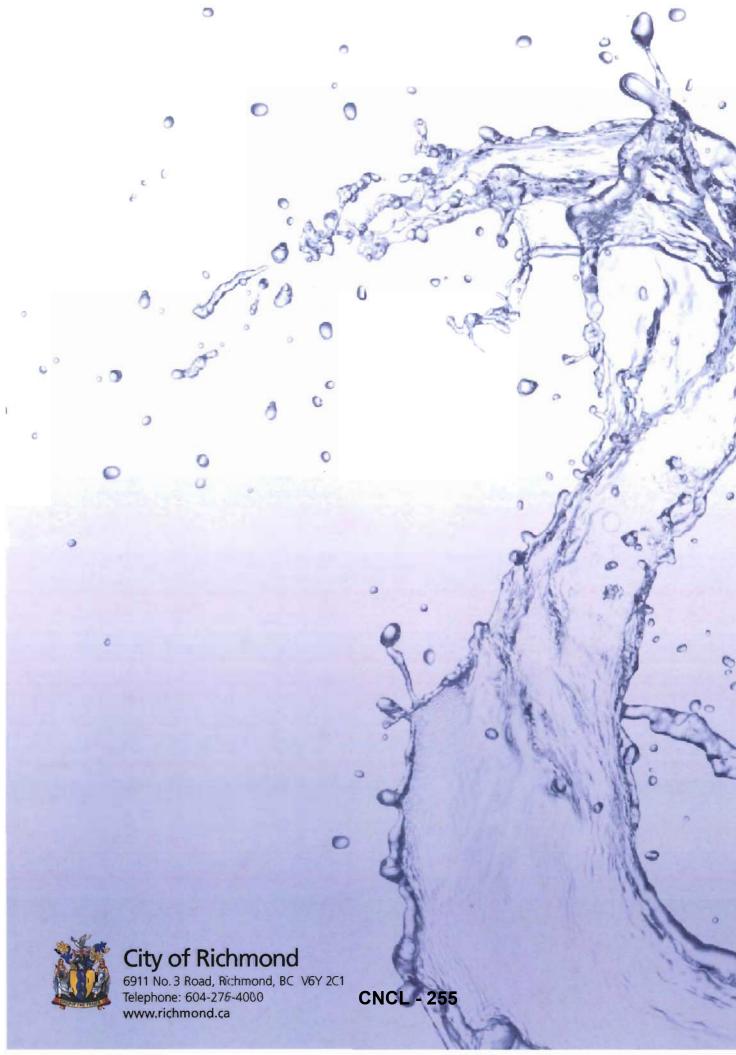
Response to Loss of Pressure Due to High Demand

In the event of a pressure loss due to high demand:

- City staff will attempt to rectify the problem as soon as possible using various demands management techniques and by supplementing supply to problem areas.
- The Metro Vancouver and the MHO will be notified, and updated concerning any water quality issues.
- City staff will perform chlorine residual tests at various locations to determine if adequate disinfectant is present in the distribution.
- All water quality complaints from the public will be thoroughly investigated due to the potential for water contamination during low water pressure.

Response to Water Main Breaks with Suspected Contamination

All water main breaks where chemical or microbiological contamination of the system is suspected will be immediately reported to the MHO. The municipality will isolate the contaminated section from the rest of the distribution system. Once the water main has been repaired, chlorine residual testing will be conducted at various locations affected by the main break. If low chlorine residuals are found, necessary actions to increase the levels of free chlorine will be carried out. If bacterial contamination is suspected, water samples will be taken and appropriate action taken.





Report to Committee

TO ANT-JULE 19 203

Re:	Energy Resource Management Plan for Corporate Buildings					
From:	John Irving, P.Eng, MPA Director, Engineering	File:				
То:	Public Works and Transportation Committee	Date:	June 11, 2013			

Staff Recommendation

- 1. That the High Performance Building Policy No. 2306 be updated to include specific emphasis on corporate energy and GHG emissions targets and conservation priorities that reduce long term energy consumption and operational costs.
- 2. That staff report back to Council with the updated High Performance Building Policy No. 2306.

John Irving, P.Eng, MPA Director, Engineering (604-276-4140)

REPORT CONCURRENCE						
CONCURRENCE OF GENERAL MANAGER						
20	20-					
REVIEWED BY DIRECTORS	INITIALS:					
	Du					
REVIEWED BY CAO	INITIALS:					
	GI					

Staff Report

Origin

As part of the Corporate Energy Management Program (EMP) and in support of the following Council Term Goal, a Resource Management Plan – Buildings Energy Use was commissioned to estimate the projected energy demand from corporate buildings over the next twenty years:

Council Term Goal #8.1: "Continued implementation and significant progress towards achieving the City's Sustainability Framework, and associated targets.

The EMP is a key contributor to achieving the Sustainability Framework Goals of a Sustainable Resource Use-Energy Smart City and Climate Prepared City. In addition, the program supports the significant progress made in the realizing of the Energy Sustainability Strategic Program Implementation Plan endorsed by Council on July 26, 2010. The Resource Management Plan examined the potential impacts to corporate energy use for buildings over the next twenty years from facility growth or expanded operational hours that may result from expected population growth. In addition, costs and benefits from implementing energy reduction, efficiency, and displacement strategies were quantified.

Background

Through continuing Council support, the City's Energy Management Program has been very successful at reducing energy use and GHG emissions from corporate buildings. For its efforts, the City has been consistently recognized by BC Hydro as a Power Smart Leader. Since 2007 approximately 5.6 GWh (5,600,000 kWh) of energy has been saved through various corporate projects, which amounts to over \$1,000,000 in total operational cost avoidance. The energy savings has helped to reduce corporate energy costs and GHG emissions by approximately 1,200 tonnes of CO_2e (equal to taking approximately 400 cars off of Richmond roads). During this period, the City received approximately \$1,000,000 in external funding to help support its EMP.

As outlined in the Sustainability Framework, one of the targets from the Energy Sustainability Strategic Program is to develop a Corporate Energy and Emissions Plan. For most energy and emissions plans the establishment of reduction targets is one of its main components. As energy use in corporate buildings accounts for a majority of the overall corporate energy use and emissions, it was decided that this Resource Management Plan would focus solely on corporate buildings as a first step to support the development of an overall corporate energy and emissions plan.

For civic buildings, the City adheres to the Corporate High Performance Building Policy (No. 2306), which established the Leadership in Energy and Environmental Design (LEED) rating system as the measurement tool for new buildings and major renovations. This policy requires that new buildings over 2,000 m² target a LEED Gold level and new buildings under 2,000 m² target a LEED Silver level. Since the adoption of the High Performance Building Policy, tangible results have been evident with exceptionally well designed new and renovated civic buildings, and high levels of incorporation of energy efficient technologies.

Findings of Fact

The Resource Management Plan was completed for two main purposes:

- 1. Determine an anticipated energy use reference baseline ("business as usual case") for corporate buildings, based on maintaining the current per capita service level at civic facilities over the next 20 years, and;
- 2. Analyse and quantify the cost and benefits of different energy reduction, efficiency, and displacement strategies for our existing and new capital infrastructure.

Key Findings

Establishing a Forecast Baseline: Projected Growth in Energy Demand (without Mitigation)

A key driver for future energy demand relates to facility requirements that result from anticipated population growth over the next 20 years. Assuming that current service levels are maintained over that period, additional facilities may be needed and/or operating hours at existing facilities will need to be expanded. Based on projected requirements identified in the analysis, energy use is projected to increase by 28% by 2020 and 46% by 2031 (energy use baseline forecast), as compared to the City's 2007 to 2009 energy use average (baseline service level value). The baseline forecast assumes there are no mitigation measures in place beyond what is already projected through standard equipment efficiency gains and increasing building energy performance requirements through known changes to codes and standards.

Without mitigation, operational energy costs for buildings would be expected to increase to 4.7 million by 2020 from the current 3.6 million (2013 dollars). In addition, greenhouse gas emissions related to building energy use would be expected to increase by 22% to 7,300 tonnes of CO₂e by 2020 as compared to the baseline 2007-2009 average building emissions of 6,000 tonnes of CO₂e.

Mitigating Growth in Energy Demand: Assessing Measures to Reduce Energy Use

Increased energy demand can be met through increased conventional energy utility purchases (electricity and natural gas), mitigated through energy efficiency, reduction, and renewable energy initiatives, or a combination. To mitigate growth in corporate building energy consumption, the following measures were examined to determine the impacts of corporate building energy use and operational costs:

- 1. <u>Energy Management</u> refers to the best practice management of corporate facilities to integrate opportunities for improvements to energy use in all aspects of the City's corporate and operational matters.
- 2. <u>Energy Efficiency Equipment</u> refers to the regular replacement and maintenance of fixtures and equipment managed by the City's Facilities Department, with more efficient fixtures and equipment above business as usual efficiency gains (i.e. replacement of near or end of life equipment with the highest efficiency replacement possible beyond what would be considered a standard replacement).

- <u>Efficiency Improvement Capital Projects</u> refers to new construction and large retrofit projects where the energy performance goals will be to exceed national and provincial building codes and standards.
- 4. <u>Renewable Energy</u> refers to the integration of renewable energy at potential capital building projects.

With continued support and development in each of the energy related reduction strategies, it was estimated that a total reduction of 58 terajoules (TJ) (equal to 25% of today's corporate building energy use -230 TJ) and 2,000 tonnes of carbon dioxide equivalent (CO₂e) (equal to taking approximately 600 vehicles off the road annually) could be realized by 2020. By 2031 a total reduction of 80 TJ (equal to 35% of today's corporate building energy) and 2,800 tonnes of CO₂e could be realized (equal to taking approximately 850 vehicles off the road annually). The following graph illustrates the reference "business as usual" corporate energy demand profile and the impact of each energy related reduction strategies.

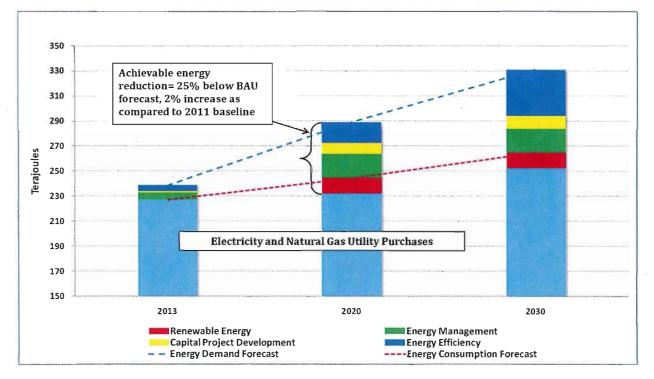


Fig.1 – Energy Consumption Forecast and City Energy Resources to 2031

The Resource Management Plan highlighted that the projected growth in building energy consumption can be reduced from 28% by 2020 and 46% by 2031 to 2% by 2020 and 10% by 2031, if energy related reduction strategies are implemented. The corresponding GHG emissions reductions from the energy related reduction strategies are an 11% reduction by 2020 and a 13% reduction by 2031 from the 2007-2009 average baseline value.

In 2013 dollars, the expected operational cost avoidance savings from implementing fully the four energy related strategies by 2020 would be approximately \$850,000 annually. The estimated capital cost for three of the four strategies (Energy Management, Energy Efficient Equipment, and Efficiency Improvement Capital Projects) to obtain this level of cost savings is approximately \$3.8 million dollars. Implementation costs for renewable energy integration were

not included in the capital cost estimate as it is anticipated that these costs would be included in the construction project costs. Potential implementation costs would also be greatly influenced by the final new building design and mechanical system configuration, and by the final renewable energy system chosen.

A key role of the EMP is supporting the City in reducing its corporate energy use and GHG emissions. To date, energy consumption reductions have been achieved through implementing a range of retrofit projects where there was a relatively short payback period. Going forward, those projects will be increasingly difficult to develop. A critical step needed to further support continued corporate energy and GHG emissions reduction is the establishment of building specific energy and GHG emissions targets for new capital projects and existing buildings. This will ensure that energy reduction and related GHG emissions remain a focus throughout design, construction and/or maintenance processes to achieve optimized building energy performance and maximize cost avoidance.

Setting a Target: Building Energy Use

The Resource Management Plan indicated that reducing corporate building energy use from the baseline forecasted amount by 26% by 2020 is achievable, but will represent an overall 2% increase in building energy use as compared to the City's current facilities energy consumption of approximately 230 TJ. Energy reduction strategies to achieve the anticipated energy savings represent the most cost effective way to mitigate the significant potential increase in corporate building energy use and operational cost.

It is anticipated that building specific targets, along with targets for fleet which are currently under development and other energy using City assets (pumps and lighting), will combine to generate corporate-wide energy and GHG emission reduction targets. Staff are developing a corporate-wide target for energy reduction and GHG reductions to present to Council in a separate report to support the City's goal of working towards carbon neutrality.

Reporting: Performance Monitoring

In support of developing a plan and monitoring progress, staff are in the process of upgrading the energy database system that tracks corporate usage to allow for more timely and accurate communication of energy use information with corporate stakeholders (e.g. quarterly energy use information reports for community centres).

Financial Impact

None at this time. Capital projects related to energy management, as well as other energy related strategies discussed in this report, are reviewed and approved by Council as part of the capital budget process.

Conclusion

Projected growth in energy demand and GHG emissions from corporate buildings to accommodate the anticipated growth in population can be mitigated. Investments in improvements to the energy efficiency of new equipment, energy performance of new capital infrastructure, and energy management and renewable energy integration can have a dramatic effect on future energy use and operational cost.

As corporate energy efficiency and GHG emissions reduction have been key Council and corporate priorities over the last ten years and longer, and considerable work has been already undertaken to improve the energy efficiency of all of civic buildings, strong business case energy management projects are becoming more challenging to develop. Easily identifiable projects with shorter paybacks have been mostly completed. New project opportunities are proving to have diminishing payback as compared to projects completed to date. Future corporate energy reductions are more likely to be derived from capital infrastructure replacement projects, continued operational improvements, major equipment upgrades and renewable energy integration, which require more resources than the previous energy management retrofits required in existing buildings. Updating the High Performance Buildings Policy with more specific energy and GHG emissions reduction targets will support continued improvement by transitioning the main driver for corporate energy efficiency from strong business cases to target achievement.

Levi Higgs EMIT Corporate Energy Manager (604-244-1239)

Peter Russell MCIP, RPP Senior Manager, Sustainability & District Energy (604-276-4130)



Report to Council

То:	Richmond City Council	Date:	June 19, 2013
From:	Andrew Nazareth General Manager, Finance and Corporate Services	File:	01-0105-08-01/2013- Vol 01
Re:	Council Remuneration and Expenses for 2012		

Staff Recommendation

That the Council Remuneration and Expenses report for the year ended December 31, 2012 be received for information.

Am

Andrew Nazareth General Manager, Finance and Corporate Services (604-276-4095)

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
A-L	
REVIEWED BY CAO	INITIALS:

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 2012 was \$547,920 and the cost of benefits was \$107,529. Total expenses incurred were \$50,576. The schedule below provides a summary for each Council member.

NAME	BASE SALARY	BENEFITS ¹	EXPENSES
Mayor Brodie	\$117,164.88	\$8,750.34	\$10,766.29
Councillor Au	\$54,992.25	\$5,659.47	\$6,497.51
Councillor Barnes	\$45,808.98	\$1,917.15	\$503.00
Councillor Dang	\$54,992.25	\$7,396.89	\$3,536.11
Councillor E. Halsey-Brandt	\$54,992.25	\$5,055.21	\$246.00
Councillor G. Halsey-Brandt	\$0.00	\$15,845.32 ²	\$0.00
Councillor S. Halsey-Brandt	\$0.00	\$43,066.17 ²	\$0.00
Councillor Johnston	\$54,992.25	\$6,447.21	\$3,629.04
Councillor McNulty	\$54,992.25	\$6,447.21	\$8,870.45
Councillor McPhail	\$54,992.25	\$2,192.73	\$6,479.19
Councillor Steves	\$54,992.25	\$4,751.36	\$10,048.50
Total	\$547,919.61	\$107,529.06	\$50.576.09

1. Consists of taxable and non-taxable benefits. The 2012 Statement of Financial Information issued under separate cover reports taxable benefits only.

2. Retiring allowance.

Financial Impact

None

Conclusion

That the report on Council remuneration and expenses for the year ended December 31, 2012 be received for information.

There

Katherine Lecy Manager, Business Advisory Services (604-276-4103)

KL:lc



Report to Council

То:	Richmond City Council	Date:	June 19, 2013
From:	Andrew Nazareth General Manager, Finance and Corporate Services	File:	03-1200-03/2013- Vol 01
Re:	2012 Statement of Financial Information		

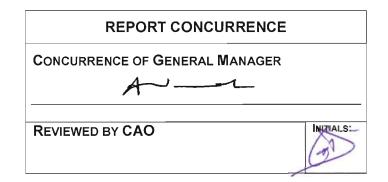
Staff Recommendation

That Council approve the 2012 Statement of Financial Information as per the attached report dated June 19th, 2013 from the Manager, Business Advisory Services.

Alma

Andrew Nazareth General Manager, Finance and Corporate Services (604-276-4095)

Att. 1



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. Further, 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.

- (a) statement of assets and liabilities;
- (b) an operational statement;
- (c) a schedule of debts;
- (d) a schedule of guarantee and indemnity agreements;
- (e) a schedule showing remuneration and expenses paid to or on behalf of each employee;
- (f) a schedule showing the payments for each supplier of goods and services;
- (g) a schedule of grants and subsidies.

The current prescribed amount for purposes of reporting as stipulated in the Financial Information Regulation for employee remuneration/expenses and payment to suppliers are \$75,000 and \$25,000 respectively.

Analysis

Sections 1 to 4 includes the City's 2012 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 earnings in excess of \$75,000 and related expenses for the 2012 fiscal year is attached in Section 6.

For the City of Richmond, (excluding Mayor and Councillors) remuneration for 1,922 employees totalled \$104.2 million. Leave payouts totalled \$2.3 million primarily due to the retirement of long service staff. In 2012, the City reached an agreement with the International Association of Firefighters Local 1286 for the years of 2010, 2011, and 2012 which was retroactively paid out totalling \$2.1million. For the Richmond Public Library, remuneration for 140 employees totalled \$5.3 million.

Remuneration consists of base salary, taxable benefits, retroactive payments, and outstanding leave balance 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 and life 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.

Management salaries in the amount of \$61,385 were charged to the Richmond Olympic Oval Corporation in conjunction with the Chief Administrative Officer performing duties in the capacity as the Chief Executive Officer as reported on the Richmond Olympic Oval Corporation's Statement of Financial Information.

Expenses are reported in accordance with the Financial Information Act, and include for example, items such as individual professional memberships, employee tuition and travel costs. Expenses also include business related expenditures incurred by staff to perform their job functions.

The remuneration and expenses that are being reported are within budget and were 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 not exceeded.

For the City of Richmond, 2012 expenses for 478 employees earning over \$75,000 totalled \$0.33 million as compared to \$0.46 million for 494 employees reported in 2011.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2012 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 2012 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.

Katherine Lecy Manager, Business Advisory Services (604-276-4103)

INDEX

1)	General	.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
	Reconciliation of Remuneration to Financial Statements	.Section 6
	Statement of Severance Agreements	.Section 6
7)	Schedule of Payments to Suppliers for Goods and Services:	
	Statements of Payments for Good and Services 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

2012 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*.

Andrew Nazareth, BEc., CGA General Manager, Finance and Corporate Services Malcolm D. Brodie Mayor

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 9

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, conduct an independent examination, in accordance with generally accepted auditing standards, and express 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 examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly.

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

Dated: June 19, 2013

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2012



KPMG LLP Chartered Accountants Metrotower II Suite 2400 - 4720 Kingsway Bumaby BC V5H 4N2 Canada
 Telephone
 (604) 527-3600

 Fax
 (604) 527-3636

 Internet
 www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

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

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

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

KPMG LLP

Chartered Accountants May 13, 2013 Burnaby, Canada

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



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

December 31, 2012, with comparative figures for 2011

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

Commitments and contingencies (note 17)

See accompanying notes to consolidated financial statements.

A-1-

General Manager, Finance and Corporate Services

Consolidated Statement of Operations (Expressed in thousands of dollars)

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

		Budget		
		2012	2012	2011
		unaudited		
	otes 2(n	n) and 22)		
Revenue:				
Taxation and levies	\$	168,205	\$ 167,529	\$ 161,821
Utility fees		72,193	74,222	69,359
Sales of services		38,219	41,449	41,518
Payments-in-lieu of taxes		13,199	13,189	13,726
Provincial and federal grants		6,612	9,487	8,066
Development cost charges		2,028	10,480	14,321
Other capital funding sources		73,144	19,306	50,063
Other revenues:				
Investment income		16,777	17,144	20,328
Gaming revenue		11,148	15,585	13,728
Licenses and permits		7,412	8,734	7,524
Other (note 20)		7,319	23,186	23,588
		416,256	400,311	424,042
Expenses:				
Law and Community safety		81,642	75,193	74,563
Utilities: water, sewerage and sanitation		72,920	72,682	69,430
Engineering, public works and project dev	velopme	ent 56,774	53,164	52,727
Community services		47,766	46,796	45,345
General government		46,645	38,570	42,358
Planning and development		12,470	11,961	11,560
Richmond Olympic Oval		10,541	9,826	8,646
Library services		9,323	9,245	8,616
		338,081	317,437	313,245
Annual surplus		78,175	82,874	110,797
Accumulated surplus, beginning of year		2,221,134	2,221,134	2,110,33
Accumulated surplus, end of year	\$	2,299,309	\$ 2,304,008	\$ 2,221,134

See accompanying notes to consolidated financial statements.

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

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

	20	12 budget	2012	2011
- note		unaudited n) and 22)		
Surplus for the year	\$	78,175	\$ 82,874	\$ 110,797
Acquisition of tangible capital assets Developer contributions of tangible capital assets Amortization of tangible capital assets Gain on disposal of tangible capital assets Proceeds on sale of tangible capital assets		(78,175)	(66,377) (12,784) 49,566 (5,828) 6,434	(76,026) (35,740) 47,696 (10,347) 11,806
		-	53,885	48,186
Acquisition of inventories of supplies Acquisition of prepaid expenses Consumption of inventories of supplies Use of prepaid expenses			(2,276) (1,954) 1,934 1,847	(1,934) (1,847) 1,745 1,734
Change in net financial assets		-	53,436	47,884
Net financial assets, beginning of year		415,723	415,723	367,839
Net financial assets, end of year	\$	415,723	\$ 469,159	\$ 415,723

See accompanying notes to consolidated financial statements.

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

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

		2012		2011
Cash provided by (used in):				
Operations:				
	\$	82,874	\$	110,797
Items not involving cash:				
Amortization		49,566		47,696
Gain on disposal of tangible capital assets		(5,828)		(10,347
Developer contributions of tangible capital assets		(12,784)		(35,740
Change in non-cash operating working capital:				、
(Increase) decrease in accrued interest receivable		(412)		708
(Increase) decrease in accounts receivable		(587)		7,556
(Increase) decrease in taxes receivable		(2,179)		992
Decrease in development fees receivable		3,903		4,363
Decrease in debt reserve fund		, -		63
Increase in prepaid expenses		(107)		(113
Increase in inventories of supplies		(342)		(189
(Decrease) increase in accounts payable and accrued liabi	lities			3,735
Increase (decrease) in deposits and holdbacks		3,916		(8,694
Increase in deferred revenue		2,506		2,585
Increase in development cost charges		10,168		10,168
Net change in cash from operating activities		128,321		133,580
Capital activities: Cash used to acquire tangible capital assets Proceeds on disposal of tangible capital assets		(66,323) 6,434		(75,954 76
Net change in cash from capital activities		(59,889)		(75,878
				•
Financing activities:				(0.40)
Principal payments on debt		(2,320)		(3,466
Principal payments on obligations under capital leases		(447)		(741
Net change in cash from financing activities		(2,767)		(4,207
Investing activities:		(
Change in investments		(27,799)		(60,787
Net change in cash and cash equivalents		37,866		(7,292
Cash and cash equivalents, beginning of year		11,766		19,058
Cash and cash equivalents, end of year	\$	49,632	\$	11,766
Supplementary Information:				
Non-cash transactions:	¢	54	¢	70
Tangible capital assets financed by capital leases	\$	54	\$	72
Sale of property in exchange for leasehold interest				11 79/
in another property	_			11,730

See accompanying notes to consolidated financial statements.

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

Year ended December 31, 2012

1. Operations:

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

2. Significant accounting policies:

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

(a) Basis of consolidation:

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

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and shortterm 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, 2012

2. Significant accounting policies (continued):

(i) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

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

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

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(vi) Leased tangible capital assets (continued):

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

(vii) Inventory of materials and supplies:

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

(j) Deferred revenue:

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

(k) Deposits:

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

(I) Debt:

Debt is recorded net of repayments and actuarial adjustments.

(m) Budget information:

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

(n) Use of accounting estimates:

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

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

Year ended December 31, 2012

2. Significant accounting policies (continued):

(o) Segment disclosures:

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

3. Investments:

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

4. Accounts receivable:

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

5. Debt reserve fund deposits and contingent demand notes:

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

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

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

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

6. Accounts payable and accrued liabilities:

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

7. Deposits and holdbacks:

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

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

Year ended December 31, 2012

8. Deferred revenue:

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

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

9. Development cost charges:

	20	012	 2011
Balance, beginning of year	\$ 52,3	379	\$ 42,211
Contributions	19,7	772	23,518
Interest	1	876	971
Revenue recognized	(10,4	480)	(14,321)
Balance, end of year	\$ 62,5	547	\$ 52,379

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

Year ended December 31, 2012

10. Obligations under capital leases:

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

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

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

11. Debt:

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

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

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

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

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

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

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

Year ended December 31, 2012

12. Tangible capital assets:

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

[Balance at ember 31,			Amo	ortization	-	Balance at ember 31,
Accumulated amortization	20		Disposals		expense		201	
Buildings and building								
improvements	\$	90,931	\$	-	\$	12,118	\$	103,049
Infrastructure		619,060		1,846		30,383		647,597
Vehicles, machinery and								
equipment		52,266		2,329		5,306		55,243
Library's collections, furniture an	d	,				•		,
equipment		5,172		1,830		1,759		5,101
	\$	767,429	\$	6,005	\$	49,566	\$	810,990

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

Year ended December 31, 2012

12. Tangible capital assets (continued):

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

(a) Assets under construction:

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

(b) Contributed tangible capital assets:

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

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

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

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

Year ended December 31, 2012

13. Accumulated surplus:

			Wa	Nater									
		General		Utility	Sanitary Sewer		Capital and	Reserves	Library		Richmond		1-1-1 T 1100
					ouny runa		Loan rung	Duni	Services		CVal	2012 10tal	2011 1013
Investment in tangible capital assets	Ф		÷	,	1	ŝ	1,822,181 \$	1	\$ 4,158	\$	686 \$	1,827,025	,827,025 \$ 1,795,323
Reserves (note 14)		'		,	'			290,901	'		4,100	295,001	275,353
Appropriated Surplus		137,417	12,565	35	6,427		(5,850)	,	124		212	150,895	123,943
Obligations to be funded		•		,	•				(4)		١	(4)	(20)
Surplus		5,797	15,230	õ	9,187		(2,096)		374		347	28,839	24,631
Other equity		2,251			'				'		-	2,252	
Balance, end of year	÷	145,465 \$ 27,795	\$ 27,79	35	15,614 \$	ها م	1,814,235 \$ 290,901 \$	290,901		Ь	5.346 \$	2,304,008	4.652 \$ 5.346 \$ 2.304.008 \$ 2.221.134

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

Year ended December 31, 2012

14. Reserves:

			Change	
	2011	dur	ing year	201
Reserve funds:				
Affordable housing	\$ 11,344	\$	6,738	\$ 18,08
Capital building and infrastructure	27,646		9,040	36,68
Capital reserve	81,820		(3,566)	78,25
Child care development	2,146		(151)	1,99
Community legacy and land replacement	17,097		(416)	16,68
Drainage improvement	23,395		4,553	27,94
Equipment replacement	16,744		(165)	16,57
Leisure facilities	2,621		556	3,17
Local improvements	6,330		98	6,42
Neighborhood improvement	6,057		(46)	6,0
Public art program	1,585		382	1,96
Sanitary sewer	30,254		3,418	33,67
Steveston off-street parking	277		5	28
Steveston road ends	2,723		(1,376)	1,34
Waterfront improvement	179		(67)	1·
Watermain replacement	43,435		(1,755)	41,68
Oval	1,700		2,400	4,10
	\$ 275,353	\$	19,648	\$ 295,00

15. Post-employment benefits:

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

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

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

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

Year ended December 31, 2012

15. Post-employment benefits (continued):

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

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

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

16. Pension plan:

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

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

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

17. Commitments and contingencies:

(a) Joint and several liabilities:

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

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

Year ended December 31, 2012

17. Commitments and contingencies (continued):

(b) Lease payments:

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

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

(c) Litigation:

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

(d) Municipal Insurance Association of British Columbia:

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

(e) Contractual obligation:

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

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

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

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

Year ended December 31, 2012

17. Commitments and contingencies (continued):

(g) Community Associations:

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

(h) Contingent liabilities:

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

18. Trust funds:

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

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

19. Collections for other governments:

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

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

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

Year ended December 31, 2012

20. Other revenue:

	2012	2011
Dahtfunding	¢ 4 400	* 0.405
Debt funding	\$ 1,180	\$ 2,135
Developer reserve contribution	8,534	3,231
Donation	53	43
Other	4,248	2,482
Parking program	1,566	1,389
Sponsorship	200	293
Tangible capital assets gain/loss on land	5,402	11,719
Taxes and fines	2,003	2,296
	\$ 23,186	\$ 23,588

21. Segmented reporting:

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

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

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

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

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

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

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

Year ended December 31, 2012

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

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

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

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

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

Year ended December 31, 2012

21. Segmented reporting (continued):

2011

2012

Revenues: \$ Taxation and levies \$ Vility Fees Sales of services Payments-in-Lieu of taxes Payments-in-Lieu of taxes Payments-in-Lieu of taxes Payment for anter Payment on taxes Other revenue Unvestment Income Gaming revenue Licenses and permits Other		Ufilifies v	works and project development	Community Services	General gavernment	Planning and development	Richmond Olympic Oval	Richmand Public Library	Consolidated	Consoldidated
u N										
	69	•	•	•	\$ 167,529	۰ د	, ц	, \$	\$ 167,529	\$ 161,821
2	1	66,258	7,964	•	•	•	•	•	74,222	69
	4,653	12,515	2,804	8,108	6,227	1,430	5,480	232	41,449	41
			. •	. •	13,189	. •	•		13,189	13
	102	,	. 2,034	6	4,099	8	2,785	450	9,487	ŝ
		397	1,443	1,442	7,198	•	•	•	10,480	14
ncome enue d permüs	1,476	2,664	9,936	551	3,031	1,648	•	•	19,306	50,063
ncome enue d permäs	,			•			,		,	
Tails		592		•	16,552	•	•		17,144	20
mits	588	•	1,400	1	13,597		•	•	15,585	13
	184		68	,	3,569	4,913	•		8,734	7
	1,621	43	167	331	19,187	53	1,554	230	23,166	23
	8,624	82,469	25,816	10,441	254,178	8,052	9,819	912	400,311	424,042
Expenditures:										
balaries	33,280	9,862	20,750	26,126	18,293	B,951	6,262	6,457	129,981	128
Materials	2,459	43,675	(3,408)	11,413	4,038	1,334		1,044	63,684	63
of tangible capital assets	2,559	6,837	21,227	5,055	10,869	973	286	1,759	49,565	47
Contract Services 3	36,860	5,108	609	1,911	2,953	249		106	47,945	45,687
PW Maintenance	24	4,757	13,724	2,290	34	64	•	80	20,901	18
Interest and Finance	17	2,086	9	-	2,383	•	,	2	4,495	ŝ
Transfer from(to) capital for tangible capital assets		252	761		. 1	389	•	(113)	1,289	2,755
Loss(gain) on disposal of tangible capital assets	(9)	105	(505)	ł	ı	-	•	(18)	(423)	÷.
	75,193	72,682	53,164	46,796	38,570	11,961	9,826	9,245	317,437	313,245
Annual surplus (deficit) \$	(66,569) \$	9,787 \$	(27,348) \$	(36,355)	215,608	\$ (3,909)	s (2) s	(8,333)	\$ 82,874	\$ 110,797

Final – May 14, 2013 ³⁸⁶²⁶⁷⁵

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

Year ended December 31, 2012

22. Budget data:

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

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

CITY OF RICHMOND 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

	Elected Offici	als for 2012		
		BASE	BENEFITS &	
NAME		SALARY	OTHER ¹	EXPENSES
Brodie, Malcolm	Mayor	117,165	5,823	10,766
Au, Chak Kwong	Councillor	54,992	2,162	6,498
Barnes, Linda	Councillor	45,809	1,886	503
Dang, Derek	Councillor	54,992	3,698	3,536
Halsey-Brandt, Evelina	Councillor	54,992	2,162	246
Halsey-Brandt, Greg	Councillor	0	15,845 ²	0
Halsey-Brandt, Sue	Councillor	0	43,066 ²	0
Johnston, Ken	Councillor	54,992	3,554	3,629
McNulty, William B	Councillor	54,992	3,554	8,870
McPhail, Linda	Councillor	54,992	2,162	6,479
Steves, Harold	Councillor	54,992	1,889	10,049
Number of Elected Officials	11	547,920	85,800	50,576

- 1. Consists of taxable benefits only.
- 2. Retiring allowance.

	Excess of \$75,000 / BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Achiam,Cecilia	130,126	21,244	7,312
Adair,Darrin Robert	62,394	22,674	0
Adams,Reg	85,474	220	118
Allen,Michael	83,715	2,283	0
Alves,Luis	79,002	14,797	1,214
Anderson,David Brian	100,510	14,093	0
Anderson,Doug	107,883	19,834	1,601
Arcari,Lorenzo	96,387	20,631	0
Aujla,Jag	77,273	13,400	0
Ayers,Elizabeth	116,710	11,126	1,440
Bachynski,Laurie	102,133	6,568	183
Badyal,Sara	88,843	228	967
Bains,Joginder	77,425	13,135	0
Baker,Danny	65,446	10,080	0
Baker,Steven J	82,678	4,282	0
Barlow,Paul Graham	77,273	16,217	0
Barnes,Richard	110,818	21,750	0
Barstow,Murray	70,788	6,164	1,119
Bartley-Smith,Brenda	99,761	5,312	1,956
Bateman,Grant	85,475	1,333	1,882
Bath,Paul	69,654	19,246	0
Batkin,Wayne	96,387	20,719	516
Bauder,Kristine	82,039	1,616	83
Bavis,Nathan	77,343	14,321	0
Beare,Adam	77,273	11,271	0
Beavis,Lynn	82,039	4,756	1,465
Beeby,James	80,372	15,655	0
Beetstra,Jack	96,387	25,573	0
Bell,Andrew	90,580	6,047	1,145
Bennett,Shayne	76,903	14,385	0
Beno,Dena Kae	84,474	5,105	425
Bergsma,Peter J	83,030	1,652	45
Bicego,Romeo	116,073	13,054	1,884
Bie,Lloyd	118,931	8,521	1,064
Billings,Alan	80,084	14,525	C
Bissett,Lorraine	87,455	6,043	C
Bogner,Christopher	70,698	17;234	0
Bohnen,Joshua	77,273	13,283	C
Bola,Kulwinder	77,273	11,302	C
Bonato,Steven	75,782	13,877	35
Bowley-Cowan,Laura Dee	79,437	560	2,340
Brannen,Andrew	77,273	14,194	C
Brevner,Mark	79,135	15,317	295

1. 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 E		And Related Expens BENEFITS &	es for 2012
NAME	BASE SALARY	OTHER ¹	EXPENSES
Brownlee,David	89,243	5,554	0
Brunskill,Jason	80,269	13,973	0
Buchannon,William Victor	95,066	28,069	124
Buie,Dovelle	94,223	5,131	0
Bulick,John	73,233	12,460	0
Burke,Holger	119,065	9,027	456
Burns,Tony	78,391	1,320	134
Bursey, Bradley Ross	73,857	17,542	1,274
Busich-Veloso,Eva	85,474	1,333	864
Buttar,Onkar	75,407	2,860	0
Bycraft,Jeff R	86,054	16,709	252
Bycraft,Suzanne J	118,683	16,286	1,759
Cabatic,Allan	72,585	12,485	716
Cameron,Glenn S	85,619	16,617	0
Candusso,Giorgio	76,368	283	0
Capogna,Nan	76,253	2,950	0
Caravan,Bob B	81,414	2,085	254
Caravan, Joan	85,475	2,235	0
Carlile Volkering, Cathryn	196,791	32,592	6,076
Carlson,Erland	75,407	808	0
Carlyle,Phyllis	199,900	33,414	8,665
Carter,Chris	77,273	12,769	0
Carter-Huffman,Suzanne	101,251	20,767	0
Cerantola,Davin	79,002	14,558	0
Chaichian,Camyar	80,862	1,437	314
Chan,Donna	115,094	5,697	799
Chan,Kavid	82,891	9,159	0
Chan,Michael	78,763	5,374	1,304
Chan, Milton	112,705	7,655	3,469
Cheuk,Chun Yu (Tom)	72,044	4,808	0
Chiang,Paul Chi-Kin	77,651	4,675	254
Chima,Jaspal	72,322	11,137	595
Chin,Donald	79,002	15,765	0
Ching,Mike	82,303	1,325	885
Chong,Jerry	152,017	26,532	1,374
Christy,June	99,742	3,176	0
Clark,Alison	73,464	11,554	0
Collinge,Chris	71,303	4,411	0
Coombs,Brian M	92,092	12,282	0
Cooper,Brad D	80,624	15,821	0
Cordoni,Raymond M	136,578	20,746	2,400
Cornelssen,Kelvin	79,820	32,157	0
Corrigal,Stuart	93,982	121,368	540

1. 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).

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Employee Earnings Ir	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Craig,Wayne	114,894	12,762	521
Creighton,Gregg	76,175	14,355	0
Crowe,Terence	136,578	39,172	544
Csepany,Andras	73,420	2,604	0
Curry,Anthony	77,273	11,306	0
D'Altroy,Curtis Arthur	93,911	16,602	0
Davidson,Frank P	77,407	10,288	0
Dawson,Evelyn	85,475	543	0
Daykin,Margot	102,996	5,885	0
Dean,Lloyd A	77,407	7,722	54
Deane,Gregory Thomas	96,991	17,283	0
DeBrouwer,Dave	73,368	15,666	332
Decker,Kim	97,994	5,679	309
DeCrom,Theodore G	100,070	16,213	1,467
Deer,Angela	82,146	4,840	241
DeGianni,Rod	80,116	15,182	0
Dhaliwal,Kamaljit "Bill"	73,188	7,550	72
Dias,Ben Jack	116,340	20,843	3,943
Dickson,James	79,002	13,871	0
Dineen,Scott	76,924	14,261	0
Dion,Harold K	96,387	27,071	. 801
Discusso,Peter	78,640	15,096	864
Dixon,Scott	79,002	14,235	0
Dohanic,Mike	62,070	15,202	3,875
Douglas,Lesley	97,284	6,177	816
Douglas,Stewart	77,273	12,046	0
Draper,Jason	79,002	15,457	1,214
Dubeau,John	75,407	1,399	0
Dubnov,Shawn	70,656	8,645	378
Duncan,George	284,701	28,853	1,260
Duncan,Jeremy	71,384	14,455	0
Dunn,Darrell	82,191	19,769	0
Dunn,David	74,774	11,775	0
Duranleau,Sonia	77,273	14,773	0
Dyer,Sean	77,457	10,082	426
Edinger,David G	96,387	21,946	0
Edwards,Sara	58,609	28,601	1,390
Edwards,William J	72,015	4,516	0
Einarson,Craig L	92,212	14,872	0
Elshof,Eric R	82,438	15,370	91
Enefer,John	80,856	13,074	0
Eng,Kevin	75,407	10,248	0
Erceg, Joe	207,233	39,870	4,631

1. 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			es for 2012
	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Esko,Jamie	89,243	4,513	782
Estabrook,Russell	71,304	3,933	0
Falconer,Todd James	94,914	14,110	525
Farrell,Daniel	73,864	1,774	0
Fernyhough, Jane Lee	134,888	21,872	2,133
Ferraro,Domenic	70,703	4,662	378
Fiss,Eric	89,243	4,879	3,154
Fitton,Russell	79,606	14,629	0
Flore, Fred G	79,002	11,705	0
Forrest,Rebecca	76,402	3,334	857
Foster,John	114,755	10,099	921
Frampton,Michael	77,273	18,912	0
Frederickson,Gordon D	72,645	7,631	116
Froelich,Judy	73,987	5,575	0
Fu,Anthony	85,187	4,389	905
Galbraith,Adam	79,073	18,895	0
Gelz,Earl Steven	77,407	3,047	378
Gilchrist,Robert	82,039	9,292	0
Gilfillan,Cindy	86,809	40,287	885
Gill,Raminder	79,002	11,632	25
Gillis,David M	89,243	5,156	0
Gillis,Kerry	75,407	11,691	2,290
Glahn,Brad	79,553	16,429	0
Goddard,M. Elaine	103,323	4,060	2,595
Gonzalez,Robert	197,506	33,390	4,859
Goshko,Gary	65,947	12,486	55
Graebel,Gordon	112,391	29,193	348
Graeme,Kirby	97,026	32,177	1,710
Gray,Kevin Edward	95,164	19,281	1,479
Griffin,Kevin	79,002	14,164	0
Gronlund,Todd	79,407	15,033	388
Grover,Roger William	96,387	19,552	21
Grunlund, Darin Ashley	70,762	5,616	0
Gushel,Brad J	73,191	14,709	378
Guzzi,Brian	99,761	6,349	1,238
Hahn,Ruth H.S.	89,243	1,181	800
Halldorson,Arnie	71,546	9,928	378
Hama,Caroline	109,627	4,306	380
Hansen, Terry Donald	96,088	16,612	0
Harris,David	77,273	12,679	0
Harris,Douglas	96,387	20,385	0
Heinrich, George	78,890	15,183	550
Hemsted,Ron	96,604	22,889	0
Hemsteu, NUT	90,004	22,009	0

1. 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).

BASEBENEFITS & SALARYNAMESALARYOTHER1EXPEHiggs,Levi86,8598,850Hikida,Joanne75,395848Hingorani,Sonali89,9976,404Ho,Jason82,9105,042	NSES 1,971 60 345
Higgs,Levi 86,859 8,850 Hikida,Joanne 75,395 848 Hingorani,Sonali 89,997 6,404	1,971 60
Hikida,Joanne 75,395 848 Hingorani,Sonali 89,997 6,404	60
Hingorani, Sonali 89,997 6,404	
	345
Ho.Jason 82.910 5.042	
	1,052
Hoff,Paul 96,001 20,639	0
Hoff,Tresse 72,536 3,768	1,847
Hogg,Philip James 103,323 9,748	304
Hooker,Thomas 79,954 17,264	0
Howell,Kim 135,200 13,229	4,160
Hui,Ka Yi 85,475 4,212	4,120
Humhej,Jerry John 79,002 17,487	0
Hung,Edward H P 132,518 30,616	975
Hunter, Derek 77, 427 12, 410	299
Hyde,Tim 76,705 5,471	0
Ince,David R 84,759 5,184	16
Irving,John D. 152,719 24,939	1,113
Isley,Dale 77,457 7,187	0
Ison,Marvin 73,464 12,729	0
Jackson,Brian 114,395 43,579	481
Jacques, Vernon 142,433 13,084	1,618
Jaggs,Gordon 88,148 7,426	730
Jameson,Marty 77,406 13,426	28
Jansen, R Peter 78,640 1,316	0
Jansen, Sandra 112, 100 22, 957	0
Jauk,Liesl 82,293 2,133	180
Jeffcoatt,Steven Paul 90,365 21,386	0
Jochimski,Walter 78,640 202	1
Johal,Bill 72,322 5,036	72
Johnson,David 78,640 1,328	0
Johnson,Gail 100,434 8,422	0
Johnson,Larry R 67,503 43,745	0
Johnson,Thomas Andrew 109,715 13,951	0
Johnson,Trevor William 96,590 17,049	0
Johnston,David W 100,262 22,453	0
Jones,Alan 79,144 14,542	0
Jones,Karen E 83,674 672	231
Jorger,Ben 74,504 1,604	7
Kam,Richard 77,273 13,317	0
Karpun, Mark Edward 86,840 12,937	0
Karpun,Mike A 82,039 7,968	0
Kates,Robert 99,894 28,389	3,381
Keating,Roger 87,100 2,167	641
Kelder,Randall M 97,779 18,557	0

Employee Earnings In Excess of \$75,000 And Related Expenses for 2012

1. 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).

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Employee Earnings In E			es for 2012
	BASE	BENEFITS &	
	SALARY	OTHER ¹	EXPENSES
Kelly,Michael J	80,305	15,226	0
Kiesewetter,Harold Michael	96,387	23,182	0
Kinney,Gary	79,547	3,936	59
Kinsey,David P	94,369	15,501	0
Kirichuk,Iryna	85,475	2,340	4,120
Kirk,Michael	46,199	266,914	0
Kita,Jason	98,246	5,409	7,568
Kivari,Mia	67,704	10,907	0
Klies,Grant Allan	97,337	21,586	0
Klomp,Frederik J	99,823	17,244	1,506
Knapp,Barry	96,387	14,957	0
Kongus,Bryan	86,014	15,425	0
Kopp,Brent D	82,845	15,897	0
Kulusic,Stephen	76,097	810	0
Kurta,Ed	85,474	3,772	43
Lamont,Ryan	97,556	19,707	· 0
Lannard,Kevin D	78,640	4,539	356
Lapalme,Karina	114,012	8,385	2,094
Laursen,John D	35,511	60,807	0
Law,Randy G	96,387	17,208	0
Lecy,Katherine	114,012	6,015	1,751
Ledezma,Gonzalo	76,028	12,567	0
Lees,Brooke	72,322	3,836	748
Lehbauer,Jordan	77,273	12,434	0
Lei,Loletta	97,057	11,660	0
Lemaire, Joel	79,002	16,804	0
Leney,Kyle	79,078	13,973	0
Lentz,Douglas Warren	75,128	4,424	0
Leung,May	136,578	8,204	2,684
Lewis, Arthur Michael	91,390	19,313	204
Lilova,Neonila	103,972	9,184	5,156
Lim,Derrick	103,323	7,598	405
Lim,Wesley	79,000	3,957	1,149
Lin,Fred	103,997	6,864	370
Lindenbach,Greg	87,885	5,135	0
Liu,Marcus	85,764	2,651	0
Livingston,Steve R	79,817	12,896	0
Long,Doug	169,823	28,088	4,598
Long,Doug Loran,Gerry	73,381	3,868	4,598
Lusk,Serena			
	97,149 69,806	9,880 12,446	2,372
Ma,Cliff	69,806	12,446	0
MacDonald,David	100,092	31,915	1,509
Mack,Kelly	85,475	5,057	231

1. 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).

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Employee Earnings In E	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Mackie,Sue J	78,809	1,378	493
MacKinnon,Deb	82,411	13,218	5,452
MacLeod,Brian	79,002	15,228	(
MacNeill,Thomas Brian	67,382	16,046	498
Mah,Geoffry	85,475	636	1,374
Mahon,Steve	76,786	1,311	170
Makaoff,Frank	73,153	6,434	(
Malone,Dianne	114,012	6,849	1,52
Manke,Gordon	73,335	3,330	(
Marion,John	74,973	5,599	(
Markova,Yelena	84,747	1,379	(
Martin,Paul	78,296	12,387	(
Massender,lan	80,066	14,939	1,53
Matheson,Stephen Leslie	72,322	3,080	36
Maxwell,Michael L.	93,770	10,262	
McBride,David E	122,831	10,699	65
McCaffrey,John	85,739	19,967	
McCluskey,Ryan	77,273	13,070	1
McCluskey,Shawn P	86,701	16,429	1
McCullough,Charles M	95,844	21,820	1,65
McElgunn, Jennifer	78,016	12,362	16
McGowan,William J	156,019	19,030	4,03
McGrath,Alan J	80,352	12,406	
VIcKenzie-Cook,Christopher	78,439	9,814	7
McKnight,Bjarne	77,273	13,174	1
McLaughlin,W Glenn	122,833	11,562	11
McLeod,W Craig	77,407	854	37
McMillan,Richard	96,474	20,793	
McMullen,Mark	99,957	6,996	45
McVea,Aidan M	88,290	16,227	
Mearns,Jonathan	72,253	2,747	92
Medhurst,Colin	77,273	13,961	1,99
Melnychuk,John	78,640	3,809	13
Memon,Wasim	85,475	45,058	22
Mercer,Barry J	72,105	15,496	
Mercer,Wayne	103,323	8,672	37
Metzak,Brian	77,273	15,173	
Mohan,Colin	97,099	20,312	40
Molema,Kenneth	79,073	13,322	
Molina,Francisco	101,250	1,756	68
Monkman, Thomas William	97,034	23,106	
Moore-Dempsey,Erin	65,446	11,576	89
Mora,Jamie	77,273	12,401	

1. 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).

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	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Morris, Allen Jay	73,632	2,032	0
Moss,Kelly	77,320	15,090	0
Moxin,Greg Alan	69,811	6,549	729
Muir,Morgan	72,322	3,945	0
Muis,Fred	73,433	9,310	0
Mulder,Wilhelmus	96,387	13,990	0
Mullock,Kevin	83,699	14,652	0
Murray,Ken	78,503	12,240	0
Nagata,Darren	70,694	5,915	0
Nathorst,Dave	73,953	6,074	0
Nazareth,Andrew	199,900	33,414	4,000
Neidig,Brad A	96,517	18,552	0
Newell,Allan D	79,002	14,024	0
Nishi,Ernest S	86,242	1,448	407
Northrup, Trevor	79,606	11,770	0
Nurse,Roy	72,322	7,707	0
Olson,Norma	72,322	13,082	0
Orr, Richard Edward	68,541	6,629	0
Ostafiew,Alan D	83,008	17,531	0
Owens, David Michael	71,688	9,695	103
Paller,Elena	92,179	4,672	713
Parhar, Gurdawar	77,273	12,042	0
Parker,Cory Dean	94,444	19,267	0
Patkau,Brad	79,269	15,111	0
Patrick,Terry	78,274	14,051	0
Pearson,Sandra L	83,910	2,148	264
Pellant,Mike	149,064	33,164	1,988
Penney, Daniel	77,273	12,907	0
Peppler, Reginald G	96,387	15,281	0
Perkins,Michael	79,894	15,272	0
Petraschuk, Douglas A	100,299	20,879	0
Phi,Thanh	72,322	3,090	434
Picado,Sylvio	62,984	15,334	74
Pighin,Darren	79,073	12,250	0
Piluso,Riccardo	72,663	18,537	418
Pitts,Dermott	77,382	20,767	25
Pommier,Lionel Jay	77,402	5,324	17
Popescu,Marius	63,000	14,807	0
Postolka,Alen	107,507	5,729	3,726
Poxon,Gerald	79,002	14,347	0,720
Price,Peter	101,306	27,293	0
Priest,Stephen	77,204	11,361	434
Procter,Deborah	99,761	6,761	
	99,701	0,701	2,039

1. 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).

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	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Protz,Gregory A	83,035	13,461	(
Purver,William H.	85,474	312	51
Qaddoumi,Hikmat	89,243	20,729	24
Racic,Mile	85,934	11,856	21
Rattan,Amarjeet	135,137	19,800	2,83
Redlinski,Jacek	78,305	3,235	43
Redpath,Michael	127,579	19,497	12,13
Redzic,Vesna	85,475	1,426	
Rende,Michael	79,002	14,867	
Renwick,Rick	96,387	15,053	
Richards,David Bruce	71,996	8,736	4
Ricketts,Terry	77,131	262	2,14
Robson,Mark	77,378	13,241	
Rocha,Carlos	82,039	2,667	80
Rodriguez,Edgar	69,392	10,687	1,83
Romanas,Amy	72,322	5,055	3,07
Rowley,Darren	79,179	13,423	
Russell,Catherine	73,778	4,497	74
Russell,Paul	77,308	13,050	
Sage,Barbara	129,604	8,601	6,33
Saggers,Paul	78,915	3,157	13
Saito,Aaron	79,037	13,609	5
Sakai,Ross	72,322	2,882	
Salmasi,Kamran	78,640	1,878	2
Salzl,Maria	99,761	7,529	53
Samson,Brent	77,273	13,667	
Sangha,Rajvinder	66,730	12,328	
Sanghera,Nashater Kaur	116,000	9,378	1,84
Sayson,Aida Co-Hee	81,372	10,098	75
Sayson,Alexander	83,755	1,928	1,79
Schell,Terry Peter	96,521	17,589	,
Schouten,Stacey	73,738	13,887	
Schroeder,Scott	82,039	1,440	
Schultz, Jeremy	77,273	12,206	1,21
Schultz,Susan Leilani	149,093	23,274	2,02
Sciberras, Francis G	85,475	1,204	_,
Scott,Douglas V	109,609	23,802	13
Scyebel,Robert George	76,212	6,850	
Seibel,Daniel Dennis	72,215	3,197	29
Selinger,Edward A	83,836	13,882	52
Sellers, J Larry	72,322	10,118	52
Semple, David C	194,181	58,225	2,32
Shapiro,David	77,407	23,112	15

1. 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).

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	And Related Expens BENEFITS &	CS 101 2012	
NAME	BASE	OTHER ¹	EXPENSES
Shaw,John	77,407	3,232	0
Shebib,Jodie	71,253	4,193	950
Shepherd, Bryan A	73,312	20,448	4,942
Sherlock,Lesley	90,026	10,495	463
Shum,Chi Ting	85,475	4,929	3,590
Sihoe,Clarence	85,474	1,553	0
Sikora,Rose	73,217	4,248	487
Simas, Antonio	83,096	2,232	3,829
Simkin,Eric	77,273	13,082	0
Sinclair,Karen L	78,932	1,307	470
Smallwood,Walter	35,511	75,474	0
Smith,Mark	79,393	19,519	0
Smith,Michael	77,273	11,428	0
Somerville,Kim M	97,271	14,082	1,258
Sparolin, Eric	92,201	6,468	370
Standerwick, Jeffrey	79,784	15,920	1,214
Starchuk,Gordon	77,402	3,014	925
Stene,Ryan	79,002	17,099	0
Stevens,Anne	122,327	10,660	770
Stewardson,Kevin	79,002	14,546	0
Stewart,Tom	130,287	34,513	1,170
Stich, Yvonne	85,474	5,729	195
Stock,Dennis	75,879	4,070	0
Stockdale,Todd	77,378	12,400	0
Stoliker,Ronald	96,558	22,186	0
Stowe,Syd	99,804	7,529	5,041
Sung,Paul	109,603	11,531	1,335
Sutton,Stuart	100,570	15,056	784
Swift,Brad D	81,475	16,405	0
Tait,Jim	114,320	8,405	1,185
Tait,Kyle	78,012	11,842	0
Talmey Jr,Patrick	72,006	21,377	371
Talmey,Paul Kelly	98,803	14,143	0
Tambellini,Denise	88,352	22,630	464
Tanaka,Martin M	82,099	3,261	0
Tarr,Christopher	77,343	12,079	0
Teo,James	90,464	3,079	63
Tetlock,Dan	77,406	16,007	743
Thandi,Neera	74,002	4,340	897
Thibodeau,Jon	72,337	6,545	0
Thomas,Cindy	99,761	5,486	380
Thomas,Marianne	93,030	8,659	2,064
Thorburn,Alex G	77,398	7,282	132

1. 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).

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Employee Earnings In Ex	Employee Earnings In Excess of \$75,000 And Related Expenses for 2012		
	BASE	BENEFITS &	
	SALARY	OTHER ¹	EXPENSES
Thornley, Rich	87,328	15,531	0
Thorsteinson, Jordan	99,761	6,006	1,739
Tillyer,Steve	77,429	9,935	159
Toda,Richard K	102,126	6,608	358
Toews,Curt	77,341	1,358	531
Tompkins,Lucy	102,192	9,095	1,150
Townsend,Ted	136,578	16,632	1,980
Ubial,Jessie F	76,097	195	0
Van Bruksvoort,Alex W	94,026	20,915	0
Van Den Boogaard,Leonardus	112,182	21,663	1,133
Varley,Sue	82,097	2,950	132
Vaughn,Jerret	79,751	14,518	1,214
Veerman,Maarten	132,864	13,508	123
Villaluz,Jaime	75,274	3,403	595
Vrakela,Ivana	85,474	220	2,847
Vrba,Karol	77,273	14,240	0
Vrooman,Rowan	79,002	12,112	311
Wahl,Kevin E	84,515	15,384	659
Walker,Wesley	67,043	13,214	495
Wall,Anthony	79,037	14,861	0
Walters, Bryan	80,456	14,501	0
Warkentin, Daryle Dean	96,761	19,477	525
Warren, Darren	78,640	2,508	433
Weber,David	149,185	24,605	0
Weber,Rose	97,350	5,360	5,494
Wei,Victor	149,093	22,047	468
Weissler,Forrest	93,188	18,153	459
Wellsted, Darryl	79,002	18,107	87
Welsh,Michael	79,002	13,129	0
Wheeler, Gregg	77,602	8,320	653
White,Simon J	80,763	12,196	0
Whitehead,Janet	109,740	7,359	54
Whitty,Robert	79,002	13,813	311
Whyman,William	82,039	3,305	0
Wighton, Roy Scott	51,486	97,643	0
Wild,Danyon	95,882	21,176	75
Wilke,Steve	72,813	5,444	0
Wilkinson, Timothy J G	128,563	13,211	352
Williams,Steve J	95,960	18,882	0
Winans, Steve 5 Wishlove, Jim	92,458	15,870	6,002
	92,456 114,012	8,941	
Wong,Ivy Wong William			1,060
Wong,William	74,973	6,852	13
Woo,Gavin	137,271	9,780	2,931

1. 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).

_	BASE	BENEFITS &	
NAME	SALARY	OTHER ¹	EXPENSES
Wyenberg,Grant	96,985	18,259	1,304
Wynne,Philip	89,243	3,213	202
Yee,Wayne	74,778	1,631	3
Yoo,John	77,273	17,317	0
Young,Jim	125,936	9,571	2,937
Zanardo,Angela	78,640	5,555	0
Number of Employees - 478	42,684,639	6,311,966	325,899

Employee Earnings In Excess of \$75,000 And Related Expenses for 2012

1. 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).

CNCL - 308

Section 6

Grand Total For 2012			
NAME	No. of Employees	REMUNERATION*	EXPENSES
Employees Over \$75K	478	48,996,605	325,899
Employees Under \$75K	1,444	55,246,366	192,899
Grand Total	1,922	104,242,971	518,798

* Combines salary, taxable benefits, and other lump sum payouts

RICHMOND PUBLIC LIBRARY SCHEDULE OF REMUNERATION AND EXPENSES FOR 2012

NAME		REMUNERATION	EXPENSES
Watson, Pat	Chair		2,464
Kafka, Peter	Vice-Chair		1,807
Barnes, Linda	Trustee		0
Bostwick, Mark	Trustee		370
Cuenca, Dulce	Trustee		4,785
Cousar, Diane	Trustee		170
Khangura, Sanjiv	Trustee		205
Koch, Susan	Trustee		310
Tang, Simon	Trustee		2,853
Number of Board Trustees		90	12,964

Schedule 1 - Board of Trustees

Schedule 2 - Employees Earnings in Excess of \$75,000

	No. of		
NAME	employees	REMUNERATION*	EXPENSES
Buss, Gregory A.		172,046	4,091
Ellis,J.Mark		105,789	1,448
He,Ping		79,630	0
Jang,Wendy		84,504	873
Smith,Lee Anne		78,125	366
Walters,Susan		110,712	2,482
Welter, Charlotte		75,717	0
Number of Employees	7	706,524	9,260
Employees Less Than \$75,000			
Number of Employees	133	4,607,861	1,872
Grand Total	140	5,314,385	11,132
Granu Total	140	5,314,365	1, 32

* Combines salary, taxable benefits, and other payouts

There were 12 severance agreements between the City of Richmond and its employees during 2012.

These agreements represent 3 weeks to 15 months of salaries.

CITY OF RICHMOND SCHEDULE OF REMUNERATION AND EXPENSES For the year ended December 31, 2012

Reconciliation of Remuneration to Financial Statements

Total Remuneration Per Section 6 - Schedule of Remuneration and Expenses:

	2012
Elected Officials	\$633,720
Employees - City of Richmond	\$104,242,971
Employees - Richmond Public Library	\$5,314,385
	\$110,191,076
Total Salaries Per Financial Statements	
Wages and Salaries	\$129,981,133
Capital Programs and Billings	<u>\$5,781,161</u> \$135,762,294
Less Employer share of non-taxable payroll remittances (City)	(\$17,933,904)
Less Employer share of non-taxable payroll remittances (Library)	(\$1,044,567)
Less 2012 payroll accrued in financial statements paid in 2013	(\$4,062,343)
Plus 2011 payroll accrued in financial statements paid in 2012	\$2,645,839
Less 2012 payroll accrued liabilities in financial statements	(\$29,974,547)
Plus 2011 payroll accrued liabilities in financial statements	\$31,060,304
Deduct Richmond Olympic Oval Corporation salaries	(\$6,262,000)
	\$110,191,076
Difference	\$0

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
1007336 Alberta Inc	54,783
3R Demolition Corp	85,640
A R Mower & Supply Ltd	68,602
A. Craig & Son Ltd	70,843
AA Advertising Ltd	29,793
ABC Transmissions Ltd	26,123
ABM Consulting Inc	30,938
Acklands - Grainger Inc	210,289
Acom Building Maintenance Ltd	236,218
Advanced Drive Systems Inc	79,226
Aecom Canada Ltd	46,729
Aesseal Canada Inc	27,264
Agrium Advanced Technologies	69,723
Airon Heating & Air Conditioning Ltd	750,121
All Star Development Ltd	40,000
Altec Industries	140,695
Ampco Manufacturers Inc	38,754
Andrew Sheret Ltd	505,996
Annex Consulting Group Inc	76,201
Aon Reed Stenhouse Inc	1,257,978
Aparc Systems Ltd	29,959
Aplin & Martin Consultants Ltd	249,570
Apple Canada Inc	54,509
Armtec Limited Partnership	28,222
Arrow Speed Controls Ltd	39,835
Ashland Consulting Ltd	54,838
Ashton Mechanical Ltd	584,385
Ashton Service Group Ltd	2,775,164
Associated Engineering (BC) Ltd	54,475
Atlas Power Sweeping Ltd	70,807
Axa Assurances*	41,658
Axe Music Inc	277,953
BC Assessment*	4,830,727
BC Hydro	3,411,487
BC Libraries Cooperative	50,176
BC Life & Casualty*	787,906
BCD Holdings Ltd	45,149
Beyond Tech Solutions	114,575
BFI Canada Inc	113,243
Birmingham & Wood Architects & Planners	169,391
BKL Consultants Ltd	34,310
Black Press Group Ltd	138,757
Bluegreen Productions	123,077
Bowden, Tony	40,233
Bradley Refrigeration	41,394
Bradley Kenigeration	41,394

Statement of Payments to Suppliers For Goods and Services

In Excess of \$25,000 in 2012

PAYMENTS	Amount
Broadway Refrigeration	192,365
Brock White Canada Company, Llc	31,275
Bruce Carscadden Architect Inc	30,248
BTY Group	27,329
Busby Perkins & Will	84,075
Canada Post Corporation	132,876
Canada Revenue Agency*	30,697,799
Canada Savings Bonds*	596,470
Canadian Linen Supply	54,609
Canadian National Railway Company	62,686
Canadian Springs Water	37,562
Canadian Turner Construction Company	584,286
Cansel Survey Equipment	63,104
Cartel Communication Systems Inc	80,535
CDC Construction Ltd	1,182,827
CDW Canada	79,487
CEI Architecture Planning Interiors	123,384
Chase Paymentech	228,448
Chevron Canada Ltd	1,889,922
China Eastern Airlines	33,998
Chinese Informedia Consulting Group Inc	30,968
Christopher Bozyk Architects	126,451
Chs Hardware Ltd	29,039
Churchill Armoured Car Service Inc	36,050
Cimco Refrigeration	60,664
Citiloc Systems Ltd	109,519
City Of Vancouver	1,503,955
Cleartech Industries Inc	98,457
CMNR Holdings Ltd	36,991
Cobra Electric Ltd	1,551,499
Coencorp Consultant Corporation Inc	31,334
Cold Fire Fire Prevention Inc	47,009
Colter Developments	210,734
Columbia Bitulithic Ltd	505,149
Columbia Glazing Systems Inc	31,761
Commercial Lighting Products Ltd	212,084
Compugen Inc	30,247
Concept Aluminum Products Inc	39,403
Concord Excavating & Contracting Ltd	38,945
Corix Utilities Inc	57,315
Corix Water Products Limited Partnership	99,267
Creative Door Services Ltd	52,114
Crighton, El	29,439
Crocker Equipment Co Ltd	30,103
CSDC Systems Inc	78,396

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Cullen Construction Ltd	138,017
Cullen Diesel Power Ltd	74,684
Cupe 394*	515,732
CUPE 718*	743,333
CVS Midwest Tape	77,378
Cygnus Group	31,198
Dams Ford Lincoln Sales Ltd	416,935
Datafix	50,495
Davis Llp	145,334
Davis Llp, In Trust	20,529,432
DB Perks & Associates	79,349
Dekra-Lite	33,586
Del Equipment Limited	40,640
Delcan Corporation	594,316
Dell Canada Inc	386,434
Dillon Consulting	31,889
Direct Energy Marketing Ltd	576,582
Directional Mining & Drilling Ltd	757,072
DMD & Associates Ltd	27,116
Dominion Fairmile Construction Ltd	428,267
Don Dickey Supplies	39,196
Dorset Realty Group Canada Ltd	70,988
Dueck Richmond Chevrolet Buick Cadillac	62,730
Dynamic Facility Services Ltd	167,855
E B Horsman & Son Ltd	71,003
E Mathers Bulldozing Co Ltd	167,887
Earth-Line Ssl Inc	51,893
East Richmond Nurseries	72,850
Ebb Environmental Consultants Inc	57,658
Ebsco Canada Ltd	25,254
E-Comm, Emergency Communications For SwBC	3,016,599
Econolite Canada Inc	599,537
Ecowaste Industries Ltd	181,525
ECS Electrical Cable Supply Ltd	52,805
EECOL Electric Corp	174,917
Elgar Electric Ltd	282,626
Eltec Elevator Ltd	49,897
Engineered Pump Systems Ltd	57,611
Entech Environmental Consutlants Ltd	50,875
Enterprise Rent-A-Car Canada Ltd	64,543
ESRI Canada Ltd	128,332
Extreme Glass Ltd	42,399
Faster Asset Solutions	63,472
Fast-Track Floors Ltd	97,057

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Finning	57,245
Fishbone Etc Design	30,505
Fitness Town Commercial	49,473
Flash Sports Inc	29,888
Flocor Inc	149,046
Fortis BC	368,376
Fraser Milner Casgrain LLP	62,279
Fraser Richmond Soil And Fibre Ltd	448,609
Fraser Valley Equipment	29,821
Fraser Valley Refrigeration Ltd	350,097
Fred Surridge Ltd	1,504,525
Fuhr, Cory	27,472
G B BoBCat Service	85,510
G P Rollo & Associates Ltd	26,165
Galaxie Signs	75,729
General Paint Corp	90,797
Genesis Integration Inc	25,927
George Third & Son	92,544
Glentel Inc	43,886
Golder Associates Ltd	107,210
Graham Hoffart Mathiasen Architects	34,099
Grainger Inc	59,527
Graphically Speaking Services Inc	47,141
Greater Vancouver Regional District*	26,403,338
Greater Vancouver Water District	21,476,661
Guillevin International Inc	135,634
Hapa Landscape Architecture Collaborative	114,320
Harbour International Trucks	26,596
Harper Grey LLP	35,141
Harris & Company	193,470
Hazco Waste Management	25,287
Hazelmere Contracting Ltd	158,806
Hemmera Envirochem	28,653
Heritage Office Furnishings Ltd	338,238
Herjavec Group Inc	76,882
Hexcel Construction Ltd	79,969
Hi-Cube Storage Products	77,645
Holland Imports Inc	30,452
Home Depot Credit Services	32,860
HR Architects	73,032
Hughes Condon Marler: Architects	143,792
IBIX Surface Technologies LLC	29,762
Imec Mechanical Ltd	44,465
Impact Ironworks Ltd	32,565
	02,000

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
IMS Infrastructure Management Services	40,562
Indigo Books & Music Inc	72,777
Infomart	27,074
Infor Ltd	120,513
Insight Canada Inc	52,028
Instant Coffee Artist Collective	149,935
International Web Express	40,603
Interprovincial Traffic Service Ltd	160,492
Intrepid Security	133,524
Ironwood Developments	150,020
Island Key Computer Ltd	383,660
J Cote & Son Excavating Ltd	824,960
Jego, Miyouki	31,364
Johnston Ross & Cheng Ltd	45,665
Jordair Compressors Inc	109,034
JSP Enterprises	26,364
Justice Institute Of B C	45,970
JW Lees Law Corporation	42,531
Kal Tire	169,667
Kerr Wood Leidal Associates Limited	27,739
Kirkman Bus Sales	102,314
Kokanee Enterprises Ltd	47,252
Konica Minolta Business Solutions	116,437
KPMG LLP	144,305
KSB Pumps Inc	334,195
Kutny's Richmond Soils	51,752
Kwan, Tommy	42,330
L & L Travel Management Ltd	26,697
L. Parker Consulting Services Inc	38,767
Lafarge Concrete Ltd	286,134
Landlord, River Road Investments Ltd	53,442
Langley Concrete Limited Partnership	28,050
Layfield Poly Films Ltd	86,355
Leavitt Machinery	31,034
Levitt-Safety Limited	66,713
Library Bound Inc	570,333
LIT Aquatics Ltd	222,900
London Drugs	54,144
Lordco Parts Ltd	128,196
M J Pawlowski & Associates	85,934
M&L Painting Ltd	38,308
Macaulay Trucking Ltd	226,055
Mailchannels Corp	36,864
Mainland Sand & Gravel Ltd	554,852
Mainroad Lower Mainland Cont	171,048

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Mainroad Maintenance Products	65,687
Maple Leaf Tree Movers	26,903
Maple Ridge Chrysler	730,618
Marathon Surfaces Inc	55,861
Marine Repair & Maintenance	92,218
Mar-Tech Underground Services Ltd	27,763
Matson Peck & Topliss BC Land Surveyors	25,627
Maydanyk Trucking Ltd	39,464
Mcelhanney Consulting Services Ltd	120,148
Mcrae'S Environmental Services Ltd	1,074,375
Medalion Supply (1993) Ltd	33,516
Medical Services Plan*	1,415,297
Medteq Solutions Ca	40,842
MEG Consulting Ltd	54,494
Mercer (Canada) Ltd	31,550
Merletti Construction (1999) Ltd	1,489,092
Metro Motors Ltd	80,188
Mickelson Consulting, Inc	94,759
Microserve, V8205	35,184
Mills Printing & Stationery Co Ltd	345,863
Minister Of Finance*	832,553
Minoru Place Activity Centre	58,783
Mountain Interactive Inc	37,469
Mundie Trucking	71,374
Municipal Finance Authority*	519,207
Municipal Insurance Association Of B.C.	1,257,912
Municipal Pension Plan*	17,924,768
Muralis Architectural Products Ltd	59,873
NAPA Auto Parts	92,740
NAS Recruitment Communications	35,929
Nedco	79,344
Neptune Technology Group (Canada) Ltd	851,364
New Line Products Ltd	26.974
Nightingale Electrical Ltd	137,477
Novax Industries Corp	120,529
Nutech Facility Services Ltd	93,678
Ocean Pipe	94,337
Ocean Voyages Institute	35,000
Office Of Mcfarlane Biggar	54,532
Open Text Corporation	156,153
	396,954
Opus Daytonknight Consultants Ltd Oracle Canada Ulc	
Orbis Canada Limited	386,834
Orbis Canada Limited Oris Geo Energy Ltd	46,184
	2,475,917

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Overdrive Inc	132,472
P D Trucking	115,516
Pacific Blue Cross*	3,174,393
Pacific Cutting And Coring Ltd	192,035
Pacific Fasteners Ltd	41,816
Pacific Flow Control Ltd	53,208
Pacific Restoration	126,127
Pan Pacific Nissan (Richmond) Ltd	36,731
Parkwood Construction Ltd	77,604
Paul Sahota Trucking	39,600
Performance Contracting Ltd	1,514,829
Performance Objects	28,744
Peterbilt Pacific Inc	452,170
Phillips Farevaag Smallenberg	69,554
PJB Mechanical	144,471
PJB Plumbing And Heating	32,153
Plan Group	134,823
Planet Clean	307,904
Point One Consulting	47,059
Polycrete Restorations Ltd	102,536
Port Metro Vancouver	29,255
Postage By Phone	91,975
PPC Worldwide Canada EAP Services Ltd	71,436
Prairiecoast Equipment	153,906
Praxair	27,833
Precise Parklink Inc	27,209
Procom Consultants Group Ltd	85,433
Profire Emergency Equipment Inc	55,490
Prosafe Traffic Services	78,407
Public Library Interlink	72,368
Purtech Service Group Inc	42,978
PW Trenchless Construction Inc	476,083
PWL Partnership Landscape Architects Inc	44,029
Qualichem Industrial Products	46,689
Quest Software, Canada	44,218
R F Binnie And Associates Ltd	80,492
Rand A Technology Corporation	28,065
RCR Technologies Inc	32,211
Read Jones Christoffersen Ltd	53,700
Receiver General For Canada (E Division Fss)	130,592
Receiver General For Canada (E Division Fss)	27,137
Receiver General For Canada (Rcmp-Ont) RecTec Industries Inc	40,486,100
	36,553
RH Contracting Ltd	42,501
Richard Anderson Marine Services	29,711

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Richmond Animal Protection Society	400,195
Richmond Art Gallery Association	25,196
Richmond Chamber Of Commerce	73,990
Richmond Chrysler Dodge Jeep	462,724
Richmond Firefighter Assn laff Local1286	395,109
Richmond News	25,024
Richmond Olympic Oval	3,076,221
Richvan Holdings Ltd	189,206
Ricoh Canada Inc	105,783
Ristech Information Solutions	37,037
River Rock Casino	35,118
Riverport Business Park Portfolio Inc	3,789,392
Rocky Mountain Phoenix	42,379
Rod's Building Supplies Ltd	143,643
Rogers Wireless Inc	43,007
Rollins Machinery Ltd	122,008
Royal City Fire Supplies Ltd	66,485
RPL CUPE 3966	180,611
Safe & Sound Security Systems Ltd	359,998
Saffron Homes Lp	58,072
Scalar Decisions Inc	88,544
School District 38 Richmond*	107,893,824
Scotia Asset Management L.P.	222,032
Scotia Bank Charges	36,725
Scott Construction Management Ltd	57,915
Scott Special Projects Ltd	557,262
Sea Island Community Assoc	26,400
Seafire Training Ltd	75,702
Select Art Advertising Inc	27,823
Selectron Technologies Inc	83,494
Seven Group Data Management Inc	247,969
Seven Group Network Technology	836,850
Shanahan'S Limited Partnership	62,559
Shaw Business Solutions Inc	33,089
Sheraton Vancouver Airport Hotel	29,563
Sidhoo Trucking Ltd	97,640
Sierra Waste Services Ltd	5,159,291
Simson-Maxwell	46,961
Sino United Publishing (Canada) Ltd	54,009
Smartedge Networks Inc	146,462
Smith Bros & Wilson (BC) Ltd	990,369
Smithrite Disposal Ltd	106,776
Softchoice Corporation	134,384
South Arm Contracting Ltd	245,544
South Arm Excavating	225,856

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

In Excess of \$25,000 in 2012			
PAYMENTS	Amount		
Space 2 Place Design Inc	41,293		
Sparky Electric Inc	63,832		
Sportstown BC Operations Ltd	221,895		
Streamline Fencing & Contracting Ltd	111,047		
Sun Life Financial*	32,570		
T M Johnston Gradall Ltd	140,467		
Targa Contracting Ltd	2,692,121		
Target Products Ltd	32,648		
TEC Floor Coverings Ltd	34,791		
Teema Solutions Group Inc	55,840		
Telus Communications	762,357		
Tempest Development Group Inc	177,913		
Terra Design Inc	81,293		
Terralink Horticulture Inc	44,494		
Tervita Corporation	65,085		
Textile Image Inc	52,773		
TGK Irrigation Ltd	76,160		
The Active Network, Ltd	132,827		
The Butler Did It Catering Co	95,917		
The Cat Rental Store	33,527		
The Gordian Group Inc	171,239		
Thermatech Installations Ltd	336,393		
Thomas Trucking	67,730		
TND Technical Services	66,758		
Torbram Electric Supply	35,452		
Toshiba Of Canada Limited	57,366		
Tourism Richmond*	2,552,263		
Translink*	32,639,593		
TRB Architecture And Interior Design Inc	45,703		
TSS Total Safety Services Inc	27,211		
Turnbull Construction Services Ltd	65,537		
UBCM*	117,639		
Ulmer Contracting Ltd	435,376		
United Library Services Inc	37,698		
United Lock-Block Ltd	45,724		
United States Media Television	25,222		
United Way Of The Lower Mainland*	38,276		
Urban Agriculture Consulting Inc	38,017		
Valkyrie Law Group Llp	116,946		
Vancouver Coastal Health	220,801		
Venture Pacific Construction Management	226,574		
Vermeer BC Equipment Limited Partnership	61,981		
VFA	79,621		
Vimar Equipment Ltd	493,520		
VTLS, Inc	25,697		

Statement of Payments to Suppliers For Goods and Services In Excess of \$25,000 in 2012

PAYMENTS	Amount
Walker'S Gradall Services Ltd	389,230
Walltopia Canada Inc	520,232
Watson, Morley	37,200
Weber Supply Company Inc	42,318
Wells Water Works Services Ltd	52,918
Wesclean Sales Ltd	60,560
Wesco Distribution Canada Inc	78,518
West Coast Engineering Group	57,512
Westcoast Drainage & Contracting	110,675
Western Turf Farms Ltd	27,366
Westport Manufacturing Co. Ltd	36,418
Westview Sales Ltd	195,360
White Mountain Solutions Incorporated	70,398
Wilco Civil Inc	196,680
Wolseley Canada Inc	35,346
Wong'S Greenhouse	44,094
Worksafe BC	1,437,531
WPS Canada Inc	42,134
Www.Newegg.Com	42,892
Xinhua Bookstore (Canada)	46,010
Xylem Canada Company	107,268
Zeemac Vehicle Lease Ltd	27,503
Zenith Appraisal And Land Consulting Ltd	93,391
Payments > \$25,000	407,074,451
Consolidated Payments < \$25,000	8,756,956
	415,831,407

CITY OF RICHMOND Statement of Grants and Subsidies in 2012

Grants and Subsidies	Amount
Canadian Mental Health Assoc (Richmond)	34,000
Chimo - Crisis Services	47,000
Family Services Of Greater Vancouver	46,600
Richmond Addiction Services Society	194,487
Richmond Centre For Disability	120,586
Richmond City Centre Community Association	44,350
Richmond Gateway Theatre	1,055,925
Richmond Therapeutic Equestrian Society	56,400
Steveston Community Society	54,765
Touchstone Family Association	99,000
Volunteer Richmond Information Services	36,500
Grants > \$25,000	1,789,613
Consolidated Grants < \$25,000	300,446
Total Grants and Subsidies	2,090,059

CITY	OF	RICHI	MOND
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SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

For the year ended December 31, 2012

Reconciliation of Payments for Goods and Services to Financial Statements

Total payments to Canadian & US Suppliers (Section 7)	\$415,831,407
Total expenditures per Financial Statements (Statement of Revenue and Expenditures)	\$317,437,000
Repayment of Debt and Capital Lease Obligations	\$2,767,000
Items included in financial statements but not in Section 7:	
Salaries and benefits per Section 6	(\$129,981,133)
Amortization of Tangible Capital Assets	(\$49,565,000)
Oval Expenses	(\$3,278,000)
Loss (Gain) on disposal of tangible capital assets	\$423,000
Grants and Subsidies	(\$2,090,059)
Employee Expense Reimbursements	(\$291,179)
2011 Accounts payable and accrued liabilities	(\$75,325,000)
Items in Section 7 but not included in expenditures in the financial statements:	
2010 Accounts payable and accrued liabilities	\$77,698,000
2012 Capital Acquisitions	\$66,323,000
Oval Transfer	\$3,073,883
Change in prepaid expenses	(\$107,000)
Change in inventories of supplies	\$342,000
Payroll Related Remittances	\$37,151,021
Items in Section 7 - 3rd party remittances and transfers not included in expenditures	
in the financial statements	
Tourism Richmond	\$2,551,938
School District 38 Richmond (Site Acquisition Fees)	\$680,460
Metro Vancouver Sewer DCCs	\$1,232,014
Items in Section 7 - tax transfers not included in expenditures in the financial statements:	
School District 38 Richmond	\$107,213,364
Translink	\$32,612,485
Metro Vancouver - Property Tax Payment	\$4,102,216
Metro Vancouver - Sewer/Debt Levy	\$17,726,656
Metro Vancouver - PILT Grants in lieu of Taxes	\$197,849
Metro Vancouver - GRS	\$46,708
BC Assessment Authority	\$4,830,727
Minister of Finance - Home Owner Grant	\$44,483
Municipal Finance Authority	\$14,975
	\$415,831,407

Difference

\$0

53



Housing Agreement (7680 and 7720 Alderbridge Way)

The Council of the City of Richmond enacts as follows:

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

PID:_____

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

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

JUN 1 0 2013 JUN 1 0 2013 JUN 1 0 2013 JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 1 0 2013 APPROVED for content by originating dep JUN 3 0 2013 APPROVED for content by originating dep JUN 5 0 APPROVED for content by APPROVED for logality by Solicitor

CORPORATE OFFICER

Schedule A

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

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

HOUSING AGREEMENT (Section 905 Local Government Act)

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

BETWEEN:

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

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

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

AND:

CITY OF RICHMOND,

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

(the "City" as more fully defined in section 1.10f this Agreement)

WHEREAS:

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

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

CNCL - 327

Housing Agreement (#10) (Section 905 Local Government Act) 7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the City's Affordable Housing Strategy dated May 9, 2007, and approved by City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
 - (b) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
 - (c) "Agreement" means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (d) "City" means the City of Richmond;
 - (e) "CPI" means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
 - (f) "Daily Amount" means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009 to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
 - (g) "Dwelling Unit" means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
 - (h) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

Housing Agreement (#10) (Section 905 Local Government Act) **CNCL - 328**T680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4 provided that, commencing March 11, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released;

- (i) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption;
- (j) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on the _____ day of _____, 201_, under number _____, as it may be amended or replaced from time to time;
- (k) "*Interpretation Act*" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (1) *"Land Title Act"* means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (m) "Lands" means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

No PID Lot A, Section 5, Block 4 North, Range 6 West, New Westminster District, Plan EPP

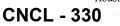
- (n) "Local Government Act" means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (o) "LTO" means the New Westminster Land Title Office or its successor;
- (p) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (q) "**Permitted Rent**" means no greater than:
 - (i) \$850.00 a month for a bachelor unit;

Housing Agreement (#10) (Section 905 Local Government Act) **CNCL - 329** Application No. RZ 11-593705 Davis: 13279341.4

- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing March 11, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (r) "*Real Estate Development Marketing Act*" means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (s) "*Residential Tenancy Act*" means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (t) *"Strata Property Act"* means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (u) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (v) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (w) "**Tenant**" means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.
- 1.2 In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;



- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested

CNCL - 331

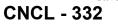
by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.

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

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

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



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- (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
- (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(h) of this Agreement;
- (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
- (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
- (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

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

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

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ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

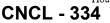
- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable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

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

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



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

ARTICLE 6 DEFAULT AND REMEDIES

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

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

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

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Housing Agreement (#10) (Section 905 Local Government Act) 7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4 Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property record in addition to noted against title to those strata lots which are used as Affordable Housing Units.

7.2 **Modification**

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

7.3 Management

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

7.4 Indemnity

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

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

7.5 Release

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

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement; and/or
- (b) the exercise by the City of any of its rights under this Agreement or an enactment.

7.6 Survival

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

7.7 **Priority**

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

7.8 City's Powers Unaffected

This Agreement does not:

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

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

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

7.10 No Public Law Duty

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

7.11 Notice

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

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

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

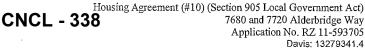
or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.12 Enuring Effect

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

7.13 Severability

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



7.14 Waiver

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

7.15 Sole Agreement

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

7.16 Further Assurance

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

7.17 Covenant Runs with the Lands

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

7.18 Equitable Remedies

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

7.19 No Joint Venture

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

7.20 Applicable Law

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

7.21 **Deed and Contract**

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

7.22 Joint and Several

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

7.23 Limitation on Owner's Obligations

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

7.23 Counterparts

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

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

AMACON DEVELOPMENT (ALDERBRIDGE) CORP.

by its authorized signatory(ies):

P	01 ¹	•
T	C1	•

Name:

Name:

Per:



Housing Agreement (#10) (Section 905 Local Government Act) 7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4

CITY OF RICHMOND

by its authorized signatory(ies):

Per:

Malcolm D. Brodie, Mayor

Per:

David Weber, Corporate Officer

CNCL - 341

Housing Agreement (#10) (Section 905 Local Government Act) 7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4

Appendix A to Housing Agreement

STATUTORY DECLARATION

IN THE MATTER OF A

CANADA

)	
)	HOUSING AGREEMENT WITH
PROVINCE OF BRITISH COLUMBIA)	THE CITY OF RICHMOND
)	("Housing Agreement")

TO WIT:

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

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

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

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

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

))

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)

DECLARED BEFORE ME at the City of
, in the Province of British
Columbia, this day of
,20

DECLARANT

A Commissioner for Taking Affidavits in the Province of British Columbia

Housing Agreement (#10) (Section 905 Local Government Act)

7680 and 7720 Alderbridge Way Application No. RZ 11-593705

Davis: 13279341.4

PRIORITY AGREEMENT

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

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

CANADIAN IMPERIAL BANK OF COMMERCE

By:

Authorized Signatory Name: Title:

By:

Authorized Signatory Name: Title:

Housing Agreement (#10) (Section 905 Local Government Act) 7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4

PRIORITY AGREEMENT

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

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

PREMIUM BRANDS OPERATING GP INC.

By:

Authorized Signatory Name: Title:

By:

Authorized Signatory Name: Title:

PRIORITY AGREEMENT

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

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

BANK OF MONTREAL

By:

Authorized Signatory Name: Title:

By:

Authorized Signatory Name: Title:

END OF DOCUMENT

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Housing Agreement (#10) (Section 905 Local Government Act) **6**7680 and 7720 Alderbridge Way Application No. RZ 11-593705 Davis: 13279341.4





REVENUE ANTICIPATION BORROWING (2013) BYLAW NO. 9020

The Council of the City of Richmond enacts as follows:

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

FIRST READING	JUN 1 0 2013
SECOND READING	JUN 1 0 2012
THIRD READING	JUN 1 0 2013
ADOPTED	

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND

APPROVED for content by

originating dept. WW

APPROVED for legality by Solicitor



City of Richmond

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7847 (RZ 04-278777) 7560/7580 NO. 2 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.7).**

P.I.D. 001-498-061

P.I.D. 001-818-686

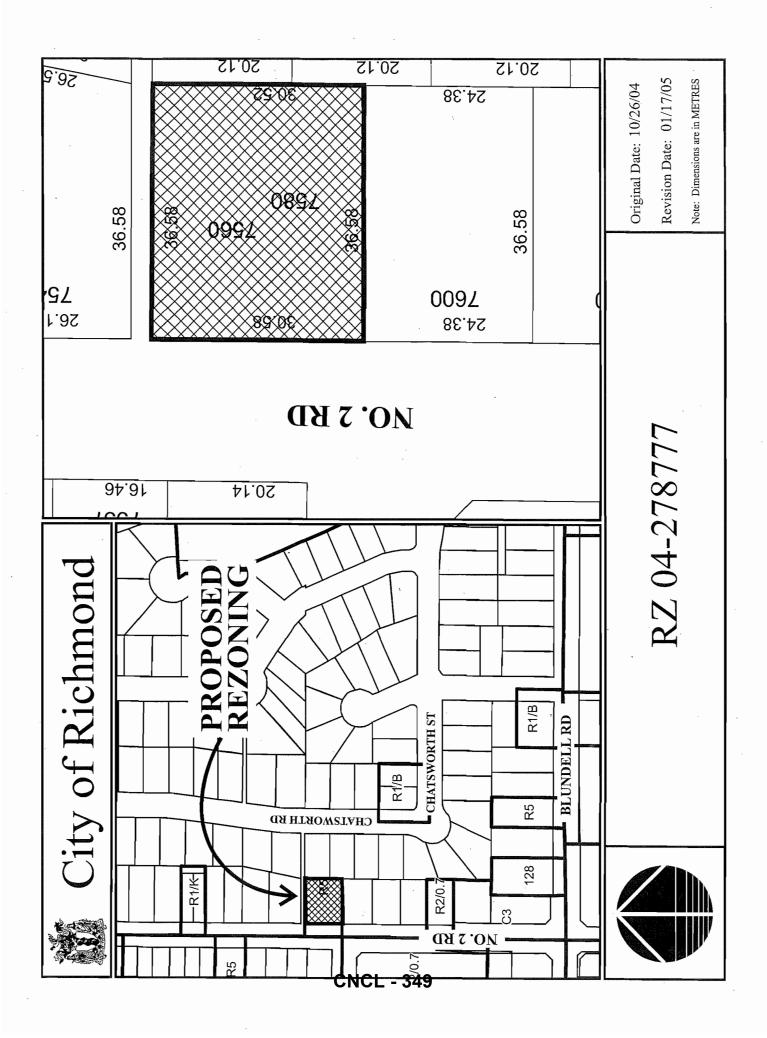
Strata Lots 1 and 2 Section 18 Block 4 North Range 6 West New Westminster District Strata Plan NW1499 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7847".

FIRST READING	DEC 1 3 2004	CITY OF RICHMOND
PUBLIC HEARING	EEB 2 1 2005	APPROVED for content by originating
SECOND READING	EEB 2 1 2000	HB
THIRD READING	FEB 2 1 2005	APPROVED for legality
OTHER REQUIREMENTS SATISFIED	JUN 2 0 2013	Her
ADOPTED		

MAYOR

CITY CLERK



Bylaw 8649



Richmond Zoning Bylaw 8500 Amendment Bylaw 8649 (RZ 10-516627) 7491, 7531 AND 7551 NO. 2 RD

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **MEDIUM DENSITY TOWNHOUSES** (**RTM3**).

P.I.D. 000-557-901 Lot 90 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

P.I.D. 003-784-118 Lot 293 Section 13 Block 4 North Range 7 West New Westminster District Plan 47763

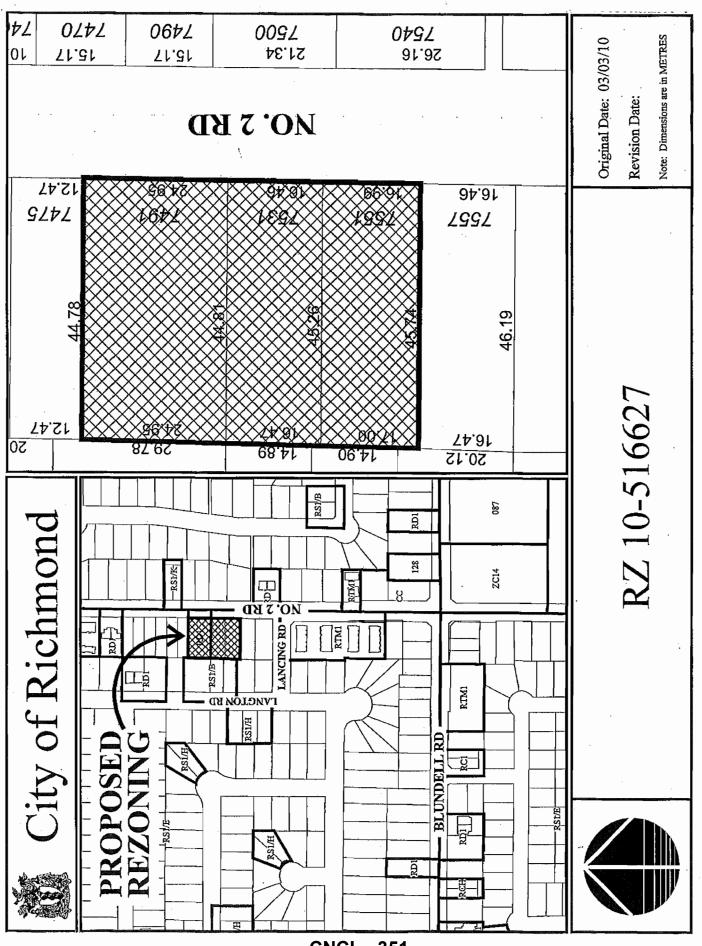
P.I.D. 004-889-525 Lot 294 Section 13 Block 4 North Range 7 West New Westminster District Plan 47763

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8649".

FIRST READING	SEP 2 8 2010	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	NOV 1 5 2010	APPROVED by
SECOND READING	NOV 1 5 2010	APPROVED
THIRD READING	NOV 1 5 2010	by Director or Solicitor
OTHER REQUIREMENTS SATISFIED	JUN 2 0 2013	
ADOPTED		

MAYOR

CORPORATE OFFICER



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Bylaw 8747



Richmond Zoning Bylaw 8500 Amendment Bylaw 8747 (RZ 10-545529) 7480 AND 7500 BRIDGE STREET

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 (ZS14) – SOUTH MCLENNAN (CITY CENTRE).

P.I.D. 003-830-365 Lot 3 Except: The Northerly 45 Feet, Block "E" of Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-694-716 Northerly 45 Feet Lot 3 Block "E" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8747".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 2 6 2011 MAY 1 6 2011 MAY 1 6 2011 MAY 1 6 2011

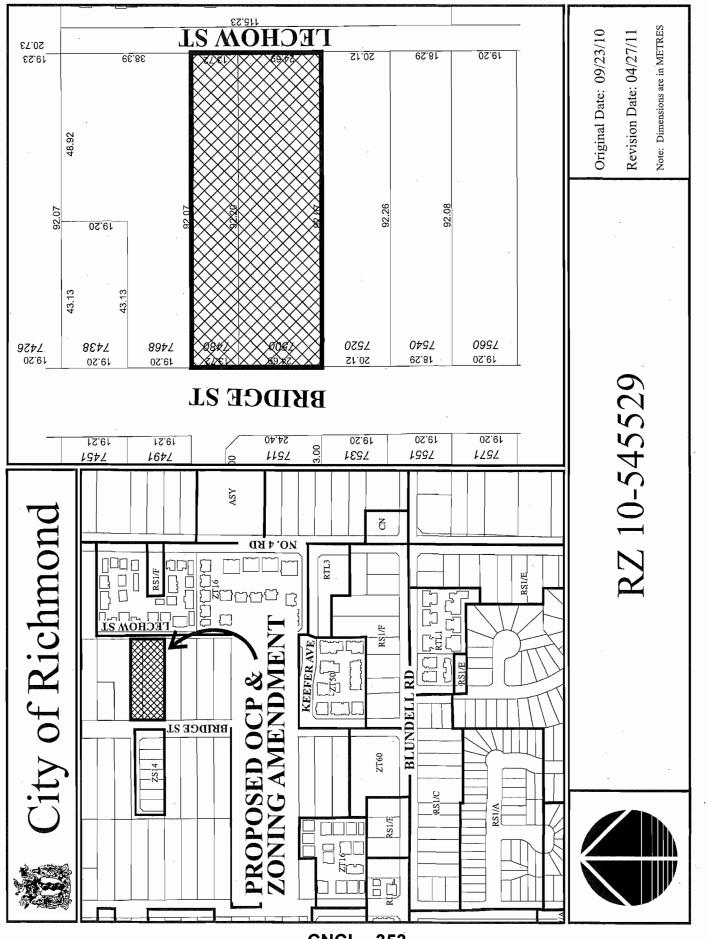
JUN 2 1 2013

RICHMOND	
APPROVED by	
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by Director or Solicitor	
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CITY OF

MAYOR

CORPORATE OFFICER



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Minutes

Development Permit Panel Wednesday, June 12, 2013

Time: 3:30 p.m.

Place:

Council Chambers Richmond City Hall

Present: Joe Erceg, Chair Robert Gonzalez, General Manager, Engineering and Public Works Dave Semple, General Manager, Community Services

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

1. Minutes

It was moved and seconded That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 29, 2013, be adopted.

CARRIED

1.

2. Development Permit 13-629421 (File Ref. No.: DP 13-629421) (REDMS No. 3851612)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9111 Williams Road

INTENT OF PERMIT:

- 1. To permit the construction of four (4) townhouse units on a site zoned Low Density Townhouses (RTL4); and
- 2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) allow two (2) small car parking stalls in two (2) of the townhouse units.

Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Panel Discussion

In response to queries it was noted that the outdoor amenity space includes a trellised entry, seating area, concrete pavers, play and activity area at the front and green space to the rear. The removal of the existing three trees on the property is due to the entire site requiring fill to elevate the existing grading and to the poor condition of the trees.

Staff Comments

Wayne Craig, Director of Development, expressed appreciation for the efforts of the applicant in creatively and sensitively designing the townhouse development on the smaller site and in working cooperatively with the adjacent strata on the improvements to the shared amenity area.

Panel Discussion

In reply to a query Mr. Craig advised that the existing trees are not suitable candidates for retention based on their existing condition and the site is better served with replacement trees. The proposed development provides for a 4:1 replacement ratio which exceeds the ratio of 2:1 sought in the Official Community Plan.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded *That a Development Permit be issued which would:*

- 1. Permit the construction of four (4) townhouse units at 9111 Williams Road on a site zoned Low Density Townhouses (RTL4); and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) Allow two (2) small car parking stalls in two (2) of the townhouse units.

CARRIED

2.

3. Development Permit 13-629846 (File Ref. No.: DP 13-629846) (REDMS No. 3862134)

APPLICANT: Cressey (Gilbert) Development LLP

PROPERTY LOCATION: 5640 Hollybridge Way

INTENT OF PERMIT:

- 1. To permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility on a site zoned "Residential / Limited Commercial (RCL3)"; and
- 2. To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.

Applicant's Comments

Martin Bruckner, IBI/HB Architects, and Jennifer Stamp, Durante Kreuk Ltd., gave an overview of the proposed mixed-use development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design; (iv) sustainability; and (v) affordable housing and associated child care facility.

Panel Discussion

Discussion ensued and the following additional information was provided:

- the exposed parking wall facing Gilbert Road will be screened with the use of floating architectural fine grained aluminum metal screen panels;
- the development includes 70,000 sq. ft. of commercial space including a proposed grocery store;
- elevators provide access from the street and parking levels to the commercial units and child care facility;
- the children's play area incorporates naturalistic play elements (i.e. balance logs, sandbox), a play hut, and a spinner bowl;
- the community garden plots have been located for maximum daylight exposure;
- the outdoor amenity area includes evergreen, flowering cherry, Japanese stewartia, maple and magnolia trees; and

to meet LEED Silver criteria the development provides (i) the ability to connect to a District Energy Utility, (ii) low flow fixtures and low-emitting materials (i.e. sealants, paints and carpets), (iii) stormwater management using green roofs and permeable, absorbing landscaping, (iv) electric vehicle charging stations and electrical outlets in the bicycle storage spaces, (v) higher ±50% wall to vision glass ratio for the residential portion of the project, and (vi) contribution for a bike path on the north side of Lansdowne Road.

Staff Comments

Mr. Craig advised that the development includes 15 affordable housing units, all designed in accordance with Basic Universal Housing requirements. In addition, 20 of the market residential units will include Basic Universal Housing features. The Transportation Demand Management package includes an end of trip facility for the commercial employees, and 20% of the residential plus 10% of the commercial parking spaces will be electric vehicle ready. The development has been designed to address aircraft and industrial noise adjacent to the site.

Panel Discussion

In response to a query Mr. Craig noted that the Lansdowne Greenway Study will not impact the design of the sidewalk associated with this development, which is located on the south side of Lansdowne Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel was in support of the mixed-use development.

Panel Decision

It was moved and seconded *That a Development Permit be issued which would:*

1. Permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility at 5640 Hollybridge Way on a site zoned "Residential / Limited Commercial (RCL3)"; and

4.

2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.

CARRIED

It was moved and seconded

That the June 26, 2013 meeting of the Development Permit Panel be cancelled due to lack of items.

CARRIED

4. New Business

None.

5. Date Of Next Meeting: Wednesday, July 10, 2013

6. Adjournment

It was moved and seconded *That the meeting be adjourned at 4:25 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 12, 2013.

Joe Erceg Chair Heather Howey Committee Clerk



Report to Council

То:	Richmond City Council	Date:	June 19, 2013
From:	Joe Erceg Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2013-Vol 01

Re: Development Permit Panel Meeting Held on March 2, 2011

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

i. a Development Permit (DP 10-540948) for the property at 7491, 7531 and 7551 No. 2 Road;

be endorsed, and the Permit so issued.

Joe Erceg Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 2, 2011.

<u>DP 10-540948 – YAMAMOTO ARCHITECTURE INC. – 7491, 7531 AND 7551 NO. 2 ROAD</u> (March 2, 2011)

The Panel considered a Development Permit application to permit the construction of 14 townhouses on a site zoned "Medium Density Townhouses (RTM3)". Variances are included in the proposal for reduced front yard setback for portions of the upper floors, increased lot coverage, and reduced landscaped area. The project includes six (6) tandem parking spaces, which was initially identified as a variance, but no longer requires a variance under the current Zoning Bylaw.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and landscape architect, Allison Goode, of DMG Landscape Architects, provided a brief presentation, including:

- To address overlook and shadowing concerns raised at the November, 2010 Public Hearing, building height has been reduced to two-storey at the north and south interfaces, and the drive aisle is located at the north edge, providing a larger building setback. The decrease in building height results in the need for lot coverage variance.
- The outdoor amenity area is located at the south-west corner of the site, but a large Horse Chestnut tree in the area could not be preserved as it was in poor condition.
- Two (2) of the 14 units are convertible, and all other unit's aging in place features, such as wood blocking in bathroom walls for grab bars and lever handles.
- The architectural character is reminiscent of row housing; and a combination of gables and hip roof forms lend articulation to the individual units.
- Building materials include: (i) wood batten; (ii) hardi plank shingles; and (iii) wood grain vinyl siding; a warm earth brown pallet unifies the development's appearance.
- Trees are being retained on the west property line, and the 4 ft. high retaining walls are pulled back to protect trees on lots adjacent to the subject property.
- Soft plant materials cover approximately 24% of the site, and include a mixture of Evergreens, flowers, and perennials, and are in keeping with the single-family yard design.
- Permeable pavers are featured in: (i) several locations along the drive aisle; (ii) all of the visitor parking stalls; and (iii) adjacent to the mailboxes, garbage/recycling areas.
- A 6 ft. high Cedar fence is provided along most of the perimeter of the site to provide privacy for adjacent neighbours. A lower 4 ft. high fence will be used on top of the 4 ft. retaining wall.

In response to Panel queries, Mr. Yamamoto and Ms. Goode advised:

• The outdoor amenity area has a small paved area, benches, a picnic table, and an area for a small playhouse, appropriate for children aged 2 through 5 years of age.

• Head light glare from the drive aisle is mitigated by: landscaping elements; and 6 ft. high privacy fencing along the rear, and most of the two (2) sides of the site. The landscaping elements are placed as far east as possible, but when the strip of soil ends, the 6 ft. fence continues east, providing the maximum amount of privacy.

Staff supported the Development Permit application and requested variances. Staff noted that:

- The applicant responded to each of the concerns expressed by neighbours, including an increase in landscaping elements.
- With respect to the two-storey unit facing the neighbour living at 7475 No. 2 Road, the three (3) windows on the second floor of the proposed residential unit are not primary windows, but are a den window, a bathroom window and a secondary window. In addition, help to ensure the building separation from the wide driveway and the neighbouring home setback, any overlook issue is mitigated.

In response to Chair query, staff reported the reduction of the height of the proposed north end unit was undertaken to address the concern with density raised at the Public Hearing.

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

The Panel recommends that the Permit be issued.



Report to Council

То:	Richmond City Council	Date:	June 20, 2013
From:	Robert Gonzalez, P.Eng. Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2013-Vol 01
Re:	Development Permit Panel Meeting Held on June 15, 2011		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

i. a Development Permit (DP 05-299968) for the property at 7560/7580 No. 2 Road;

be endorsed, and the Permit so issued.

Robert Gonzalez, P.Eng. Chair, Development Permit Panel

SB:kt

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 15, 2011.

<u>DP 05-299968 – HARCO HOMES INC. – 7560/7580 NO. 2 ROAD</u> (June 15, 2011)

The Panel considered a Development Permit application to permit the construction of six (6) townhouse units on a site zoned Medium Density Townhouse (RTM1). A variance is included in the proposal for tandem parking. Two (2) other variances were identified in the staff report, but are now permitted under Zoning Bylaw 8500. These relate to a single-storey electrical closet projection into a side yard, and lot coverage for landscaping with live plant material.

Architect Matthew Cheng, Matthew Cheng Architects, and Landscape Architect David Rose, PD Group, gave a brief presentation on the proposal, including:

- Two-storey units are provided at the rear interface to single family homes, 3 three-storey units front onto No. 2 Road, and both end units stepping down to two-and-a-half storeys.
- Permeable pavers are used for all patios and the entire drive aisle.
- The site's existing grade is approximately 2 feet below the level of No. 2 Road, with the units' main floors set at approximately 0.3 metres above the Road.
- The architectural expression includes protruding bays, porches, and gables to match the single-family homes to the north.
- Hardie siding and Hardie shingles are featured materials.
- A tree located on the adjacent property to the east will be protected at its existing grade, with the retaining wall pulled back.
- Potential overlook to the south is minimized with retention of a significant amount of the existing hedge, at its existing grade, and 1.8 m privacy fencing.
- Visibility is provided for the public walkway with open fencing on top of a retaining wall.
- The existing tree at the main entrance to the site is old and in poor shape, and it will be removed.
- The outdoor amenity area features two children's play elements and a bench.

Staff supported the Development Permit application. Staff added that the application went to a Public Hearing in 2005, and that as a result of discussion at that meeting, the application had: (i) reduced the density; (ii) reduced the height of the rear townhouse units to two-storeys; (iii) increased the separation between townhouse units; (iv) preserved the existing hedges; and (v) responded well to the issue of massing and articulation.

The Panel expressed concern regarding the issue of visibility of the public walkway connecting Chatsworth Road with No. 2 Road. Mr. Rose advised that low lying shrubs and other low plants are proposed in order to maximize visibility, for pedestrians, cyclists and drivers. Mr. Rose

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added that the low plantings would be no more than 18 inches in height, and the visibility would ensure that drivers exiting the development's main entrance would be able to see pedestrians who were on the walkway.

Chatsworth Road neighbour, Ms. Wilma Poirier, stated her concern that the proposed retaining wall and fence adjacent to her back yard would shade her garden.

Discussion ensued between the Panel and the applicant, and advice was provided to the delegate that: (i) the fence would be erected on top of the 18 inch retaining wall; (ii) the fence would be 6 feet in height; and (iii) the fence would include a top lattice element that would bring the total height of the proposed fence to seven and a half feet.

The Panel noted that the proposed Cedar hedge along the east property line would grow, and that the applicant should work with staff to address the delegate's concern regarding shading prior to moving forward to Council.

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

Subsequent to the Panel meeting, the design was revised to address potential shading concerns along the east property line. The cedar hedging was changed to slower growing yew hedging and a lattice element was inserted into the top of the privacy fencings.

The Panel recommends that the Permit be issued.