



City Council

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

**Monday, June 25, 2012
7:00 p.m.**

CNCL
Pg. #

ITEM

MINUTES

1. ***Motion to adopt:***
 - (1) ***the minutes of the Regular Council Meeting held on Monday, June 11, 2012 (distributed previously); and***
 - (2) ***the minutes of the Regular Council Meeting for Public Hearings held on Monday, June 18, 2012 (Schedules available on City website).***

CNCL-13



AGENDA ADDITIONS & DELETIONS

PRESENTATION

CNCL-31 Margot Daykin, Manager, Sustainability: Introduction of Richmond Elementary School Climate Change Showdown Program winners.

COMMITTEE OF THE WHOLE

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



CNCL
Pg. #

ITEM

3. Delegations from the floor on Agenda items.

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

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
- Anti-Idling Initiatives & Regulation on Public Property
- Provincial Office of the Seniors Advocate
- Financial & Policy Considerations – Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, July 16, 2012):
 - 6251 Minoru Blvd – Rezone from (SI) to (ZHR11) (Polygon Carrera Homes Ltd. – applicant)
 - 8751 Cook Road – Rezone from (RTL1) to (RTH3) (Matthew Cheng Architect Inc. – applicant)
- Application for a Heritage Alteration Permit at 3531 Bayview Street
- Proposed Road Section in Richmond to be added to Translink's Major Road Network
- Proposed Changes to Translink's TaxiSaver Program

5. *Motion to adopt Items 6 through 14 by general consent.*



CNCL
Pg. #

ITEM

Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- | | |
|---------|--|
| CNCL-33 | (1) <i>the Community Safety Committee meeting held on Tuesday, June 12, 2012;</i> |
| CNCL-39 | (2) <i>the Planning Committee meeting held on Tuesday, June 19, 2012;</i> |
| CNCL-55 | (3) <i>the Public Works & Transportation Committee meeting held on Wednesday, June 20, 2012;</i> |
| CNCL-59 | (4) <i>the Council/School Board Liaison Committee meeting held on Wednesday, May 16, 2012;</i> |
- be received for information.*



7. **ANTI-IDLING INITIATIVES & REGULATION ON PUBLIC PROPERTY**

(File Ref. No. 12-8020-20-8829/8830/8831) (REDMS No. 3537567)

CNCL-65

See Page CNCL-65 for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

- (1) *That the City proceed with Option 2 as outlined in the staff report dated May 15, 2012 from the General Manager, Law & Community Safety titled Anti-Idling Initiatives and Regulation on Public Property;*
- (2) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 8829 (Attachment 3) be introduced and given first, second and third reading;*
- (3) *That Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 8830 (Attachment 4) be introduced and given first, second and third reading;*
- (4) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8831 (Attachment 5) be introduced and given first, second and third reading; and*
- (5) *That the staff report dated May 15, 2012 from the General Manager, Law & Community Safety titled Anti-Idling Initiatives and Regulation on Public Property be forwarded to the Council/School Board Liaison Committee.*



CNCL
Pg. #

ITEM

8. **PROVINCIAL OFFICE OF THE SENIORS ADVOCATE**
(File Ref. No.:) (REDMS No. 3553326)

CNCL-79

See Page CNCL-79 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the following resolution regarding the Office of the Seniors Advocate, as attached to the report “Provincial Office of the Seniors Advocate” dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:*

WHEREAS the BC Ombudsperson released “The Best of Care: Getting it Right for Seniors (Part 2)” with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released “Improving Care for B.C. Seniors: An Action Plan” in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson’s recommendations:

- (a) be an independent officer of the legislature and fully resourced;*
 - (b) focus on home and community care, as well as health promotion services;*
 - (c) provide proactive, systemic advocacy;*
 - (d) ensure that effective procedures are in place regarding seniors’ care facility complaints, inspections and reporting;*
 - (e) be accessible and responsive to BC’s diverse and growing seniors population; and*
 - (f) support local and provincial seniors’ organisations.*
- (2) *That a letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.*



CNCL
Pg. #

ITEM

9. **PROJECT SPECIFIC FINANCIAL AND POLICY CONSIDERATIONS FOR THE PROPOSED KIWANIS TOWERS AFFORDABLE HOUSING DEVELOPMENT AT 6251 MINORU BOULEVARD**

(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

CNCL-93

See Page CNCL-93 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:*
 - (a) *Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and*
 - (b) *Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured;*
- (2) *That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”;*
- (3) *That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be introduced and given first reading;*
- (4) *The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be introduced and given first reading;*
- (5) *That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program;*

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

- (6) That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (7) That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in Attachment 3 of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled “Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard”, be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy;*
- (8) That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming;*
- (9) That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects; and*
- (10) That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required.*



CNCL
Pg. #

ITEM

10. **APPLICATION BY POLYGON CARRERA HOMES LTD. FOR REZONING AT 6251 MINORU BOULEVARD FROM SCHOOL AND INSTITUTIONAL USE (SI) TO HIGH RISE APARTMENT (ZHR11) BRIGHOUSE VILLAGE (CITY CENTRE)**

TERMINATION OF HOUSING AGREEMENT BYLAW NO. 8677 (MAYFAIR PLACE) AND BYLAW NO. 8687 (CAMBRIDGE PARK) AND TERMINATION OF ASSOCIATED HOUSING AGREEMENTS

ZONING TEXT AMENDMENTS INITIATED BY THE CITY OF RICHMOND TO REMOVE REQUIREMENTS TO PROVIDE AFFORDABLE HOUSING AT 9399 (ODLIN ROAD (MAYFAIR PLACE), 9500 ODLIN ROAD (CAMBRIDGE PARK) AND 9566 TOMICKI AVENUE (FISHER GATE / WISHING TREE)

(File Ref. No. 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555 & 12-605556 & 12-605577, HX 12-605913, & 12-605922; REDMS No. 3476878)

CNCL-121

See Page CNCL-121 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading;*
- (2) *That Bylaw No. 8910, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park);*

CNCL
Pg. #

ITEM

- (5) *That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading;*
- (6) *That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading;*
- (7) *That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812;*
- (8) *That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create “High Rise Apartment (ZHR11) – Brighthouse Village (City Centre)” and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading; and*
- (9) *That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*



11. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8751 COOK ROAD FROM LOW DENSITY TOWNHOUSES (RTL1) TO HIGH DENSITY TOWNHOUSES (RTH3)**
(File Ref. No. 12-8060-20-8917, RZ 04-265950) (REDMS No. 3428667)

CNCL-145

See Page **CNCL-145** for full report

PLANNING COMMITTEE RECOMMENDATION

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from “Low Density Townhouses (RTL1)” to “High Density Townhouses (RTH3)”, be introduced and given first reading.



CNCL
Pg. #

ITEM

12. **APPLICATION BY PENTA BUILDERS GROUP FOR A HERITAGE ALTERATION PERMIT AT 3531 BAYVIEW STREET**
(File Ref. No. HA 12-610486) (REDMS No. 3531833)

CNCL-265

See Page CNCL-265 for full report

PLANNING COMMITTEE RECOMMENDATION

That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:

- (a) *the demolition and removal of the building;*
- (b) *the excavation and removal of associated infrastructure;*
- (c) *the temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;*
- (d) *the securing of the site; and*
- (e) *the installation of new fencing (if needed) with a landscape buffer.*



13. **PROPOSED ROAD SECTIONS IN RICHMOND TO BE ADDED TO TRANSLINK'S MAJOR ROAD NETWORK**
(File Ref. No. 10-6360-12-01) (REDMS No. 3516106)

CNCL-271

See Page CNCL-271 for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE RECOMMENDATION

That the map of road sections proposed to be added to TransLink's Major Road Network, as shown in Attachment 1 and described in Table 3 of the staff report dated May 24, 2012 from the Director, Transportation, be endorsed.



CNCL
Pg. #

ITEM

14. **PROPOSED CHANGES TO TRANSLINK'S TAXISAVER PROGRAM**
(File Ref. No. 01-0154-04/2012-Vol 01) (REDMS No. 3550714)

CNCL-279

See Page **CNCL-279** for full report

PUBLIC WORKS & TRANSPORTATION COMMITTEE
RECOMMENDATION

That TransLink be requested to:

- (1) *maintain the TaxiSaver Program;*
- (2) *conduct full consultation, particularly with the Richmond Seniors Advisory Committee and the Richmond Centre for Disability; and*
- (3) *investigate enhancements to the system during the consultation period that meet the needs of the users.*



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

15. **COUNCIL REMUNERATION AND EXPENSES FOR 2011**
(File Ref. No.: 01-0105-08-01/2012-Vol 01) (REDMS No. 3513521)

CNCL-283

See Page **CNCL-283** for full report

RECOMMENDATION

That the Council Remuneration and Expenses report for the year ended December 31, 2011 be received for information.



CNCL ITEM
Pg. #

16. **2011 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No.: 03-1200-03/2012-Vol 01) (REDMS No. 3527741)

CNCL-285

See Page **CNCL-285** for full report

RECOMMENDATION

That Council approve the statements and schedules included in the attached 2011 Statement of Financial Information, prepared in accordance with the Financial Information Act and to be submitted to the Province of British Columbia.



PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

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



CNCL-347

Marie Fenwick, Executive Director, and Kim Evans, Chair, Gulf of Georgia Cannery Society, to present the Society's 2011 Annual Report and 2012 Business Plan.

18. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION



CNCL ITEM
Pg. #

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-379 Revenue Anticipation Borrowing (2012) **Bylaw No. 8896**
Opposed at 1st/2nd/3rd Readings – None.

☐

CNCL-381 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 8822**
(10391 Finlayson Drive, RZ 11-588990)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

ADJOURNMENT

☐



Regular Council Meeting for Public Hearings

Monday, June 18, 2012

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

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

Gail Johnson, Acting Corporate Officer

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

PH12/6-1 It was moved and seconded

That the order of the agenda be varied to consider Item #2 after Item #12.

CARRIED

1. **Zoning Amendment Bylaw 8750 (RZ 06-344606)**
(Location: 22560, 22600, 22620 Gilley Road; Applicant: Kaiman Enterprises Co. Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Wendy Walker, 4525 Fraserbank Place (Schedule 1)
- (b) John and Heather Kaplan, 22611 Gilley Road (Schedule 2)
- (c) Wen Jun Ma, 22551 Rathburn Drive (Schedule 3)
- (d) Devpreet Mangat, 22591 Rathburn Drive (Schedule 4)
- (e) Sawroop and Ranjit Bains, 22520 Gilley Road (Schedule 5)



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

Submissions from the floor:

Steve Whiteside, Rathburn Drive, expressed concern that his house would be adversely affected by pile driving, and by construction trucks driving by, and questioned who would pay if his home suffered damage as a result of the proposed development.

Wendy Walker, 4525 Fraserbank Place, expressed concern regarding: (i) Gilley Road, not Turner Street, providing vehicle access to the subject site; and (ii) safety hazards on Gilley Road due to the lack of sidewalks and the presence of ditches creating safety hazards for area residents.

Jerry Heed spoke on behalf of his client, Michael Del Villar, who lives at 5100 Turner Street, and raised the following concerns: (i) earlier problems due to construction projects that have taken place on Turner Street that have resulted in cracks at Mr. Del Villar's home; (ii) heavy construction trucks that shake area homes; (iii) the difficulty homeowners experience collecting from developers if damage is sustained by area homes; and (iv) poured concrete in the area that will always settle.

PH12/6-2

It was moved and seconded

That Zoning Amendment Bylaw 8750 be given second and third readings.

CARRIED

2. **Zoning Amendment Bylaw 8769 (RZ 10-516267)**
(Location: 9160 No. 2 Road; Applicant: Western Maple Lane Holdings Ltd.)

See Page 9 for Council action on this item.

3. **Zoning Amendment Bylaw 8825 (RZ 11-582830)**
(Location: 4820 Garry Street; Applicant: Armit Maharaj)

In accordance with Section 100 of the Community Charter, Councillor Linda Barnes declared herself to be in a potential conflict of interest because she owns property in the area, and left the meeting at 7:19 p.m.

Applicant's Comments:

The applicant was available to answer questions.



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-3

It was moved and seconded

That Zoning Amendment Bylaw 8825 be given second and third readings.

CARRIED

Councillor Barnes returned to the meeting at 7:20 p.m.

4. **Official Community Plan Amendment Bylaw 8880 and Zoning Amendment Bylaw 8881 (RZ 12-601319)**
(Location: 23591 Westminster Highway; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-4

It was moved and seconded

That OCP Amendment Bylaw 8880 and Zoning Amendment Bylaw 8881 each be given second and third readings.

CARRIED

5. **Official Community Plan Amendment Bylaw 8888**
(Location: City Centre Area; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

None.



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

Submissions from the floor:

None.

PH12/6-5

It was moved and seconded

That OCP Amendment Bylaw 8888 be given second and third readings.

CARRIED

PH12/6-6

It was moved and seconded

That OCP Amendment Bylaw 8888 be adopted.

CARRIED

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

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

(a) Wendy Leung, 5791 Garrison Road (Schedule 6)

(b) [REDACTED], [REDACTED]
(Schedule 7)

Submissions from the floor:

Mr. Rigjit spoke on behalf of his brother who lives at 6451 Garrison Court, and expressed surprise that City staff had not communicated with his brother, or other residents to the west of the subject site, regarding the rezoning application.

Sam Sammy, spoke on behalf of his parents who reside on Colbeck Road expressing concern that the only egress from the subject site was a right turn onto No. 2 Road, and remarked that the intersection at Westminster Highway and No. 2 Road was an accident zone.

PH12/6-7

It was moved and seconded

That Zoning Amendment Bylaw 8890 be given second and third readings.

CARRIED



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

7. **Zoning Amendment Bylaw 8893 (RZ 12-600991)**
(Location: 6471 Blundell Road; Applicant: Xi Chen (Chen Design Studio))

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-8

It was moved and seconded

That Zoning Amendment Bylaw 8893 be given second and third readings.

CARRIED

8. **Zoning Amendment Bylaw 8895 (RZ 10-522194)**
(Location: 11340 Williams Road; Applicant: Khalid Hasan)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

None.

Submissions from the floor:

None.

PH12/6-9

It was moved and seconded

That Zoning Amendment Bylaw 8895 be given second and third readings.

CARRIED

9. **Official Community Plan Amendment Bylaw 8900 and Zoning Amendment Bylaw 8901 (RZ 11-596457)**
(Location: 7431 Francis Road; Applicant: Avion Homes Ltd.)

Applicant's Comments:

The applicant was available to answer questions.



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

Written Submissions:

- (a) Roy Budai, 7451 Francis Road (Schedule 8)

Submissions from the floor:

None.

PH12/6-10

It was moved and seconded

That OCP Amendment Bylaw 8900 and Zoning Amendment Bylaw 8901 each be given second and third readings.

CARRIED

10. **Zoning Amendment Bylaw 8902 (RZ 09-496145)**
(Location: 7840 Bennett Road; Applicant: Timothy Tse)

Applicant's Comments:

The applicant was not in attendance.

Written Submissions:

- (a) Wen Jun Mo, 7808 Bennett Road (Schedule 9)
(b) Rob Bodnar, 215 Creekside Drive, Saltspring Island (Schedule 10)

Submissions from the floor:

None.

PH12/6-11

It was moved and seconded

That Zoning Amendment Bylaw 8902 be given second and third readings.

CARRIED

11. **Zoning Amendment Bylaw 8904**
(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to answer questions.

Written Submissions:

- (a) Jerry Flynn (Schedule 11)
(b) Leon Leroux, Rogers Communications, #1600-4710 Kingsway, Vancouver (Schedule 12)



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Submissions from the floor:

Ken Barlow, Rogers Communications, advised that Rogers fully supports the proposed amendment Bylaw 8904.

PH12/6-12

It was moved and seconded

That Zoning Amendment Bylaw 8904 be given second and third readings.

CARRIED

PH12/6-13

It was moved and seconded

That Zoning Amendment Bylaw 8904 be adopted.

CARRIED

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

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

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Mike Rasberry, Tim Hortons Restaurant, 125-7771 Alderbridge Way (Schedule 13)
- (b) William Cao, Legal Counsel, Tim Hortons, The TDL Group Corp. (Schedules 14 and 15)
- (c) Helmut Eppich, Chairman of the Board, Richard Eppich, CEO and President, Ebco Industries Ltd., 7851 Alderbridge Way (Schedules 16 and 17)
- (d) Beau Jarvis, V.P. Development, ONNI Real Estate Development, 300-550 Robson Street, Vancouver (Schedule 18)
- (e) Sally Mercer, 303-8880 No. 1 Road (Schedule 19)

Submissions from the floor:

William Cao, Legal Counsel, Tim Horton's, TDL Group Corp., accompanied by Mike Rasberry, provided background, advising that no formal offer or written communications had been received from ONNI and none of the three alternate locations suggested by ONNI were suitable.



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

Mr. Cao stated that the Tim Horton's restaurant has a right to continue to do business at its Alderbridge Road address. He then requested that Council consider allowing the parties sufficient time, between six and 12 months, to deal with the lease issues.

A representative of the Jones New York store, 7771 Alderbridge Way, stated that he had received no communication from ONNI. He employs eight people at his retail store that is on the subject site, and he commented that it was important for him to know what the future holds.

Beau Jarvis, V.P. Development, ONNI Real Estate Development, accompanied by John Middleton of ONNI, advised that ONNI has not issued notice to end tenancy agreements, nor has ONNI made any offers to retailers on the subject site. He stated that ONNI has the ability to build out the proposed development in phases, and construction could be phased around the Tim Hortons restaurant.

Council members urged ONNI to initiate a communication plan to keep the tenants apprised of further plans.

PH12/6-14

It was moved and seconded

That Zoning Amendment Bylaw 8884 be given third reading.

CARRIED

2. Zoning Amendment Bylaw 8769 (RZ 10-516267)

(Location: 9160 No. 2 Road; Applicant: Western Maple Lane Holdings Ltd.)

In accordance with Section 100 of the Community Charter, Councillor Derek Dang declared himself to be in a potential conflict of interest because he owns property in the area of 9000-block No. 2 Road. He left the meeting at 8:11 p.m., and he did not return.

Applicant's Comments:

Wayne Fougere of Fougere Architecture Inc., 230 West Broadway, Vancouver, Architect for Western Maple Lane Holdings, provided the following details regarding changes that the applicant has now committed to in regard to the proposed townhouse development:

- there is a reduction from 18 to 15 strata homes;
- instead of one adaptable home on the site there will be two;



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

- each unit will have a garage that accommodates three vehicles parked side-by-side; and
- visitor parking has increased from three to five spaces.

Mr. Fougere noted the proposed development would be built at the existing grade and the City will control the final design concept.

Mr. Jackson advised that: (i) Council can add a restrictive covenant regarding the applicant's reduction from 18 to 15 units; (ii) the increase in parking spaces exceeds the bylaw requirements.; (iii) the applicant and architect have addressed concerns raised by residents of the neighbourhood; (iv) instead of 15 townhouse units the subject site could accommodate four large single-family homes, but at an increased grade and at the expense of all trees on the site; and (v) the City's 2006 Arterial Road Policy allows townhouse units on arterial roads, and No. 2 Road falls within that Policy. In addition Mr. Jackson noted that staff supports the changes as outlined.

Victor Wei, Director, Transportation, advised that: (i) traffic patterns in the neighbourhood have been studied by City staff; and (ii) the City has no plans to remove the barriers installed in the Maple Lane neighbourhood.

Written Submissions:

- (a) Kelvin Leung, 28-6099 Alder Street (Schedule 20)
- (b) Peter Kho, 9293 Romaniuk Drive (Schedule 21)
- (c) Rong Zhang, 6431 Maple Road (Schedule 22)
- (d) Anita Fung, 114-8751 General Currie Road (Schedule 23)
- (e) Ajmer Ghag, on behalf of 5260 Maple Road (Schedule 24)
- (f) Mun Ling Cheung, 5451 Maple Road (Schedule 25)
- (g) Man Ying Lee, 6240 Maple Road (Schedule 26)
- (h) Gord Turner, 6631 Juniper Drive (Schedule 27)
- (i) John Cantello, 6120 Maple Road (Schedule 28)
- (j) Felix Fei Lu, 6071 Martyniuk Place (Schedule 29)
- (k) Vincent Chan, 5386 Maple Road (Schedule 30)
- (l) Henry Borr, 9291 Romaniuk Drive (Schedule 31)
- (m) Frida Schweber, 6451 Juniper Drive (Schedule 32)
- (n) Dolly Bains, 5328 Maple Road (Schedule 33)



Regular Council Meeting for Public Hearings
Monday, June 18, 2012

- (o) Thomas C. Leung, Director, Western Maple Lane Holdings Ltd., 250-8833 Odlin Crescent (Schedule 34)
- (p) Ivo and Stane Bjelos, 6100 Maple Road (Schedule 35)
- (q) Annie Olivia Hau, 6491 Maple Road (Schedule 36)
- (r) Richard Fernyhough, 9211 Romaniuk Drive (Schedule 37)
- (s) Shirley Schwabe, 6600 Juniper Drive (Schedule 38)
- (t) Reg and Brenda Ewaskow, 6126 Rekis Avenue (Schedule 39)
- (u) Wade Gork and Jennifer Wong, 6140 Rekis Avenue (Schedule 40)
- (v) Nettie Walters, 6011 Maple Road (Schedule 41)
- (w) Sammy and Anna Chung (Schedule 42)

In addition, petitions in support of and opposed to this application are on file, City Clerk's Office.

Submissions from the floor:

Maureen Mcdermid, 6480 Juniper Drive, spoke in support of the project and commented that: (i) diversity enhances a neighbourhood; (ii) arterial roads can accommodate townhouse infrastructure; (iii) the applicant has made changes based on concerns stated by area residents; and (iv) the project is not only an asset, but also a good land use.

Roger Cheng, 3331 Trutch Avenue, spoke in support of the project and commented that in terms of land use, there is a strong demand for townhouse accommodation, and that this type of housing brings diversity to neighbourhoods.

Klaas Focker, 6220 Maple Road, spoke of the proposed new traffic lights and requested that they be installed before construction on the subject site.

Blane Powell, 6360 Martinyuk Place, spoke in opposition to the project and stated concerns regarding: (i) potential traffic problems in the area; and (ii) the lack of a sidewalk on one side of his street. units on a side street.

Resident, Juniper Drive, spoke in opposition to the project and stated that area residents want to continue to enjoy the nature of their neighbourhood and preserve it as a place with no exhaust fumes. He added that he was concerned about the densification along arterial roads.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Michael Chu, 9226 Romaniuk Drive, spoke in opposition to the project and remarked that he wants the neighbourhood to remain safe and peaceful. He expressed concern about the area's traffic pattern and proximity of too many traffic lights. He remarked that his property value might be compromised, and questioned who would want to buy a single-family house with 15 townhouse units nearby.

Eric Yim, 10577 Kozier Drive, spoke in support of the project and noted that townhouse units would bring diversity to a single-family home area. He stated that the true value of a home is not always measured in dollars, and said that townhouse units would bring families into the area, thereby strengthening the community. He remarked that the project would have positive benefits, and would contribute to property values in the area.

Mr. Bhullar spoke in support of the project and stated that his adult children cannot afford to purchase a single-family home in the City, and that townhouse developments provide affordable housing for the next generation.

A resident of No. 2 Road, spoke on behalf of the residents of 10320 Williams Road, expressing support for the project and noted that young people who cannot afford a single-family dwelling can afford a townhouse unit.

Basil Kallner, 6951 Whiteoak Drive, spoke in support of the project and stated that townhouse units: (i) do not negatively impact the neighbourhood; and (ii) provide alternative housing choices for young adults the age of his grandchildren.

Paul Ly, 6571 Maple Road, spoke in opposition to the project and the densification it represented and described growing up in a townhouse unit. Experience taught him that townhouse unit residents use their garages for storage and park their cars on the street. He purchased his home on Maple Road because it was a safe and quiet area.

Garry Mcdermid, 6480 Juniper Drive, spoke in support of the project and disputed the idea that property values for single-family homes in the area would fall. He advised that property values would remain high if residents properly maintained their yards and houses.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Denis Liao, 6191 Maple Road, spoke in opposition to the project and remarked that: (i) if a townhouse unit resident had a party, cars would be parked along Maple Road; (ii) the project would create traffic problems in the area; and (iii) car accidents would occur at area intersections despite the presence of traffic lights.

Nelson, 6571 Juniper Drive, spoke in opposition to the project for the following reasons: (i) it will bring many people to the area and the Maple Road neighbourhood will be the victim; (ii) No. 2 Road is already very busy; and (iii) there are not enough visitor parking stalls on the subject site and Maple Road will see an increase in parked cars.

Albert Ng, 6471 Magnolia Drive, spoke in opposition to the project and was concerned that one single-family house lot could not accommodate 15 to 18 townhouse units.

Resident of 6231 Maple Road, spoke in opposition to the project and stated that because the subject site is not a large one there would be problems with cars parking in front of his house.

Henry Soo, 6031 Martyniuk Place, advised that he spoke on behalf of ten residents and spoke in opposition to the project. He remarked that Richmond needed high density areas, but that the Maple Lane area benefited from the good environment created by single-family homes. He added that single-family homes can be economical if two or three generations of a family lived in them.

Mr Bjelos, 6100 Maple Road, spoke in opposition to the project and expressed concern that property values, and not safety issues, were not addressed. He preferred to see single-family homes on the subject site.

Trudy Lai, 6571 Maple Road, spoke in opposition to the project and commented that the Arterial Road Policy is not mandatory, nor is it a blanket endorsement for every site. She was concerned that after having enjoyed the serene environment of her neighbourhood the influx of 15 townhouse units would ruin the quality of her lifestyle. She added that townhouse units are out of character, not compatible and not harmonious with her neighbourhood. She drew Council's attention to the high number of homes and high number of residents who had filed petitions stating opposition to the project.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Sandra Qi, 6060 Maple Road, spoke in opposition to the project and said that area residents work hard to protect their area's environment. She was concerned that if the townhouse units are built, drivers will make turns on the yards of residents, cars will be parked in front of residents' yards and garbage will be thrown into residents' yards.

Stephanie Ng, Martyniuk Place, spoke in opposition to the project and said that: (i) Maple Lane is not an arterial road; (ii) it was wrong to place the proposed development's vehicle access on Maple Lane; and (iii) drivers will have to take a long time to make a left turn onto No. 2 Road. She was concerned about the impact on the environment, the influx of population, the increased garbage, noise and light pollution if the townhouse units are built. She noted that the neighbourhood would be strangled with more cars.

Mr. Chow, Martyniuk Place, questioned: (i) why the proposed development's vehicle access was on Maple Lane; and (ii) how one block of No. 2 Road could accommodate four traffic lights.

Tiffany Wong spoke in support of the project and noted that a townhouse unit is an affordable housing choice for young people, and working people with various income levels, who want to live in the City.

John Galvin, Langley, spoke in support of the project and advised that he has collaborated with the applicant on a number of developments. He described the No. 2 Road project as worthwhile, and noted that the applicant had made a number of costly changes to the project. The expanding population and young people need homes.

Steve Yick, 6113 Maple Road, spoke in opposition to the project and stated that it would have a shocking impact on the neighbourhood. He added that: (i) the applicant's changes to the design did not solve the project's problems; (ii) density in the area was a problem; (iii) heavier traffic would be introduced into the area; and (iv) he had concerns with the project's frontage.

Mr. Pu, 6433 Maple Road, spoke on behalf of his family and stated their opposition to the project. They were concerned about the negative impact on the environment of the neighbourhood and that the tranquility and peacefulness of the neighbourhood would be affected by townhouse units.

A resident spoke in support of the project.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Joyce Wong, 6280 Maple Road, spoke in opposition to the project and noted that single-family homes would be welcomed on the subject site but not townhouse units. She was concerned about: (i) increased traffic and a lack of parking in the area; and (ii) and the decline in safety.

Eddie spoke in support of the project and advised that he could not afford to purchase a single-family home, but that he had purchased a townhouse unit developed by the applicant. He added that his family enjoyed a nice townhouse unit that is close to single-family homes. Concerns expressed were unreasonable.

Carol Day, 11631 Seahurst Road, spoke in opposition to the project and cited her experience with a project of a similar nature in her own neighbourhood. She stated that the City should densify the City Centre, but not residential neighbourhoods outside the City Centre. She suggested that if a survey was undertaken by the City, that it would be helpful. Also, the Arterial Road Policy is a curse and needs to be changed to something more sensible.

Eddie Chan, Blundell Road, spoke in support of the project and said that he lives in a townhouse unit, and drives on No. 2 Road on a daily basis. He has observed how development had transformed the road, and added that townhouse units are an option for older residents who are downsizing from a single-family home.

PH12/6-15

It was moved and seconded

That the meeting be extended past 11:00 p.m.

CARRIED

Resident of 6131 Maple Road spoke in opposition to the project and stated that cars would be parked on Maple Road because there were not enough visitor parking stalls on the subject site. She was concerned that her peaceful lifestyle would be destroyed by the project and that the applicant would use the peaceful nature of the Maple Road neighbourhood to boost sales for the proposed townhouse units.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

Nick Loenen, President of the Christian Reformed Housing Society, No. 2 Road, spoke in support of the project and advised that twenty years ago his Society applied for, and received, rezoning to enable the construction of the 26-unit senior apartment building on No. 2 Road. Initially he was opposed to the current applicant's design, because the nine apartments facing north would be impacted by vehicular access to No. 2 Road, and he was pleased that the revised access was from Maple Road. He stated that residents of his facility were happy with the proposed new traffic signal, and that the subject site was a transition property, between a site with an apartment block and sites with single-family homes.

Gilbert Yeung spoke in support of the project and noted that a diversified population was an asset. He said that the only place to construct townhouse units was on the fringes of the City Centre, and that many young people can afford a townhouse unit, but not a single-family home. He stated that Maple Road residents are members of the whole community, not just their area, and he added that the proposed development would enhance the value of the area's single-family properties.

Diana Leung, 6099 Alder Street, spoke in support of the project and stated that the developer had addressed many of the concerns raised by area residents. In addition the developer had hired an appraiser who advised that property value in the area would increase, and had hired a traffic consultant who advised that there would be a minimal impact on the area with the addition of townhouse units and their residents' vehicles.

Tony Cheung, 6571 Juniper Drive, spoke in opposition to the project and noted that traffic issues would arise if townhouse units were constructed in a single-family home neighbourhood.

Resident, 6191 Maple Road, spoke in opposition to the project and stated that while she supports townhouse units, they are not suitable at the subject site. She then stated the following concerns: (i) traffic; (ii) speeding vehicles; and (iii) unsafe left hand turns.



**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

The applicant, Magdalen Leung, 6431 Juniper Drive, advised that as developers, she and her husband Thomas Leung, had developed sites in the City since the 1980s, and that some of those sites feature townhouse developments. She noted that they had heard comments from those who supported the project and those who opposed the project, and some comments were speculation and conjecture. She noted that the City's Arterial Road Policy creates alternatives in the housing market. In conclusion she advised that the development was given due process.

Trudy Lai, 6571 Maple Road, spoke a second time, and noted that the other townhouse developments the applicant referenced were not directly relevant to the proposed development at 9160 No. 2 Road.

PH12/6-16

It was moved and seconded

That Zoning Amendment Bylaw 8769 be given second and third readings.

CARRIED

OPPOSED: Councillor Chak Au
Councillor Harold Steves

PH12/6-17

It was moved and seconded

That as a requirement of fourth reading of Zoning Amendment Bylaw 8769 (RZ 10-516267) a restrictive covenant be registered limiting the number of townhouse units to fifteen (15).

CARRIED

Direction was given to staff to re-examine access being provided off No. 2 Road, during the Development Permit process.

ADJOURNMENT

PH12/6-18

It was moved and seconded

That the meeting adjourn (11:50 p.m.).

CARRIED



City of
Richmond

Minutes

**Regular Council Meeting for Public Hearings
Monday, June 18, 2012**

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 18, 2012.

Mayor (Malcolm D. Brodie)

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

Richmond Elementary School Program – Climate Change Showdown Champions

Background

The presentation at June 25th Council recognizes Richmond's champion class of the 2011-2012 Climate Change Showdown Challenge. The Climate Change Showdown is an interactive program that engages elementary school children across Richmond in taking action against climate change by reducing greenhouse gas emissions.

The program is delivered by the City of Richmond in partnership with the BC Sustainable Energy Association (BC SEA) and Richmond School District. With over 1300 students participating, the 2012 Climate Change Showdown marks another successful year in Richmond. By undertaking various initiatives during a 4-week take home contest, these students and their families achieved a greenhouse gas emission reduction of over 690 tonnes. The winning class achieved the best per person reduction with an average of 1.4 tonne per student.

The Climate Change Showdown is one of a wide range of initiatives that the City of Richmond is undertaking to advance community sustainability.



Community Safety Committee

Date: Tuesday, June 12, 2012

Place: Anderson Room
Richmond City Hall

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

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 15, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, July 10, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

LAW AND COMMUNITY SAFETY DEPARTMENT

1. **RCMP'S MONTHLY REPORT – APRIL 2012 ACTIVITIES**
(File Ref. No. 09-5000-01) (REDMS No. 3514011)

Renny Nasset, OIC, Richmond RCMP, commented on the RCMP's April 2012 activities and noted that progress has been made in relation to cell phone thefts, however those statistics are not reflected in the April 2012 figures.

Discussion ensued regarding excessive speeding along Steveston Highway and OIC Nasset advised that he would direct traffic personnel to examine the situation.

Community Safety Committee
Tuesday, June 12, 2012

In reply to a query from the Chair regarding bank robberies, OIC Nessel advised that one suspect is in custody and is facing charges.

It was moved and seconded

That the report titled RCMP's Monthly Report – April 2012 Activities (dated May 3, 2012, from the OIC, RCMP) be received for information.

CARRIED

2. RICHMOND FIRE-RESCUE – APRIL 2012 ACTIVITY REPORT

(File Ref. No. 09-5000-01) (REDMS No. 3534959)

In reply to queries from Committee, John McGowan, Fire Chief, Richmond Fire-Rescue, advised that the training facilitated in Marina and Small Watercraft firefighting was done in-service and as such, there was minimal financial impact.

Discussion ensued regarding Fire-Rescue's protocol for attending community events. Fire Chief McGowan advised that there is a process for vetting through these types of requests; however, due to an increase in these types of requests, Fire-Rescue must strategically choose which requests can be accommodated based on resources. It was requested that information regarding Fire-Rescue's vetting process for such requests be circulated to Council.

In reply to a query from the Chair, Fire Chief McGowan stated that no single cause was identified in relation to the increase in medical calls.

It was moved and seconded

That the staff report titled Richmond Fire-Rescue – April 2012 Activity Report (dated May 29, 2012 from the Fire Chief, Richmond Fire-Rescue) be received for information.

CARRIED

3. COMMUNITY BYLAWS – APRIL 2012 ACTIVITY REPORT

(File Ref. No. 12-8060-01) (REDMS No. 3531991)

Wayne Mercer, Manager, Community Bylaws, advised that Community Bylaws has changed its annual coordination of KidSafe to be part of the annual Public Works Open House. He highlighted that there was positive response from the community and that Community Bylaws raised over \$200, which was donated to the Richmond Animal Protection Society.

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

- pumping service providers are contractors that empty grease traps for operators;
- the grease collected is typically recycled for bio fuel and other products; and

Community Safety Committee
Tuesday, June 12, 2012

- off-leash dog complaints are relatively easy to enforce as once a complaint has been received, staff target the area and the time the alleged offence took place.

It was moved and seconded

That the staff report titled Community Bylaws – April 2012 Activity Report (dated May 10, 2012, from the General Manager, Law & Community Safety) be received for information.

CARRIED

4. ANTI-IDLING INITIATIVES & REGULATION ON PUBLIC PROPERTY

(File Ref. No. 12-8020-20-8829/8830/8831) (REDMS No. 3537567)

Mr. Mercer provided background information.

Discussion ensued regarding the anti-idling regulation on public property, and Mr. Mercer advised that tickets may be issued on school property at the request of the school. Also, it was noted that the staff report be forwarded to the Council / School Board Liaison Committee.

In reply to a query from the Chair, Mr. Mercer advised that if the proposed anti-idling regulation were approved by Council, it would act as a tool to curb unnecessary idling on public streets and on City-owned property.

It was moved and seconded

- (1) *That the City proceed with Option 2 as outlined in the staff report dated May 15, 2012 from the General Manager, Law & Community Safety titled Anti-Idling Initiatives and Regulation on Public Property;*
- (2) *That Traffic Bylaw No. 5870, Amendment Bylaw No. 8829 (Attachment 3) be introduced and given first, second and third reading;*
- (3) *That Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 8830 (Attachment 4) be introduced and given first, second and third reading; and*
- (4) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8831 (Attachment 5) be introduced and given first, second and third reading.*
- (5) *That the staff report dated May 15, 2012 from the General Manager, Law & Community Safety titled Anti-Idling Initiatives and Regulation on Public Property be forwarded to the Council/School Board Liaison Committee.*

CARRIED

Community Safety Committee

Tuesday, June 12, 2012

5. FIRE CHIEF BRIEFING

(Verbal Report)

Items for discussion:

(i) *BC Fire Chief's Conference*

Fire Chief McGowan commented on the success of the 2012 BC Fire Chief's Conference held at the Richmond Olympic Oval, noting that over 400 delegates and 750 trade shows attended.

(ii) *IAFF Western Conference*

Fire Chief McGowan advised that the IAFF Western Conference will be held June 24 to June 27, 2012 in Richmond. He noted that the IAFF represents over 300,000 full-time fire-fighters and the conference anticipates the attendance of over 100 delegates.

(iii) *Fire Boat Incident*

Fire Chief McGowan spoke of a fire boat incident that occurred on May 27, 2012 and commented on the interoperability of Fire-Rescue with other agencies.

(iv) *Rescue at Shady Island*

Fire Chief McGowan commented on the recent rescue of a couple on Shady Island and noted that Fire-Rescue assisted in getting the couple to safety.

(v) *Langara Agreement*

Fire Chief McGowan provided background information and spoke of upcoming workshops to be held by three Langara College students in the Integrative Energy Healing program.

(vi) *700 Megahertz*

Fire Chief McGowan referenced a recent announcement from the Honourable Vic Toews, Minister of Public Safety, regarding the allocation of 10 MHz of the 700 MHz bandwidth for the use of emergency responders including police, firefighters and paramedics.

6. RCMP/OIC BRIEFING

(Verbal Report)

Items for discussion:

(i) *Police Week*

OIC Nessel spoke of Police Week and highlighted that the detachment hosted an outdoor event on May 19, 2012. He stated that the event was a big success with over 400 people attending and he thanked the Steveston Rotary Club for their support.

(ii) *Jimmy Ng 10th Annual Ball Hockey Tournament*

OIC Nessel spoke of the Jimmy Ng 10th Annual Ball Hockey Tournament.

Community Safety Committee

Tuesday, June 12, 2012

(iii) Bank Robberies

Please refer to Page 2 regarding this matter.

(iv) Policing in the Hamilton Area

In reply to queries from Committee, OIC Nasset advised that (i) based on the statistics for the Hamilton area, the calls for service are fairly low; (ii) approximately 325 calls for service were reported over a five-month period; and (iii) the community space in the Hamilton Fire Hall may not be suitable for policing activities as the site does not lend itself well to walk-in customers.

In reply to a query from the Chair, OIC Nasset advised that an analysis of community police stations is not underway, however it can be if that is Council's wish. Also, he was of the opinion that an independent observation may be more suitable for such an analysis.

Also, OIC Nasset provided an update on the City Centre community police station.

Discussion further ensued regarding policing in the Hamilton area and OIC Nasset advised that he must assess the number of calls for service in a particular area and determine how many resources are to be allocated to that area.

7. MANAGER'S REPORT

(i) Update on Status of Joint Emergency Preparedness Program

Deborah Procter, Manager, Emergency Programs, provided background information regarding the Joint Emergency Preparedness Program and noted that Metro Vancouver's Greater Vancouver Regional District Board has requested that the Federation of Canadian Municipalities pass an emergency resolution to restore the Program.

PRESENTATION

8. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), David Guscott, President and CEO, E-Comm, accompanied by Doug Watson, Vice-President of Operations, E-Comm, highlighted the following information:
 - E-Comm provides the following services for Richmond: (i) 9-1-1 call answer services; (ii) police and fire dispatch services; (iii) fire computer aided dispatch and record management system; and (iv) police and fire wide area radio services;

Community Safety Committee

Tuesday, June 12, 2012

- since 2009, 88% of 9-1-1 calls for police have been answered in ten seconds;
- since 2009, 90% of 9-1-1 calls for fire have been answered within one minute; and
- E-Comm completed upgrades to its radio network on June 5, 2012 with no impact to users.

Mr. Guscott spoke of the 2011 Stanley Cup riot, noting that in the span of four hours, E-Comm received approximately 2000 calls. Typically, E-Comm handles 2400 calls in 24 hours. He highlighted that despite the volume of calls, calls were answered in a timely manner due to the consolidated dispatch centre. Also, Mr. Guscott commented on the need for cell phone providers to improve their equipment in an effort to curb accidental 9-1-1 calls.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:05 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 12, 2012.

Councillor Derek Dang
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, June 19, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes (arrived at 4:04 p.m.)
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 Planning Committee held on Tuesday, June 5, 2012, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, July 4, 2012, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Steveston Heritage Zone and Port Metro Vancouver Map would be added to the Agenda as Items 6 and 7.

COMMUNITY SERVICES DEPARTMENT

1. **PROVINCIAL OFFICE OF THE SENIORS ADVOCATE**

(File Ref. No.:) (REDMS No. 3553326)

Lesley Sherlock, Social Planner, made reference to revisions to the proposed UBCM resolution as suggested by the Richmond Seniors Advisory Committee.

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

- (1) *That the following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:*

WHEREAS the BC Ombudsperson released "The Best of Care: Getting it Right for Seniors (Part 2)" with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released "Improving Care for B.C. Seniors: An Action Plan" in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson's recommendations:

- (a) be an independent officer of the legislature and fully resourced;*
 - (b) focus on home and community care, as well as health promotion services;*
 - (c) provide proactive, systemic advocacy;*
 - (d) ensure that effective procedures are in place regarding seniors' care facility complaints, inspections and reporting;*
 - (e) be accessible and responsive to BC's diverse and growing seniors population; and*
 - (f) support local and provincial seniors' organisations.*
- (2) *That a letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.*

CARRIED

2. **PROJECT SPECIFIC FINANCIAL AND POLICY CONSIDERATIONS FOR THE PROPOSED KIWANIS TOWERS AFFORDABLE HOUSING DEVELOPMENT AT 6251 MINORU BOULEVARD**

(File Ref. No. 12-8060-20-8915/8916) (REDMS No. 3487847)

Brian J. Jackson, Director of Development, provided background information and advised that the proposed policy changes are necessary in order to facilitate what he believes to be an exciting affordable housing project.

Planning Committee

Tuesday, June 19, 2012

Mr. Jackson stated that the City has been working the applicants, Polygon Carrera Homes Ltd. (Polygon) and the Kiwanis Seniors Citizens Housing Society (Kiwanis) in an effort to provide a feasible financial structure to move forward with 296-units of dedicated seniors affordable housing. Also, he stated that the proposed policy changes would provide flexibility in an effort to provide rents below those set out in the City's Affordable Housing Strategy.

Cllr. Barnes entered the meeting (4:04 p.m.).

Dena Kae Beno, Affordable Housing Coordinator, provided the following information regarding the three sections of the staff report:

Section A – Proposed Financial Structure

- the proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent, referred to as Affordable Housing Value Transfers (AHVT); and
- the proposal is requesting consideration of City contributions toward the development cost charges, service cost charges, and development application and building permit fees;
- also, the proposal is requesting additional contributions to support related capital expenditures;

Section B – Proposed Policy Changes

- the City Centre Area Plan needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area;
- the West Cambie Area Plan (CCAP) needs to be amended in order to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area;
- the Affordable Housing Strategy Policy Area 2 needs to be amended to uphold the City's preferred method of securing units through the density bonusing approach and will allow for the AHVT contributions to City approved affordable housing projects in special development circumstances;

Section C – Special Development Circumstances

- the proposal is considered to be a special development circumstance as it is striving to secure rents in perpetuity below the rates stipulated in the Affordable Housing Strategy.

In reply to queries from Committee, Ms. Beno advised that (i) the Kiwanis would be the affordable housing providers; (ii) a housing agreement would ensure that a needs assessment for standard annual verification for tenancy would be in place; and (iii) Kiwanis has operated seniors housing in Richmond since 1959 and are registered non-profit society.

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

- (1) *That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:*
 - (a) *Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and*
 - (b) *Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured;*
- (2) *That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard;*
- (3) *That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (4) *The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading;*
- (5) *That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

Planning Committee

Tuesday, June 19, 2012

- (6) *That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (7) *That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in Attachment 3 of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy;*
- (8) *That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming;*
- (9) *That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects; and*
- (10) *That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

- 3. APPLICATION BY POLYGON CARRERA HOMES LTD. FOR REZONING AT 6251 MINORU BOULEVARD FROM SCHOOL AND INSTITUTIONAL USE (SI) TO HIGH RISE APARTMENT (ZHR11) BRIGHOUSE VILLAGE (CITY CENTRE)

TERMINATION OF HOUSING AGREEMENT BYLAW NO. 8677 (MAYFAIR PLACE) AND BYLAW NO. 8687 (CAMBRIDGE PARK) AND TERMINATION OF ASSOCIATED HOUSING AGREEMENTS

ZONING TEXT AMENDMENTS INITIATED BY THE CITY OF RICHMOND TO REMOVE REQUIREMENTS TO PROVIDE AFFORDABLE HOUSING AT 9399 (ODLIN ROAD (MAYFAIR PLACE), 9500 ODLIN ROAD (CAMBRIDGE PARK) AND 9566 TOMICKI AVENUE (FISHER GATE / WISHING TREE)

(File Ref. No: 12-8060-20-8677/8687, RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577, BX 12-605913 & 12-605922; REDMS No. 3476878)

Mr. Jackson reviewed the proposed application and the following information was noted:

Planning Committee

Tuesday, June 19, 2012

- the applicants have applied to the City for permission to rezone 6251 Minoru Boulevard from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of five high-rise towers;
- two of the towers (Kiwanis towers) will have 296 seniors affordable housing units to be owned by Kiwanis and the remaining three towers (Carrera towers) will have 335 market housing units to be owned by Polygon;
- the project will result in a new east-west half road along the existing property's northern property line that will connect to Minoru Boulevard, and eventually connect north to Westminster Highway; and
- a ten metre wide road dedication combined with an adjacent 3.5 metre public right of passage are required along the northern property line to accommodate the new east-west road, sidewalk and boulevard; this will act as a new pedestrian connection from Minoru Boulevard to Minoru Park.

Mr. Jackson commented on the current site and noted that the proposed project required that the applicants and the City be creative in achieving their goals in the absence of Federal and Provincial funds for affordable housing.

He reviewed the proposed financial structure and noted that the City would contribute approximately \$5 million from the Affordable Housing Capital Reserve Fund, forgiving costs such as development cost charges, service cost charges, and development application and building permit fees.

He spoke of the nine development sites that are proposed to assist in the financial aspect of the proposed project. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed 'donor' site and are converted to a dollar equivalent using the appropriate AHVT rates. As a result of this mechanism, Kiwanis will require a significantly smaller mortgage, thereby allowing them to keep rents at the lowest possible.

Mr. Jackson stated that the total capital project cost of the Kiwanis affordable housing aspect of the proposed project is expected to be approximately \$58.5 million.

Mr. Jackson stated that the proposed project would provide a net gain of an estimated 40 affordable housing units. Also, he highlighted that the proposal would see the delivery of all the affordable housing units anticipated to be built faster than if they were to remain on their individual sites. Also, he commented that although five of the six proposed donating sites are located in the West Cambie Area, there remains substantial opportunities to potentially build other affordable housing units in the area; therefore, the West Cambie Area will remain a mixed income area.

Planning Committee

Tuesday, June 19, 2012

He commented on the proposed projects consultation, noting the applicant has consulted with the School District No. 38, the Richmond Seniors Advisory Committee, the Minoru Seniors Society Executive Board, Vancouver Coastal Health, and the existing Kiwanis residents. Also, Mr. Jackson advised that considerable effort has been made by both Polygon and Kiwanis to keep the existing Kiwanis tenants informed of the proposed project. For instance, Polygon has established a site office with a community liaison to meet with each of the residents. Also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing.

Mr. Jackson advised that as per the City Centre Area Plan, the City has the discretion to determine whether the proposed density is appropriate given the community benefit derived from the proposed project.

Mr. Jackson spoke of the various road and intersection improvements and the following information was noted:

- the proposal includes 91 vehicle stalls for the Kiwanis project, including ten stalls located within the Carrera parkade;
- the proposal includes 466 vehicle stalls for Carrera residents and visitors; and
- rezoning considerations include the requirement of (i) electrical outlets and specified voltages; (ii) cash contribution for a bus shelter; and (iii) two dedicated visitor stalls for health care workers.

Also, Mr. Jackson commented on the proposed project's public art contribution and utilities, highlighting that the Carrera towers would connect to the City's district energy utility when it becomes available.

In reply to queries from Committee, Mr. Jackson accompanied by Ms. Beno and David Brownlee, Planner II, provided the following information regarding the proposed project:

- the dedicated stalls for health care workers are part of the project's visitor parking analysis;
- there will be sufficient space in the garbage / recycling area to accommodate green waste receptacles;
- the Kiwanis towers will consist of one-bedroom units only;
- the Kiwanis towers incorporate utility efficiencies such as glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings;
- at the Development Permit stage, staff will ensure that that the design allows that the project be accessible by all and connect to Minoru Park;
- if the project were not approved, the City would be left with 40 less affordable housing units and would only see the existing affordable housing units built as opportunities arise;

Planning Committee

Tuesday, June 19, 2012

- given the site's proximity to transit, shopping, medical services, and other amenities like Minoru Park and Minoru Seniors Centre, staff feel that a concentration of seniors in this area is suitable;
- rezoning considerations include elements that will ensure that the various towers of the project proceed in a timely manner;
- Polygon has established a site office with a community liaison to meet with each of the residents; also, a tenant relocation program has been established with funding in place to assist qualifying tenants with finding interim housing, and assisting with the costs of moving;
- utilizing the 2006 Census, approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter) and of these households, 1,995 spend at least 50 percent of their income on rent; and
- in 2011, BC Housing reported that it had 243 Richmond seniors on their applicant registry waiting list.

In reply to queries from Committee, Jack Mullen, representing Kiwanis and Chris Ho, Vice-President of Development, Polygon, provided the following information:

- one-bedroom units are more suitable for affordable seniors housing versus the current bachelor or two-bedroom suites as in the past, if a tenant's spouse passed away, the tenant would be requested to move into a smaller suite;
- one-bedroom units will be able to accommodate two twin beds;
- the Carrera towers will consist of approximately 80 percent two-bedroom units, 10 percent three-bedroom units, and 10 percent one-bedroom units;
- existing Kiwanis residents will have priority tenancy at the proposed new Kiwanis towers;
- Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata; however, the Strata indicated that they had no interest in meeting with Polygon on the project;
- Polygon will be holding a public presentation on Tuesday, June 26, 2012 at the Sheraton Vancouver Airport Hotel from 5:00 p.m. to 8:00 p.m.;
- Polygon will be doing a letter carrier walk that will distribute information regarding the project to residents in the immediate vicinity;

Planning Committee

Tuesday, June 19, 2012

- there will be 14,000 square feet of amenity space that will accommodate a large meeting area, a fitness studio, a games room, and an arts and crafts room;
- the Kiwanis towers do not have guest suites; and
- 80 percent of the Kiwanis towers' units will have universal design features.

As requested by Committee, Mr. Ho indicated that he would monitor the construction and operating costs associated with the two different proposed utilities for the towers.

Mr. Jackson advised that the City has received a total of 71 pieces of correspondence, all but one are opposed to the proposed project.

In reply to a query from Committee, Mr. Jackson advised that the proposed height of the towers is typical of buildings in the City Centre.

Committee was pleased to hear that Polygon will be doing letter carrier walk to inform those in the immediate area of the proposed project.

The Chair advised that should Council endorse this proposal, it would go Public Hearing on Monday, July 16, 2012 at 7:00 p.m. in the Council Chambers.

Adrian Sandu, 6080 Minoru Boulevard, stated that he was opposed to the proposed development. He indicated that he is a member of the Strata Council for the Horizon Towers and stated that the Strata did not want to meet with Polygon on this matter as they did not see any value to such a meeting. Mr. Sandu stated concerns related to excessive density, additional traffic, and the environment. He commented that he was not opposed to the affordable seniors housing aspect of the proposal, however he believed that a low-rise development would better suit seniors. Furthermore, Mr. Sandu cited concern related to the potential shadowing effects the proposed towers would have on the seniors care facility to the north of the subject site. Also, he was concerned with potential aircraft collisions.

In reply to a query from Committee, Ms. Beno advised that the Federal government disinvested in capital funding for affordable housing in 1994 and transferred this obligation to Provinces through social agreements. She stated that currently there is no substantial capital funding available for new affordable housing construction. Also, she stated that the proposed project is an innovative public, private, non-profit partnership approach to achieve the City's affordable housing vision.

In reply to comments from Committee, Mr. Jackson stated that a shadowing study would be conducted. Also, he commented on the proposed parking, noting that there would be approximately 547 stalls for the entire project. As per the CCAP, the site is suitable for higher density and is near transit.

Cllr. Steves left the meeting (5:17 p.m.).

Planning Committee

Tuesday, June 19, 2012

Mr. Jackson provided a brief overview of the CCAP and highlighted the following information:

- the CCAP was adopted by Council in 2009;
- the CCAP sets the stage for future generations to live, work, play and learn in Richmond's City Centre; and
- some key features of the CCAP include (i) a transit-oriented downtown planned to maximize the benefits of the Canada Line light rapid transit system and encourage a shift from car-oriented uses and lifestyles to ones that are more transit- and pedestrian-oriented; and (ii) a network of six "urban villages" in the form of higher-density, transit- and pedestrian-oriented communities.

Mr. Jackson advised that more detailed information on the CCAP is available on the City's website.

Francis Lau, 6080 Minoru Boulevard, stated that the Strata Council for the Horizon Towers advised residents that they could not represent them at an information meeting. He stated that a lot of residents are concerned with the proposal and would like to see changes; however, he noted that it is very difficult to organize such a large group.

Cllr. Steves returned to the meeting (5:20 p.m.).

Richmond resident, 6088 Minoru Boulevard, stated that he believed that the proposed project was not suitable for the site. He agreed that the City requires affordable housing, however he commented that he believed high-rises are the last thing the City needs more of. He believed that low-rise, low-density housing is more appropriate for the proposal's site.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading;*
- (2) *That Bylaw No. 8910, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program;*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

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

Planning Committee

Tuesday, June 19, 2012

- (3) *That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;*
- (4) *That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park);*
- (5) *That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading;*
- (6) *That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading;*
- (7) *That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812;*
- (8) *That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) - Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading; and*
- (9) *That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

CARRIED

4. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8751 COOK ROAD FROM LOW DENSITY TOWNHOUSES (RTL1) TO HIGH DENSITY TOWNHOUSES (RTH3)**
(File Ref. No. 12-8060-20-8917, RZ 04-265950) (REDMS No. 3428667)

In reply to a query from Committee, Edwin Lee, Planning Technician – Design, advised that the initial development sign was vandalized; however, now that a revised proposal has been submitted, a new sign will be put up.

CNCL - 49

Planning Committee

Tuesday, June 19, 2012

It was moved and seconded

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from "Low Density Townhouses (RTL1)" to "High Density Townhouses (RTH3)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY PENTA BUILDERS GROUP FOR A HERITAGE ALTERATION PERMIT AT 3531 BAYVIEW STREET**

(File Ref. No. HA 12-610486) (REDMS No. 3531833)

In reply to a query from Committee, Sara Badyal, Planner II, stated that a Heritage Alteration Permit (HAP) is required as the property is within the Steveston Village Heritage Conservation Area.

It was moved and seconded

That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:

- (a) the demolition and removal of the building;*
- (b) the excavation and removal of associated infrastructure;*
- (c) the temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;*
- (d) the securing of the site; and*
- (e) the installation of new fencing (if needed) with a landscape buffer.*

CARRIED

6. **STEVESTON HERITAGE ZONE**

(File Ref. No.:)

The Chair provided background information and noted that better heritage planning from the Atagi Boatworks to London Farm would ensure the preservation of the area. As a result, the following referral was introduced:

It was moved and seconded

That staff examine creating a heritage planning and design approach from the former Atagi Boatworks up to and including London Farm and report back.

The question on the referral was not called as discussion ensued and it was noted that better heritage planning would ensure that all stakeholders including the Steveston Harbour Authority (SHA) would better conserve Steveston heritage.

Discussion further took place regarding the SHA's recent efforts to design some of their buildings.

CNCL - 50

Planning Committee

Tuesday, June 19, 2012

Mr. Jackson advised that staff could examine this and bring back a memorandum addressing issues related to design.

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

7. PORT METRO VANCOUVER MAP

(File Ref. No.:)

Councillor Steves distributed a map (attached to and forming part of these Minutes as Schedule 1) and commented that the Port has now bought land north to Westminster Highway. As a result, the following **referral** was introduced:

It was moved and seconded

That the designation of the Gilmore Farm and additional Port Metro Vancouver land as indicated on Port Metro Vancouver's Fraser Arms Area Map be referred to staff to investigate and report back to Committee with actions the City can take in an effort to curb the expansion of the Port.

CARRIED

8. ROW-HOUSES

(File Ref. No.:)

Discussion ensued regarding recent amendments to the *Land Title Act* that allow for clear party wall agreements that run with the land in perpetuity. As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine whether there are suitable sites in Richmond for row houses and report back to the Planning Committee.

CARRIED

9. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:51 p.m.).

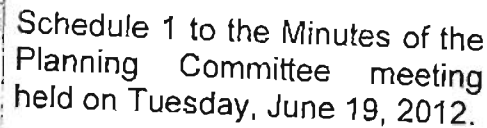
CARRIED

Planning Committee
Tuesday, June 19, 2012

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 19, 2012.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk





Public Works & Transportation Committee

Date: Wednesday, June 20, 2012
Place: Anderson Room
Richmond City Hall
Present: Councillor Linda Barnes, Chair
Councillor Chak Au, Vice-Chair
Councillor Derek Dang
Councillor Harold Steves
Absent: Councillor Linda McPhail
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 Public Works & Transportation Committee held on Wednesday, May 24, 2012, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DEPARTMENT

1. **PROPOSED ROAD SECTIONS IN RICHMOND TO BE ADDED TO TRANSLINK'S MAJOR ROAD NETWORK**
(File Ref. No. 10-6360-12-01) (REDMS No. 3516106)

Victor Wei, Director, Transportation, noted that the figures presented in Table 2 (*Impact of Proposed Changes to MRN and BICCS Funding*), of the report are subject to change as a result of TransLink's current funding situation.

Public Works & Transportation Committee

Wednesday, June 20, 2012

It was moved and seconded

That the map of road sections proposed to be added to TransLink's Major Road Network, as shown in Attachment 1 and described in Table 3 of the staff report dated May 24, 2012 from the Director, Transportation, be endorsed.

CARRIED

2. **PROPOSED CHANGES TO TRANSLINK'S TAXISAVER PROGRAM**

(File Ref. No. 01-0154-04/2012-Vol 01) (REDMS No. 3550714)

Victor Wei, Director, Transportation, advised that TransLink is planning on conducting a public consultation over the summer of 2012, and that the earliest a report on the matter may be anticipated is the fall of 2012.

Frances Clark, Richmond Centre for Disability (RCD), expressed concerns about the process undertaken by TransLink in relation to the proposed changes to the TaxiSaver Program. Ms. Clark stated that the decision about the TaxiSaver Program was made at an in-camera TransLink meeting, and was then placed on an open agenda without warning. She expressed her belief that TransLink should be investigating methods for improving the current program rather than eliminating it, and made the following comments about the services currently provided by HandiDart: (i) users must book with HandiDart many days in advance, and even then, there is no guarantee of service; (ii) users who receive service from HandiDart may not be guaranteed a ride back home; (iii) the TaxiSaver program assists those with lower incomes and medical issues; (iv) a ride from HandiDart has an associated cost of approximately \$30.00 and a ride using the TaxiSaver Program costs approximately \$8.00.

Aileen McCormick, 12931 Gilbert Road, advised that TransLink has contracted out the HandiDart services to an American company. She further advised that the HandiDart contract will expire in 2015, and expressed her belief that the public should have access to the contract details. Ms. McCormick also noted that Peter Hill, Manager Access Transit, TransLink, will be making a presentation in October, 2012, and that she would send members of City Council with an invitation to attend the presentation.

Louise Young, Coordinator, Richmond Seniors Network, advised the Committee of a meeting taking place at Richmond Addiction Services (RAS), at which a discussion related to transportation for seniors, including the TaxiSaver Program will take place. Ms. Young stated that the TaxiSaver Program is only one part of the system, and expressed concern about how the entire system currently places vulnerable seniors at risk. She expressed her opinion that the entire system needs to be reviewed to meet the needs of the increasing population of seniors.

A discussion then ensued among staff and members of Committee about:

Public Works & Transportation Committee

Wednesday, June 20, 2012

- the need for a study by TransLink on how to make the system more efficient;
- the long waits HandiDart users experience as other users are dropped off. It was noted that there are usually five users on a trip, and some may have to wait for an hour or longer before reaching their destination;
- how the TaxiSaver Program provides flexibility, and that most users prefer to use the TaxiSaver Program instead of HandiDart; and
- the need for enhancements to the TaxiSaver Program to reduce the amount of abuse and fraud.

It was moved and seconded

That TransLink be requested to:

- (1) *maintain the TaxiSaver Program;*
- (2) *conduct full consultation, particularly with the Richmond Seniors Advisory Committee and the Richmond Centre for Disability; and*
- (3) *investigate enhancements to the system during the consultation period that meet the needs of the users.*

CARRIED

A Richmond Resident, spoke about the benefits of the TaxiSaver Program, and the concerns related to HandiDart. The delegation stated that since HandiDart does not allow users to bring their carts on board, those who need transportation in order to go grocery shopping are unable to use HandiDart. The delegation also expressed her concerns about the financial burden of transportation for seniors with a limited income, and stated that people with disabilities such as blindness are eligible for free bus passes regardless of their income level.

3. **MANAGER'S REPORT**

Andy Bell, Drainage and Roads Project Engineer, provided an update on the Fraser River Freshnet as per his memo, titled Fraser River Freshnet Update – June 19, 2012 (on file City Clerk's Office).

Victor Wei, Director, Transportation, provided an update on the traffic lights at No. 1 Road and Chatham, and stated that the design would be completed over the summer of 2012, and implementation will follow in the fall. Mr. Wei was requested by the Chair to provide an update regarding the traffic lights to the Army Navy Air Force (ANAF).

Public Works & Transportation Committee

Wednesday, June 20, 2012

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:42 p.m.).

CARRIED

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 20, 2012.

Councillor Linda Barnes
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



Council/School Board Liaison Committee

Date: Wednesday, May 16, 2012

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda Barnes, Chair
Councillor Linda McPhail
School Trustee Donna Sargent
School Trustee Rod Belleza

Call to Order: The Chair called the meeting to order at 9:00 a.m.

AGENDA

It was moved and seconded
That the Council/School Board Liaison Committee agenda for the meeting of Wednesday, May 16, 2012, be adopted with the addition of Item No. 9, Pedestrian Safety at Walter Lee Elementary.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Council/School Board Liaison Committee held on Wednesday, March 28, 2012, be adopted as circulated.

CARRIED

Council/School Board Liaison Committee

Wednesday, May 16, 2012

STANDING ITEMS

1. **JOINT SCHOOL DISTRICT / CITY MANAGEMENT COMMITTEE**
(COR – Dave Semple; RSD – Monica Pamer)

It was moved and seconded

That the Joint School District/City Management Committee notes for the meeting held on Tuesday, May 8, 2012, be received for information.

CARRIED

2. **PROGRAMS**
(COR – Vern Jacques; RSD – Monica Pamer)

None.

3. **SCHOOL PLANNING AND CONSTRUCTION SCHEDULE**
(RSD – Clive Mason)

None.

BUSINESS ARISING & NEW BUSINESS

4. **CURRENT ISSUES THAT MAY BE IMPACTING RICHMOND ADOLESCENTS**
(COR – Kate Rudelier)

Kate Rudelier, Youth Services Coordinator, was available to respond to questions related to the report entitled *Current Issues That May Be Impacting Richmond Adolescents*.

A discussion ensued about an additional report on the matter, entitled *Adolescent Support Team*, dated May 14, 2012, from the Director of Instruction, Learning Services, Board of Education, (attached as Schedule 1, and forms part of these minutes) and Superintendent, Monica Pamer, noted that this report identified the following gaps in five areas of service and support to adolescents:

- Insufficient job placement opportunities for teens with one on one support;
- Mobility to and from after school activities;
- Access to various programs;
- Mental health focused groups for adolescents with mental health disorders or illnesses, and support groups for their parents; and
- Insufficient supported recreational opportunities for students with complex needs.

Council/School Board Liaison Committee

Wednesday, May 16, 2012

Discussion continued about how the City and the Board of Education can jointly follow-up on the identified gaps. The suggestion was made that a report identifying a strategy on how to integrate information and discussions that take place on this matter by the various parties involved be prepared in order to ensure that no information is lost.

Staff was requested to provide an update on the matter at the next Council/Board Liaison Committee meeting, and to send copies of both reports to Vancouver Coastal Health and the Richmond Community Services Advisory Committee (RCSAC).

It was moved and seconded

That the reports entitled Current Issues That May be Impacting Richmond Adolescents, and Adolescent Support, be received for information.

CARRIED

5. **RICHMOND ADDICTION SERVICES' PROPOSAL TO RENEW A FIVE-YEAR PROBLEM GAMBLING PREVENTION AND EDUCATION PLAN**
(COR – Lesley Sherlock)

Lesley Sherlock, Social Planner, advised that Richmond Addiction Services Society (RASS) had received its 2012 grant to continue prevention work in community. Ms. Sherlock noted that a related report to City Council on the matter was anticipated in November 2012.

Ms. Sherlock also advised that in previous years RASS received funding from the Province which was combined with funding from Vancouver Coastal Health for the prevention and treatment of addictions, however, the Province has now contracted a private practitioner who will also be doing similar work in the community.

A discussion then took place about a letter from the City, requesting the Province for continued support of RASS' funding. City staff was requested to provide a copy of the letter to the Board of Education for information. It was also noted that this matter would be added to the next Council/School Board Liaison Committee meeting, and that any comments the Board of Education has on the matter would need to be submitted to City staff by the end of September for inclusion in the November, 2012, report to Council.

It was moved and seconded

That the report entitled Richmond Addiction Services' Proposal to Renew a Five-Year Problem Gambling Prevention and Education Plan be received for information.

CARRIED

Council/School Board Liaison Committee

Wednesday, May 16, 2012

6. **SPORT FOR LIFE**

(COR – Vern Jacques) (Verbal Update)

Vern Jacques, Acting Director, Recreation, provided an update on Sport for Life and spoke about how physical literacy prepares youth in terms of physical movement and skills enabling youth to better take on physical and mental challenges. He also noted how Sport for Life is a companion document to the Sport Hosting Strategy and the Community Wellness Strategy and spoke about the need to develop and keep community volunteers that support sports.

Dave Semple, General Manager, Parks and Recreation, noted that a comprehensive strategies progress report will be available in late fall.

It was moved and seconded

That the verbal update on Sport For Life be received for information.

CARRIED

7. **DISTRICT ANNUAL - A REPORT TO OUR COMMUNITY**

(RSD – Monica Pamer)

Superintendent, Monica Pamer, circulated and reviewed the District Annual - A Report to Our Community (on file City Clerk's Office), and noted that the Report was a pilot project, on which the Board of Education was seeking feedback. Discussion took place about the distribution of the Report to City Council, the community centres, the Intercultural Advisory Committee to include with their newcomer's guide, and the Advisory Committee on the Environment (ACE).

Upon reviewing the section on Aboriginal Education, of the District Annual Report, Ms. Pamer noted that on June 21, 2011, the Richmond School District signed its first Aboriginal Education Enhancement Agreement, (AEEA) called "Our Vision, Our Voices". Committee requested the School District to provide a copy of the agreement to the City for information.

It was moved and seconded

That the Aboriginal Education Enhancement Agreement (AEEA) be added to the next Council / School Board Liaison Committee meeting.

CARRIED

It was moved and seconded

That the District Annual - A Report to Our Community be received for information.

CARRIED

Council/School Board Liaison Committee
Wednesday, May 16, 2012

8. **SIDEWALK CONSTRUCTION ON ODLIN DRIVE**
(COR – Dave Semple) (Verbal Update)

A verbal update was unable to be provided at the meeting, therefore the following information, which was obtained subsequent to the meeting, is provided:

“A staff report is being prepared to be presented to Council recommending a sustainable funding strategy for the construction of walkways on local streets within neighbourhoods to enhance pedestrian safety and mobility. This report will also address the timing of implementing the proposed pedestrian facility on Ash Street between Walter Lee School and Williams Rd. In order to allow for sufficient time to develop such a strategy, the report has now been tentatively scheduled for the July 18, 2012, Public Works and Transportation Committee meeting.”

9. **PEDESTRIAN SAFETY AT WALTER LEE ELEMENTARY**
(COR – Dave Semple) (Verbal Update)

It was noted that the Parent Advisory Council (PAC) had expressed concerns about pedestrian safety at Walter Lee Elementary School. A discussion ensued about the process for handling concerns from PAC, and it was noted that the Traffic Safety Advisory Committee has been involved previously. Staff was requested to permanently place the Traffic Safety Advisory Committee on the agenda for future Council/School Board Liaison Committee meetings.

For more information on this matter please see Item No. 8.

NEXT COMMITTEE MEETING DATE

Wednesday, September 19, 2012 (tentative date) at 9:00 a.m. in the Anderson Room

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (10:18 a.m.).

CARRIED

Council/School Board Liaison Committee
Wednesday, May 16, 2012

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on Wednesday, May 16, 2012.

Councillor Linda Barnes
Chair

Shanan Dhaliwal
Executive Assistant
City Clerk's Office



City of Richmond

Report to Committee

10 (S) June 12 2012

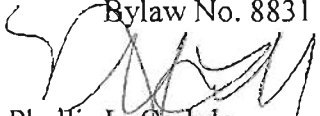
To: Community Safety Committee
From: Phyllis L. Carlyle
General Manager, Law & Community Safety
Re: Anti-Idling Initiatives & Regulation on Public Property

Date: May 15, 2012

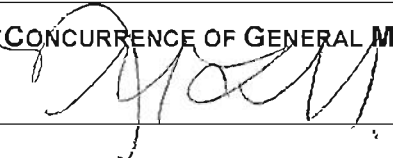


File:

Staff Recommendation

1. THAT the City proceed with Option 2 as outlined in the staff report dated May 15, 2012 from the General Manager, Law & Community Safety titled Anti-Idling Initiatives and Regulation on Public Property;
2. THAT Traffic Bylaw No. 5870, Amendment Bylaw No. 8829 (Attachment 3) be introduced and given first, second and third reading;
3. THAT Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 8830 (Attachment 4) be introduced and given first, second and third reading; and
4. THAT Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8831 (Attachment 5) be introduced and given first, second and third reading.


Phyllis L. Carlyle
General Manager, Law & Community Safety
(604.276.4104)

Att. 5

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
	Budgets	<input checked="" type="checkbox"/>		
	Sustainability	<input checked="" type="checkbox"/>		
	Fleet	<input checked="" type="checkbox"/>		
	Law	<input checked="" type="checkbox"/>		
	Parks	<input checked="" type="checkbox"/>		
Transportation	<input checked="" type="checkbox"/>			
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 	

Staff Report

Origin

At the regular Council meeting held February 12, 2007, the following resolution was passed:

That staff comment and report on the feasibility of introducing an anti-idling bylaw.

Staff was also requested to evaluate and provide information on any anti-idling bylaws that are in effect in other communities. This report responds to the referral and provides recommended action for addressing unnecessary vehicle idling in the City.

Background

Anti-Idling Impacts

According to the Federal Government, Canadian motorists idle their vehicles an average of 5 to 10 minutes a day. This activity contributes to the negative health and environmental impacts generally resulting from vehicle use, including:

- degrading air quality through vehicular exhaust emissions;
- contributing to climate change through greenhouse gas emissions; and
- consuming non-renewable resources and fiscal resources.

“...more than 10 seconds of idling uses more fuel than restarting the engine. As a rule of thumb, if you're going to stop for 10 seconds or more – except in traffic – turn the engine off. You'll save money.”

Natural Resources Canada

Idling can also increase vehicular wear and tear. According to Natural Resources Canada, idling is not an effective way to warm up a vehicle, even in cold weather. Modern engines need no more than 30 seconds of idling on winter days before driving can begin and excessive idling can actually damage engine components including the vehicle's cylinders, spark plugs and exhaust system.

Drivers often idle their vehicles while running errands, waiting in queues, as well as at pick-up and drop-off zones.

The recent publication of the British Columbia Ministry of the Environment in January 2012 titled: '2011 Inventory of Air Quality Bylaws in British Columbia' covering vehicle idling, open burning and wood burning appliances (full text of the report is available at <http://www.bcairquality.ca/reports/pdfs/bylaws-2011.pdf>) includes the following:

- BC Emission Sources in 2009 showed that:
 - 31.23% of volatile organic compounds (VOC) are from Transportation;
 - 66.01% of nitrogen oxides (NOx) are from Transportation;
 - the reaction of VOC and NOx emissions produce ground level ozone (O3); and
 - ground level ozone is a health damaging air pollutant linked to respiratory problems such as asthma and bronchitis;

- the total number of vehicle idling bylaws enacted by BC municipalities as of 2011 totalled 46 – an increase of 170% over the 2007 total of 17; and
- 24% of BC municipalities have vehicle idling bylaws covering more than 50% of the province's population.

City of Richmond Actions

Since September 2004, Richmond has embarked on initiatives to reduce unnecessary idling, both corporately and within the Richmond community. Key initiatives include:

- Fleet Operations Idle-Free Educational Initiative;
- City of Richmond and Richmond School District Community Idle-Free Initiatives;
- City of Richmond Climate Change Showdown; and
- Council's Sustainable Green Fleet Policy # 2020.

These initiatives are described in more detail in **Attachment 1**.

Effectiveness of a Bylaw Approach

The purposes for anti-idling bylaws vary. The first anti-idling bylaw was enacted to address noise. Since then, most bylaws have been enacted in colder climates to target smog reduction with more recent bylaws being introduced as a control measure for greenhouse gas (GHG) emissions which would be the situation in Richmond.

Within Richmond, enforcement staff frequently discovers vehicles idling unnecessarily on public streets and on City-owned property including large transports, dump trucks, taxis and charter buses. The availability of an enforcement tool such as a clear and effective bylaw would assist as a deterrent in these instances.

A summary of the bylaws implemented in British Columbia is provided in **Attachment 2**. Key observations include:

- the perceived value of a bylaw as an opportunity to engage people in constructive dialogue and inform them about the impacts of idling;
- anti-idling bylaws are viewed predominately as an effective tool to promote voluntary compliance when enforcement is undertaken; and
- a strong educational campaign associated with the launch of a clear and effective bylaw is viewed as a fundamental component for achieving significant results.

While some municipalities across Canada have considered passing idling control bylaws but have elected not to implement a regulatory structure, this decision has largely been based on the perception that anti-idling bylaws are difficult to enforce and that the focus of resources on education is expected to achieve greater results.

However, there is a wide range of opinions that exists on the relative value of voluntary versus regulatory approaches for promoting idle-free behaviour. Advantages of implementing a bylaw include:

1. an additional degree of seriousness and legitimacy is afforded to the issue of idling;
2. an opportunity to conduct an enforcement blitz is created; and
3. an opportunity to engage in building community awareness is provided.

The ability to conduct effective enforcement is a key concern. According to a recent study conducted by Natural Resources Canada which reviewed the effectiveness of municipal bylaws, there are a number of problematic elements with implementing anti-idling bylaws. Key challenges, as revealed by this study and insight provided by neighbouring municipalities, include:

- effective enforcement on a complaint basis is not practical - drivers of idling vehicles have most often moved from the scene by the time an enforcement officer can attend;
- municipal departments do not have sufficient resources to address new anti-idling bylaw enforcement activities except as an add-on to existing parking and traffic safety patrols;
- bylaws alone are likely to be ineffective and need to be accompanied by a high-profile public education campaign; and
- a concerted effort is required to effectively develop and implement idle-control bylaws.

Some effective campaigns have included targeted signage at local schools and community centres to remind drivers to limit their vehicle idling. City staff will be exploring such a program to augment the launch of the proposed bylaw enhancements.

Resource Impacts for Implementing Anti-Idling Bylaws

The City's Community Bylaws Division considers that any full-time enforcement of an anti-idling bylaw within its existing resources would impact its ability to carry out its current duties and responsibilities. For example, enforcement of an anti-idling bylaw as a stand-alone program would be relatively time-consuming as an officer would need to observe each potential offence over the prescribed time, and this would detract from the time available to devote to existing duties.

However, as an additional tool within existing parking and safety/liability patrols, school safety patrols and Canada Line patrols, the bylaw enhancements would be very effective with no financial impact except for the unpredictable revenue from any violations that may be issued.

Analysis

Effectiveness of Current City of Richmond Action

The City of Richmond has undertaken various successful initiatives that support anti-idling behaviour and with limited impact on existing resources. In particular, the City has made strong strides in placing its own house in order, with both the implementation of a corporate awareness program and implementation of a formal policy prohibiting unnecessary corporate idling through the City's Sustainable Green Fleet policy.

The City's fleet initiatives include:

- anti-idling education and expectations as part of driver training, orientation and assessment programs;
- incorporation of energy-efficient LED lighting into specifications for new vehicles to reduce the draw on battery power and the idling of vehicles when emergency lighting is employed; and
- planned attempts to incorporate alternate battery technology for operating auxiliary equipment as the cost of such technology declines.

Options Available for Richmond

Option 1 – Continue Present Level of Internal Anti-Idling Initiatives (Not recommended)

While the City should be recognized for the internal efforts and initiatives to date, which are outlined in **Attachment 1**, additional steps can be taken to more effectively deal with unnecessary idling and the level of GHG produced within the City limits.

Option 2 – Implement:

- **An Enhanced Program to Augment Internal Initiatives and Promote Public Education and Awareness; and**
- **An Effective and Cost-Effective Regulatory Framework**
(Recommended)

Enhanced Program to Augment Internal Initiatives and Promote Public Education and Awareness

Research indicates that public education and dialogue is a critical component of any approach aimed at reducing the impacts of vehicle idling in a community. Staff believes that an enhanced education and community awareness campaign is an important step towards changing public behaviour with regard to vehicle idling.

Accordingly, it is staff's recommendation that the City continue to adhere to and enhance its existing Sustainable Green Fleet Policy, which prohibits unnecessary idling and supports the development of partnerships to raise awareness and foster anti-idling behaviour in the community.

Proposed considerations to enhance the City's present approach include:

- strengthening of community awareness through web site development; to be led by the City's Transportation Division and undertaken within existing program resources;
- enhancement of the City's Climate Change Showdown initiative;
- coordination of a dedicated signage program with City departments and agencies to highlight the necessity to reduce the unnecessary idling of vehicles; and
- providing a recap of these initiatives and regulations, for information, to the City's Traffic Safety Advisory Committee which includes Richmond School Board, Transportation Division, ICBC, RCMP and Community Bylaws Division.

Anti-Idling Regulation & Enforcement

Staff recommends implementation of anti-idling enhancements at this time to the City's Traffic Bylaw No 5870 and Parking (Off-Street) Regulation Bylaw No 7403, as well as amendments to the City's Notice of Bylaw Violations Dispute Adjudication Bylaw No 8122 to define infractions and representative fines, due to the following considerations:

- it is expected that, in concert with public awareness initiatives, the existence of a bylaw deterrent will result in greater benefits with respect to air quality improvement;
- these additional regulations and their enforcement would only apply to City-owned or controlled property as outlined in the respective bylaws;
- the enforcement of an effective anti-idling bylaw in concert with existing traffic and parking patrols would be cost-effective and would not require any additional resources or affect other existing duties;
- an anti-idling bylaw is not difficult to enforce as a final alternative; and
- an anti-idling bylaw would naturally compliment and support the City's enhanced public educational and awareness programs.

Financial Impact

None.

Conclusion

Unnecessary vehicle idling is generally considered to be a negative behaviour that contributes to atmospheric destabilization and significantly degrades air quality. To date, the City of Richmond has undertaken strong leadership action, establishing a comprehensive anti-idling policy for fleet operations and supporting community action in partnership with other Richmond departments and agencies.

Over the last few years, Canadian municipalities in growing numbers have taken action to support idle-free behaviour and discourage unnecessary vehicle idling. Generally, action has involved the joint implementation of an educational campaign designed to raise awareness and inspire action and a complimentary bylaw regulating such unwanted activity.

This report concludes that there is merit in implementing an anti-idling bylaw in Richmond and concludes that this would aid existing momentum in place through current educational-based initiatives in Richmond and provide a more effective opportunity for promoting and advancing idle-free behaviour in Richmond's residents, businesses and visitors.



Wayne G. Mercer
Manager, Community Bylaws
(604.247.4601)

WGM:wgm

City of Richmond: Anti-Idling Education and Awareness Action Initiatives

Action by the City of Richmond on anti-idling began in 2004 with initial corporate efforts aimed at reducing City fuel use. City action has since grown to include inter-departmental coordinated action and partnerships with the broader Richmond community aimed at realizing the suite of health, financial and environmental benefits. An overview description of the main City action initiatives to date is provided below.

City's Fleet Operations Idle-Free Initiative

The City's Fleet Operations Idle-Free Initiative was initiated in 2004 to reduce unnecessary idling of City fleet vehicles as part of an overall fuel reduction plan. The idle-free initiative targeted all drivers operating vehicles out of the City's works yard and educated drivers about the air quality and health impacts associated with vehicle emissions. The City of Richmond was recognized by the Fraser Basin Council as a regional pioneer of idle-free initiatives.

City of Richmond and Richmond School District Community Idle-Free Initiative

Building on the success of the idle-free program at the City's Works Yard, City staff partnered with Richmond School District #38 staff to co-ordinate a Pilot Idle-Free Program involving two Richmond secondary schools in 2005. This Pilot Program was an initiative under the Richmond Community One-Tonne Challenge.

Since 2006, the Pilot Program has evolved, involving a greater number of students and more schools. By 2007, sufficient momentum had been built that the School District was able to continue the idle-free initiative without City support.



City of Richmond Climate Change Showdown

The Climate Change Showdown, delivered by the non-profit BC Sustainable Energy Association, is an innovative workshop taught throughout the province in elementary schools to help students learn about climate change through games and activities. This program also includes a month-long take-home challenge for students and their families to reduce energy use and GHG emissions at home. Individuals and classes are then eligible to win prizes based on the amount of GHGs reduced.

City of Richmond Sustainable Green Fleet Policy

In 2006, the City adopted a Sustainable Green Fleet Policy #2020 aimed at achieving the highest, most cost-effective and sustainable fleet performance and ultimately best value for the City of Richmond. The policy identifies best practices to be used for fleet management, including formally establishes an anti-idling performance requirement for City operations.

Metro Vancouver (Greater Vancouver Regional District)

Municipality	Bylaw Name	No Idling of Unattended Vehicles	Time Constraint on Idling	No Bylaw yet, but have Policy~	Exceptions:	Other:
City of North Vancouver	<u>Street and Traffic Bylaw No. 6234, 1991</u> (Consolidated in 2010)		3 minutes		- Vehicles in traffic, armoured vehicles, emergency vehicles, parades, races etc.	
District of North Vancouver	<u>Street and Traffic Bylaw No. 7125, 2004</u> (Consolidated in 2009)		3 minutes		- Vehicles in traffic, armoured vehicles, emergency vehicles, parades, races etc.	
Langley City	<u>Traffic Regulation Bylaw No. 2352, 2000</u> (Consolidated in 2008)	X				
Langley Township	<u>Highway and Traffic Bylaw No. 4758, 2010</u> (Consolidated in 2011)	X	5 minutes			Idling permitted in loading/unloading zones only
Lions Bay	<u>Anti-Idling Bylaw No. 416, 2010</u>		1 minute		- Passengers are embarking or disembarking, emergency vehicles, armoured vehicles, etc.	
Nanaimo	<u>Street Traffic Bylaw No. 6027</u> (Consolidated in 2009)		3 minutes		- Emergency vehicles, armoured vehicles, parades, races, vehicles powered for use of heating or refrigeration systems etc.	Bylaw does not apply when outside temperature is below freezing or above 30 degrees Celsius
Port Moody	<u>Anti-Idling Bylaw No. 2859, 2010</u>	X	3 minutes	Applies to municipal vehicles only	- Emergency vehicles, vehicles undergoing repairs, armoured vehicles, parades, races, vehicles in traffic etc.	
Richmond				Applies to municipal vehicles only		
Surrey	<u>Highway and Traffic Bylaw No. 13007, 1997</u> (Consolidated in 2011)	X	3 minutes		- Emergency vehicles, vehicles undergoing repair, parades, races, armoured vehicles etc.	
Vancouver	<u>Motor Vehicle Noise and Emission Abatement Bylaw No. 9344, 2006</u> (Consolidated in 2011)	X	3 minutes		- Emergency vehicles, armoured vehicles, parades, races, vehicles idling in order to operate machinery, and buses while passengers are embarking or disembarking	
West Vancouver	<u>Good Neighbour Bylaw No. 4380, 2004</u>		5 minutes		- Vehicles undergoing repairs, emergency vehicles or idling in order to operate machinery	



**Traffic Bylaw No. 5870,
Amendment Bylaw No. 8829**

The Council of the City of Richmond enacts as follows:

1. Traffic Bylaw No. 5870, as amended, is further amended, at Section 1 by adding the following, in alphabetical order:

IDLE, IDLING means the operation of the engine of a **vehicle** while the **vehicle** is not in motion.

MOBILE WORKSHOP means a **vehicle**:

- (a) containing workshop equipment powered by the motor or engine of the **vehicle** and that must be operated inside or in association with the **vehicle**; or
- (b) serving as a facility for taking measurements or making observations or conducting maintenance or construction and operated by or on behalf of a municipality, public utility or police, fire or emergency service.

2. Traffic Bylaw No. 5870, as amended, is further amended at PART TWO, Section 12 by deleting Subsection 12.15 and substituting the following:

12.15 Idling

12.15.1 No person shall cause or permit a **vehicle** to **idle** at any one time:

- (a) for more than three minutes unless queued with stopped traffic in the travel portion of the **street**; or
- (b) while unattended.

12.15.2 Subsection 12.15.1 does not apply to a **vehicle**:

- (a) in the course of the performance of police, fire, ambulance or other emergency duties including training activities;
- (b) assisting in an emergency activity;
- (c) contracted or owned by the **City** or the province of British Columbia while conducting public utility services;

- (d) of a **public utility corporation** while conducting service on related utilities;
- (e) operating as a tow truck;
- (f) contracted or owned by the **City** while conducting bylaw enforcement;
- (g) for which **idling** is required as part of a repair or regular pre-check maintenance process;
- (h) engaged in a parade or race or other event approved by the **City**;
- (i) **idling** while passengers are in the course of embarking or disembarking where such actions may take more than three minutes;
- (j) used to transport money or valuables in a secure manner and in which a person remains to guard the contents in the course of the loading or unloading of the money or valuables;
- (k) required to use heating or refrigeration systems powered by the motor or engine for the preservation of perishable cargo; or
- (l) while being used as a **mobile workshop**.

12.16 Where an area is subject to two or more parking limitations, the more restrictive regulation shall apply.

3. This Bylaw is cited as “**Traffic Bylaw No. 5870, Amendment Bylaw No. 8829**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division

APPROVED for legality by Solicitor



**Parking (Off-Street) Regulation Bylaw No. 7403,
Amendment Bylaw No. 8830**

The Council of the City of Richmond enacts as follows:

1. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended, at PART THREE by adding the following after Section 3.3:

3.4 Idling

3.4.1 No person shall cause or permit a **vehicle** to **idle** at any one time:

- (a) for more than three minutes; or
- (b) while unattended.

3.4.2 Subsection 3.4.1 does not apply to a **vehicle**:

- (a) in the course of the performance of police, fire, ambulance or other emergency duties including training activities;
- (b) assisting in an emergency activity;
- (c) contracted or owned by the **City** or the province of British Columbia while conducting public utility services;
- (d) of a **public utility corporation** while conducting service on related utilities;
- (e) operating as a tow truck;
- (f) contracted or owned by the **City** while conducting bylaw enforcement;
- (g) for which **idling** is required as part of a repair or regular pre-check maintenance process;
- (h) engaged in a parade or race or other event approved by the **City**;
- (i) **idling** while passengers are in the course of embarking or disembarking where such actions may take more than three minutes;
- (j) used to transport money or valuables in a secure manner and in which a person remains to guard the contents in the course of the loading or unloading of the money or valuables;
- (k) required to use heating or refrigeration systems powered by the motor or engine for the preservation of perishable cargo; or
- (l) while being used as a **mobile workshop**.

2. Parking (Off-Street) Regulation Bylaw No. 7403, as amended, is further amended, at PART EIGHT by adding the following, in alphabetical order:

IDLE, IDLING

means the operation of the engine of a **vehicle** while the **vehicle** is not in motion.

MOBILE WORKSHOP

means a **vehicle**:

- (a) containing workshop equipment powered by the motor or engine of the **vehicle** and that must be operated inside or in association with the **vehicle**; or
- (b) serving as a facility for taking measurements or making observations or conducting maintenance or construction and operated by or on behalf of a municipality, public utility or police, fire or emergency service.

3. This Bylaw is cited as "**Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 8830**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of
Richmond

Bylaw 8831

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8831

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding to the end of the table in Schedule A of Bylaw No. 8122 the content of the table in Schedule A attached to and forming part of this bylaw.
2. This Bylaw is cited as "Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 8831".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating Division

APPROVED for legality by Solicitor

SCHEDULE A to BYLAW NO. 8831

SCHEDULE A to BYLAW NO. 8122

Designated Bylaw Contraventions and Corresponding Penalties

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
	Period of Time from Receipt (inclusive)		n/a	29 to 60 days	1 to 28 days	61 days or more	n/a
Traffic Bylaw No. 5870 (1992)	Permitting a vehicle to idle for over 3 minutes	12.15(a)	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
	Permitting a vehicle to idle while unattended and unlocked	12.15(b)	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
Parking (Off-Street) Regulation Bylaw No. 7403 (2002)	Permitting a vehicle to idle for over 3 minutes	3.4(a)	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a
	Permitting a vehicle to idle while unattended and unlocked	3.4(b)	No	\$ 75.00	\$ 60.00	\$ 100.00	n/a



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager
Re: Provincial Office of the Seniors Advocate

To: Planning Comm. June 14, 2012
Date: June 13, 2012
File: /

Staff Recommendation

That:

1. The following resolution regarding the Office of the Seniors Advocate, as attached to the report "Provincial Office of the Seniors Advocate" dated June 13, 2012 from the General Manager of Community Services, be forwarded to UBCM for consideration at the 2012 UBCM Convention:

WHEREAS the BC Ombudsperson released "The Best of Care: Getting it Right for Seniors (Part 2)" with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released "Improving Care for B.C. Seniors: An Action Plan" in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson's recommendations:

- *be independent and fully resourced;*
 - *focus on home and community care, as well as health promotion services;*
 - *provide proactive, systemic advocacy;*
 - *prepare and enforce procedures regarding seniors' care facility complaints, inspections and reporting;*
 - *be accessible and responsive to BC's diverse and growing seniors population; and*
 - *support local and provincial seniors' organisations.*
2. A letter be sent to the Premier, with copies to the appropriate Minister and Richmond MLAs, regarding proposed roles and functions of the Office of the Seniors Advocate.

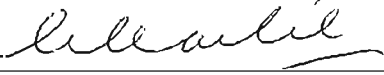


June 13, 2012

- 2 -



Cathryn Volkering Carlile
General Manager

Att. 3

REPORT CONCURRENCE			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Intergovernmental Relations & Protocol Unit		<input checked="" type="checkbox"/>	
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

In February 2012, the BC Ombudsperson released an extensive report with recommendations regarding seniors' care, "The Best of Care: Getting it Right for Seniors (Part 2)". The report included 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors. Key recommendations are outlined in **Attachment 1**.

Concurrent with the Ombudsperson's report publication, the Province released a response, "Improving Care for B.C. Seniors: An Action Plan". The Plan includes a number of key actions that the Province will undertake to implement the Ombudsperson's recommendations. The first action is appointing a Seniors Advocate "to assist and protect seniors receiving public and private community and health care services and ensure complaints are resolved."

The Province has committed to establishing an Office of the Seniors Advocate, and is currently conducting province-wide public consultations regarding the role and function of the Office.

The Richmond Seniors Advisory Committee (RSAC) had previously requested that Council endorse the Ombudsperson's recommendations but, following discussion with their Council Liaison, decided to make a more specific request. The RSAC subsequently focused on proposed Provincial actions, and drafted a letter highlighting their priorities for the Office of the Seniors Advocate. The RSAC resolved at their June 2012 meeting to request that a letter based on the attached be sent to the Province (**Attachment 2**).

Analysis

1. Letter Regarding the Office of the Seniors Advocate

The RSAC proposes in **Attachment 2** that the Office of the Seniors Advocate:

1. be independent and fully resourced,
2. focus on home and community care, as well as health promotion services,
3. provide proactive, systemic advocacy on behalf of BC seniors,
4. prepare and enforce procedures regarding seniors' care facility complaints, inspections and reporting process,
5. be accessible and responsive to BC's diverse and growing seniors population, and
6. support local and provincial seniors' organizations.

The RSAC provides rationale for why each area is deemed critical for the Office to undertake. Staff concur that each of these areas is key to ensuring that seniors are supported and cared for in the best possible manner. With our rapidly increasing seniors population, the importance of this Office in ensuring seniors well-being cannot be underestimated.

2. UBCM Resolution

The Union of BC Municipalities (UBCM) is currently receiving resolutions for consideration at the September 2012 Convention. A draft resolution outlining RSAC priorities for the Office of the Seniors Advocate is attached for Council's consideration (**Attachment 3**). The UBCM deadline for resolutions is June 30, 2012.

Staff surveyed other Lower Mainland municipalities to determine if others were considering putting forward such a motion, but no affirmative responses were received.

Financial Impact

There is no financial impact.

Conclusion

After reviewing the Ombudsperson's recommendations and the Provincial response, the RSAC has identified priority roles and functions for the proposed Office of the Seniors' Advocate. As consultations regarding this Office are currently underway, the RSAC is requesting Council support in shaping how this Advocate can best ensure the well-being of seniors. Staff also recommend Council's consideration of a UBCM resolution supporting the RSAC request.



Lesley Sherlock
Social Planner
(604-276-4220)

LS:ls



News Release

www.bcombudsperson.ca

For Immediate Release

NR12-01

February 14, 2012

IMPROVING THE CARE OF SENIORS: OMBUDSPERSON RELEASES REPORT WITH 176 RECOMMENDATIONS

VICTORIA – Today Ombudsperson Kim Carter released a 400 plus page report on her office's three year investigation into the care of seniors in British Columbia. *The Best of Care: Getting it Right for Seniors in British Columbia (Part 2)* is a comprehensive and in depth investigation that makes 143 findings and 176 recommendations. The recommendations are designed to improve home and community care, home support, assisted living and residential care services for seniors.

"Our report focuses on key areas where significant changes should be made with many recommendations that can be implemented quickly," says Carter. "We need to provide a renewed commitment to some of the most deserving and vulnerable members of our communities; a commitment that focuses on their needs, listens to their concerns and respects their choices."

The report makes specific recommendations to the Ministry of Health and the five regional health authorities. These recommendations include:

- Providing clear information to seniors and their families; tracking key home and community care data and reporting it publicly in an annual home and community care report
- Supporting seniors and families in navigating the home and community care system
- Protecting seniors through consistent reporting and tracking of abuse and neglect
- Protecting those who complain in good faith about home and community care services from any adverse consequences for doing so
- Assisting seniors to continue to live at home by assessing the adequacy of current home support programs and analysing the benefits and costs of expansion
- Ensuring objective and enforceable standards of care for home support services
- Ensuring fair and equal treatment by immediately making certain that no seniors in assisted living are charged for services and benefits that are included in the assessed client rate
- Establishing an active inspection, monitoring and enforcement program in assisted living residences
- Ensuring equal treatment, benefits and protection of seniors in residential care by establishing one legislative framework that applies to all residential care facilities
- Ensuring fair treatment by not charging fees to seniors involuntarily detained in residential care under the *Mental Health Act*
- Ensuring objective and enforceable standards of care for seniors in residential care
- Enhancing dementia and end-of-life care services in residential care

During the investigation, the Ombudsperson found that the Ministry of Health has not made sure that seniors and their families have access to adequate assistance and support to navigate the complex home and community care system; has not analyzed whether the home support program is meeting its goal of assisting seniors to live in their own homes as long as it is practical; and that it is ineffective and inadequate for the Ministry of Health to rely on responding to complaints and serious incident reports as its main form of oversight for assisted living. The Ombudsperson also found that the Ministry of Health's decision to maintain two separate legislative frameworks for residential care has resulted in unfair differences in the care and services seniors receive and the fees they pay.

"Our goal is for there to be consistent, province-wide standards and processes that treat seniors across B.C. in a fair and equitable manner," adds Carter.

While the health authorities have responded to some of the recommendations in the report, the majority of the Ombudsperson's recommendations are currently being considered by the Ministry of Health. The Ombudsperson will monitor progress that is made on the recommendations and report the results through the office's website.

The Ombudsperson launched her systemic investigation into seniors' care issues in 2008. Part 1 of the Ombudsperson's report, *The Best of Care: Getting it Right for Seniors in British Columbia (Part 1)* was released in December, 2009. It contained 10 recommendations that focused exclusively on issues affecting seniors in residential care.

The Best of Care: Getting it Right for Seniors in British Columbia (Part 2) is available at www.bcombudsperson.ca.

Also released today are two additional investigation reports related to seniors' care issues. Both reports and news releases can be found at www.bcombudsperson.ca. They are:

- *On Short Notice: An Investigation of Vancouver Island Health Authority's Process for Closing Cowichan Lodge*
- *Honouring Commitments: An Investigation of Fraser Health Authority's Transfer of Seniors from Temporarily Funded Residential Care Beds*
- *Read the Seniors' Report (Part2)*
- *FACT Sheet*

-30-

For further information:

Alexis Lang Lunn
Outreach, Information & Education Officer
Office of the Ombudsperson
www.bcombudsperson.ca

250-356-7740
alunn@bcombudsperson.ca

Home and Community Care Services

In this report, the Office of the Ombudsperson examined three types of health services for seniors that fall under Home and Community Care Services: home support, assisted living and residential care. Delivering the service is the responsibility of five regional health authorities and while there is legislation that regulates the provision of services, much of the actual operation is guided by policy. Each year, over 50,000 seniors in B.C. and their families are impacted by home and community care services.

Our Role

The Ombudsperson is an independent officer of the legislature appointed pursuant to the *Ombudsperson Act*. In this investigation, we looked into the administrative actions of provincial authorities with the goal of ensuring they deal with people and deliver services in a fair and equitable manner.

The Investigation

The seniors investigation was launched in 2008 and in 2009 the Ombudsperson released the results of the first part of the investigation with *The Best of Care (Part 1)*. That report focussed on three residential care issues – residents' rights, public information, and the role of resident and family councils.

The second part of the investigation looked at general home and community care issues, home support, assisted living and residential care and the role of the authorities involved. Issues investigated include access to services, adequacy of information, standards of care, complaints processes, and monitoring and enforcement. The investigation resulted in a report that makes 143 findings and 176 recommendations. The report, issued in three volumes, can be viewed by selecting: Overview (summary), Volume 1 (full report on home and community care, home support, assisted living) and Volume 2 (full report on residential care).

Authorities Involved with the Investigations

The Ministry of Health, the Ministry of Housing, the Fraser Health, Interior Health, Northern Health, Vancouver Coastal and Vancouver Island Health authorities were involved in the investigation.

Key Recommendations (R)

Home and Community Care

- Provide clear information to seniors and their families and track key home and community care data and report it publicly in an annual home and community care report (R) 1 to 5, 9 to 11 and 19
- Support seniors and families in navigating the home and community care system (R) 22
- Protect seniors through consistent standards for training, registration, and criminal records checks for all care aides and community health workers (R) 23 to 26
- Protect seniors through consistent reporting and tracking of abuse and neglect (R) 27 to 32
- Protect those who complain in good faith about home and community care services from any adverse consequences for doing so (R) 33

Home Support

- Assist seniors to continue to live at home by assessing the adequacy of current home support programs and analysing the benefits and costs of expansion (R) 34
- Ensure equal treatment by developing consistent and adequate time allotments for home support activities (R) 35
- Support seniors by establishing a set time frame within which seniors requiring home support will receive services (R) 36 to 38
- Enhance home support by including continuity of care as an underlying principle (R) 40
- Ensure objective and enforceable standards of care for home support services (R) 42 and 43

Assisted Living

- Ensure the Office of the Assisted Living Registrar ceases to contract with the Health Employers Association for staff (R) 51
- Ensure fair and equal treatment by ensuring immediately that no seniors are charged extra for services and benefits that are included in the assessed client rate (R) 53
- Ensure there is a legal foundation for any expansion of services and a concurrent increase in the monitoring and enforcement powers of the registrar (R) 54 to 56
- Support Seniors by establishing a timeframe within which seniors requiring assisted living will receive service (R) 63 to 65
- Protect seniors by establishing a clear, consistent and fair process for assessing whether they are still able to live in assisted living (R) 59 to 61, 67
- Ensure objective and enforceable standards of care for assisted living (R) 69
- Provide legally enforceable tenancy rights to assisted living residents (R) 82 to 84
- Enhance protection of seniors by establishing a single, accessible process to respond to all complaints about assisted living (R) 75 to 81
- Enhance protection of seniors by improving reporting of serious incidents (R) 85 to 87
- Establish an active inspection, monitoring and enforcement program (R) 88 and 89

Residential Care

- Ensure equal treatment, benefits and protection of seniors in residential care by establishing one legislative framework that applies to all residential care facilities (R) 94 to 96
- Provide choice and offer flexibility in moving into residential care (R) 100, 117, 119 and 120
- Act transparently by providing seniors and their families with the information they need to make decisions about placement (R) 102 to 107
- Enhance the transparency of the admissions process by establishing a standard admissions agreement and by bringing Part 3 of the *Health Care (Consent) and Care Facility (Admission) Act* into force (R) 86-87
- Ensure fair treatment by not charging seniors involuntarily detained in residential care under the *Mental Health Act* fees (R) 130 to 132
- Ensure objective and enforceable standards of care for seniors in residential care (R) 133 and 134
- Establish consistent rules on the use of restraints (R) 135 to 137
- Ensure there are clear legal requirements that apply to obtaining consent for the administration of medication (R) 139 to 141 and 154
- Establish specific staffing standards for residential care facilities (R) 142 to 143
- Enhance dementia and end-of-life care services in residential care (R) 145 to 147
- Provide a simple and responsive complaints process (R) 148 and 149
- Improve the reporting of incidents, inspections, monitoring and enforcement practices (R) 152, 153, 156 to 167
- Establish more transparent and flexible processes for moves between facilities and moves on closure of facilities (R) 168 to 176

Additional Notes on the Recommendations

Recommendations can also be accessed by selecting links to the following: [home and community care](#), [home support](#), [assisted living](#), [residential care](#), and by [region](#). The full list is available in the [Overview](#) and [Volume 2](#)



Richmond Seniors Advisory Committee
Serving Richmond since 1991



June 13, 2012

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

Dear Mayor and Councillors:

Re: Provincial Office of the Seniors Advocate

At the June 13 meeting of the Richmond Seniors Advisory Committee (RSAC), it was moved:

"That the RSAC request that Council send a letter to the Province regarding the role and function of the Office of the Seniors Advocate as suggested in the attached document."

Please find attached a proposed letter for Council to consider sending to the Province, as consultations regarding the role of the proposed Office of the Seniors Advocate are currently underway. The suggestions contained therein reflect priorities identified by our Committee with the well-being of Richmond, and indeed all BC seniors, in mind.

Thank you for considering this request.

Kathleen Holmes
Chair, Richmond Seniors Advisory Committee

:ls

June 13 , 2012

Seniors Action Plan
Ministry of Health
PO Box 9825, STN PROV GOV
Victoria, BC V8W 9W4

Re: SENIORS ADVOCATE

We write to support the provincial government's recent announcement that an Office of the Seniors' Advocate will be established, and to outline key features needed for an effective mandate.

The creation of an effective advocate position is an important step towards implementing the BC Ombudsperson's comprehensive recommendations for improving access and accountability in BC's system of home and community care. As the Ombudsperson's recent report (The Best of Care: Getting it Right for Seniors in British Columbia – Part 2) makes clear, the need for an advocate is not simply the result of isolated incidents of abuse or inappropriate care, but rather reflects widespread systemic problems. As such, it is vital that the new Office of the Seniors' Advocate have an independent, proactive and systemic mandate, including a focus on health promotion, and also be accessible and responsive to BC's diverse seniors population.

1. Independent and Fully Resourced

The Office of the Seniors' Advocate must be established as an independent office of the BC Legislature with an obligation to report publicly on an annual basis or more often if necessary. The Seniors' Advocate should be structured similarly to the powers and responsibilities of the Representative for Children and Youth. It is extremely important that the Seniors' Advocate be independent, fully resourced and report directly to the full legislature.

2. Focus on home and community care as well as health promotion services for seniors

The Office of the Seniors' Advocate should focus on BC's home and community care system as well as health promotion services that have the potential to improve seniors' health and well-being, reduce the use of expensive acute care services, and support seniors to live independently in their homes for as long as possible. The Advocate's mandate should focus on the current services offered through home and community care (home support, home care, assisted living, rehabilitation, residential care, and end-of-life care/palliative care), and in addition:

a) Ensure access to social supports for seniors who are unable to maintain social connections on their own (such as outreach programs that reduce isolation, social activities, health education and exercise programs that promote healthy aging) and access to basic services such as assistance with meal preparation, cleaning and house maintenance.

b) Ensure appropriate monitoring of the broader determinants of health such as affordable housing and accessible, affordable transportation that support seniors to live independently in their homes for as long as possible.

3. Proactive, systemic advocacy on behalf of BC seniors

Rather than be complaints-driven only, the Office of the Seniors' Advocate should be mandated to:

a) Advocate on behalf of seniors to ensure that home care, community care and health promotion services meet their needs, and that seniors have the ability to advocate for enhancements to these services. The advocate must, in collaboration with the ombudsperson, ensure that all the recommendations in her Report, "The Best of Care: Getting it Right for Seniors in British Columbia (Part 2)" are implemented.

b) Ensure that systematic monitoring, review, and public reporting on home care, community care and health promotion services, funded or contracted, are provided by the provincial government and its service agencies.

c) Ensure that legislated protection is provided to those employees and users of services in health care facilities and concerned members of the public who complain or provide information on instances of abuse, inadequate or lack of care in such facilities.

d) Ensure that seniors at all levels of care and all ethnic groups receive the same level of service provided by the government in Acute Care, Home Support, Assisted Living and Residential Care.

e) Work collaboratively with the Ministry of Health, health authorities, service providers, and seniors' organizations to improve the integration and standardization of services and to ensure a responsive and accountable system of home care, community care and health promotion services.

f) Provide a range of advocacy services to seniors and/or people caring for them, including sufficient resources to support self-advocacy and community-based advocacy, monitoring and addressing problems in existing complaints processes, and in some cases advocating directly on behalf of seniors.

g) Ensure that the above activities and supports focus on the needs of vulnerable and/or marginalized seniors, including First Nations, immigrant and visible minority seniors, the frail elderly, seniors with low incomes and LGBT seniors.

4. Complaints, Inspections and Reporting Process

a) There must be specific guidelines and they must be enforceable and enforced.

b) Inspections of any and all seniors' care facilities should be at random, not known in advance and exemptions from compliance be monitored by either the Advocate or an outside qualified third party.

5. Accessible and responsive to BC's diverse and growing seniors population

It is important for the Advocate's mandate to reflect the size, diversity and vulnerability of BC's growing senior's population, and the complexity of seniors' health-related needs. Appropriate processes and resources will be required to identify key issues of concern to seniors in local communities across the province, and from different sub-populations (such as frail seniors, First Nations, immigrant, visible minority seniors, and LGBT seniors).

6. The new Advocate's mandate should:

- a) Ensure local and provincial seniors' organizations have the resources to conduct outreach to their respective communities in order to identify emerging and long-standing issues of concern, and provide information to these communities about the Advocate's work.
- b) Provide a range of in-person and online opportunities for seniors' organizations to engage with the Office of the Seniors' Advocate, including a yearly in-person meeting with key provincial organizations.

We look forward to participating in further dialogue in regard to the Office of the Seniors' Advocate.

Sincerely,

Richmond City Council

Cc The Honourable Michael de Jong, Minister of Health
 Mike Farnworth, Opposition Critic for Health
 Katrine Couroy, Opposition Critic for Seniors and Long-Term Care
 Kim Carter, BC Ombudsperson
 Heather Devine, Seniors Action Plan Team

Proposed UBCM Resolution: OFFICE OF THE SENIORS ADVOCATE

WHEREAS the BC Ombudsperson released “The Best of Care: Getting it Right for Seniors (Part 2)” with 176 recommendations to improve home and community care, home support, assisted living and residential care services for seniors;

AND WHEREAS the Province released “Improving Care for B.C. Seniors: An Action Plan” in response, including the commitment to establish an Office of the Seniors Advocate;

AND WHEREAS the Province conducted public consultations in June and July 2012 to help shape the role and functions of this Office;

THEREFORE BE IT RESOLVED that the UBCM request that the provincial government ensure that the Office of the Seniors Advocate will, to sufficiently address the BC Ombudsperson’s recommendations:

- be independent and fully resourced;
- focus on home and community care, as well as health promotion services;
- provide proactive, systemic advocacy;
- prepare and enforce procedures regarding seniors’ care facility complaints, inspections and reporting;
- be accessible and responsive to BC’s diverse and growing seniors population; and
- support local and provincial seniors’ organisations.




City of Richmond

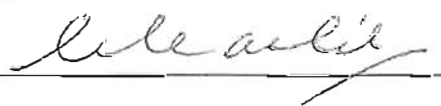


Report to Committee

To: Planning Committee *To: Planning Comm. June 19, 2012*
From: Cathryn Volkering Carlile **Date:** May 30, 2012
General Manager – Community Services **File:** 08-4057-05/2012
Re: **Project Specific Financial and Policy Considerations for the Proposed**
Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard

1. That the recommendations in the staff report dated May 30, 2012 from the General Manager, Community Services, to provide financial support by the City to Richmond Kiwanis Senior Citizens Housing Society for the proposed Kiwanis Towers affordable housing project at 6251 Minoru Boulevard, be endorsed, subject to the following conditions being satisfied:
 - a. Richmond Rezoning Bylaw 8500, Amendment Bylaw No. 8914 (RZ 11-591685) being adopted; and
 - b. Confirmation from the Kiwanis Seniors Housing Society that the required funding and/or financing has been secured.
2. That the Kiwanis Towers development be approved as a special development circumstance, meeting the Affordable Housing Strategy and other City policy requirements, as outlined in the staff report dated May 30, 2012 from the General Manager, Community Services, titled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard.
3. That Official Community Plan Amendment Bylaw No. 8915 to amend the City Centre Area Plan (dated September 14, 2009), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.
4. The Official Community Plan Amendment Bylaw No. 8916 to amend the West Cambie Area Plan (dated July 24, 2006), as set out in the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be introduced and given first reading.

5. That Bylaws No. 8915 and No. 8916, having been considered in conjunction with:
- the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
- are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
6. That Bylaw No. 8915 and No. 8916, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
7. That amendments to the Richmond Affordable Housing Strategy (dated May 9, 2007), as set out in **Attachment 3** of the staff report dated May 30, 2012 from the General Manager of Community Services, entitled "Project Specific Financial and Policy Considerations for the Proposed Kiwanis Towers Affordable Housing Development at 6251 Minoru Boulevard", be approved as Addendum No. 4 to the Richmond Affordable Housing Strategy.
8. That staff work with the Richmond Kiwanis Senior Citizens Housing Society applicant team to assist in the development of a tenant management plan to address: operation and tenant management, resident amenity planning, and community networking and partnership opportunities for the delivery of housing and resident programming.
9. That \$5,452,672 be allocated to Kiwanis Towers Affordable Housing Development from the existing City Wide Affordable Housing projects.
10. That staff bring forward reports to Council to request funds for the Kiwanis project as part of the Capital Budget process or through a special report, if required


 Cathryn Volkering Carlile
 General Manager – Community Services
 (604-276-4068)
 Att. 4

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Budgets	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Development Applications	<input checked="" type="checkbox"/>		
Policy Planning	<input checked="" type="checkbox"/>		
Real Estate	<input checked="" type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On July 22, 2009, Council passed the following motion:

That staff develop and bring forward to the Planning Committee options for funding on a case by case basis of development cost charges and servicing costs for affordable housing projects.

This report responds to the above referral, specifically pertaining to a proposed redevelopment of the Kiwanis Senior's Housing Complex. The report provides information on the Kiwanis redevelopment proposal. It includes a rationale to utilize the City's Capital Affordable Housing Reserve Funds to support the development of subsidized, low-income housing for seniors through the provision of City contributions to cover development cost charges, servicing costs and municipal permit fees for the project and a portion of the construction costs of the project.

In addition to the 2009 referral, staff also brought forward the Kiwanis/Polygon concept last year, prior to the submission of the application, to City Council for discussion. The proposed concept was supported by Council.

Analysis

The City has received a Rezoning application from Polygon Carrera Homes Ltd. ("Polygon") in collaboration with the Kiwanis Senior Citizens Housing Society ("Kiwanis") for the development of the Kiwanis Towers low income seniors rental housing at 6251 Minoru Boulevard. The proposed affordable housing portion of the development consists of 2 concrete towers containing a total of 296 1-bedroom units and 710 square metres of resident indoor amenity spaces ("Kiwanis Towers Project").

The Affordable Housing Strategy prioritizes the use of affordable housing reserve funds for subsidized housing to support low income households (i.e. rents below what is stipulated in the Strategy for low end market rental units). In addition, Affordable Housing Reserve Fund allocations are determined through a competitive proposal call process (i.e. the City-owned site at 8111 Granville Avenue/8080 Anderson Road), with exception given to Council approved affordable housing projects in special development circumstances to:

- Meet senior government funding deadlines, and
- Confirm that funding has or will be obtained from other levels of government and other partners.

The Kiwanis request for the 6251 Minoru Boulevard affordable housing development has been reviewed as a "project-specific" special development circumstance that is proposing to:

- Secure rents below the Affordable Housing Strategy rates;
- Seek financial support from other levels of government;
- Meet the Affordable Housing Reserve Fund Policy funding priority for the provision of subsidized rental housing (i.e. low income seniors); and

- Align with the Affordable Housing Strategy proposal review and approval criteria.

Subject to Council approval, the proposed Kiwanis and City-owned sites will be the only affordable housing developments at this time to be considered for municipal capital funding support that varies from the City's standard affordable housing and OCP policies. Further details of the Kiwanis review and determination for funding are outlined below and described in this report.

As part of the proposal, Kiwanis has requested City financial support for the proposed Kiwanis Tower project, to include:

Kiwanis Towers Financial Project Summary:

Financial Contribution Category	Total Amount	Current Funding Source
Kiwanis Proposed Equity Contribution	\$21,070,000	Kiwanis
City Contribution: Affordable Housing Value Transfers from Polygon projects (Subject to Council approval and provided that City receives such funds)	\$18,690,406	City of Richmond through affordable housing value transfers from Polygon projects.
City Contribution:	\$ 2,147,204	City of Richmond
City Contribution: Municipal Contribution towards Development Cost Charge, Servicing Cost Charge, and Building Permit Fees	\$ 3,305,468	City of Richmond
Remaining Estimated Financing Required (*Total reflects proposed contributions being applied, as noted above)	\$13,275,922	Kiwanis to secure mortgage (BC Housing providing construction financing and arranging mortgage)
Total Gross Capital Construction Project Costs (A fixed construction contract has been negotiated between Kiwanis and Polygon)	\$58,489,000	

*Total financing costs are subject to BC Housing financing approval terms and requirements. Kiwanis reports \$16,581,390 for BC Housing financing costs, which doesn't reflect the proposed City contribution towards DCC, SC, and Municipal Permit costs.

Average Tenant Rents: \$680-\$830 (Rents may be lower based on final requirements for financing)

Total Shelter Costs: \$755-\$905 (Includes rent, average electrical charges, and tenant insurance)

A Housing Agreement to secure 296 units of low-income rental housing for seniors will be registered on title. A subsequent report will be brought forward to Council outlining the terms and conditions for the housing agreement.

This report provides an overview and analysis of the Kiwanis request with respect to:

Section A: City Policy considerations to support the Kiwanis Towers financial support request, and

Section B: Affordable Housing Strategy requirements and considerations.

Section A: City Policy Considerations and Proposed City Contributions to Support the Kiwanis Towers Financial Support Request

To support the viability of the project and to further Kiwanis' ability to provide tenant rents below what is stipulated in the Affordable Housing Strategy, the proposal involves the following financial offsets:

- Existing funds in the City's Capital Affordable Housing Capital Reserve Fund, and
- Affordable Housing Value Transfers from current and proposed Polygon projects, (note: further details of the proposed transfer method and outcomes are outlined below).

Staff had previously conducted a review to determine what funding sources could be utilized to provide financial support for the affordable housing projects. Through the review, it was identified that the Affordable Housing Statutory Reserve Fund Policy-5008, Section 5.15 of the Zoning Bylaw 8500 and Affordable Housing Operating Reserve Fund Bylaw No. 8206 required amendments to align with the Affordable Housing Strategy and other City requirements for the allocation and distribution of Affordable Housing Reserve Funds.

Council endorsed the proposed amendments to the above Bylaws and policy at its meeting of April 10, 2012. The Bylaw and amendments were subsequently adopted. The amendments provide Council with the authority to direct:

1. Different proportions of contributions to the Affordable Housing Reserve Funds, from time to time, to support affordable housing special development circumstances, and
2. Capital financial support for specific affordable housing developments for affordable housing project eligible costs that include:
 - a) Municipal fiscal relief (i.e. development cost charges, costs related to the construction of infrastructure required to service the land, and development application and permit fees).
 - b) The construction of infrastructure required to service the land on which the affordable housing is being constructed; and
 - c) Other costs normally associated with construction of the affordable housing (e.g. design costs, soft costs).

A. Proposed City Contribution: Affordable Housing Value Transfers

Kiwanis is requesting the City's consideration of financial support for the proposed Kiwanis Towers development to support the financial viability of the project, and to provide tenant rents below what is stipulated in the City's Strategy. Kiwanis is requesting Council consideration of approval for affordable housing value transfers from Polygon sites that have or will require the provision of affordable housing.

The proposal identifies values for converting the requirement to provide affordable housing units into a cash-in-lieu equivalent (referred to in this report as Affordable Housing Value Transfers or AHVT) for several current and proposed Polygon developments. These AHVTs are proposed to be deposited into the City's Affordable Housing Capital Reserve Fund and then, at the City's discretion, allocated to the Capital construction costs of the proposed Kiwanis Towers development.

The City hired G.P. Rollo & Associates (GPRA), land economists, experienced in affordable housing matters, to:

1. Work with the City and Polygon to analyze the proposed AHVT rates;
2. Review the proposed AHVT's to support the Kiwanis site; and
3. Generate a calculation method that is sound and reasonable, without creating an on-going incentive for developers to deviate from standard City policy.

The AHVT rate has been determined as the difference between the cost to produce a unit and the average market value of the affordable housing units, utilizing Richmond specific market analysis. From the GPRA analysis, it was determined that the affordable housing value transfer for developments *where developers do not intend to keep the affordable housing portion of their density bonus* granted for developing affordable housing on the transfer site will be:

- A. \$160 sf. for wood-frame construction, and
- B. \$225 sf. for concrete projects.

These rates would apply where the developer pays the AHVT rate and doesn't choose to build the affordable housing square footage either on the development site or another site in the City. This reduces the gross buildable area by the affordable housing square footage and common areas that are no longer required.

It is important to note that should developers opt to keep the affordable housing portion of their density bonus, granted for developing affordable housing on another transfer site, the amounts are higher and will be:

- A. \$230 sf. for wood-frame construction, and
- B. \$278 sf. for concrete projects.

Kiwanis is requesting that the City accept AHVT contributions for the following current and proposed Polygon developments. If Council approves the proposed developments, Kiwanis is requesting that 100 percent of the contributions be allocated to the City's Capital Affordable Housing Reserve Fund and at the City's discretion (provided that the amounts have been collected), be used to support the Kiwanis Towers project. It is important to note that rates are derived for the purpose of the Kiwanis Development Tower project only and should not be used for future projects. The request includes:

Project	Affordable Housing Value Transfer Rate	Affordable Housing Square Feet	Total Contribution
Mayfair Place 9399 Odlin Road (16 Built, Secured Units) RZ 10-537689 (West Cambie Area)	\$160/ sf.	13,896 sf. actual built area	\$2,223,360
Cambridge Park 9500 Odlin Road (22 Built, Secured Units) RZ 08-408104 (West Cambie Area)	\$160/sf.	17,010 combined built area (Cambridge, Wishing Tree and Fisher Gate)	\$2,721,600
Carrera (Market side/Kiwanis) 6251 Minoru Boulevard RZ 11-591685 (Pending Council Approval) (City Centre)	\$225/sf.	18,071 sf.	\$4,066,031
Mueller 8331, 8351, 8371 Cambie Rd. & 3651 Sexsmith Rd. RZ 11-591985 (Under Review By Staff) (City Centre)	\$225/sf.	23,277 sf.	\$5,237,409
Alexandra Road East 9331, 9393, 9431, 9451 & 9471 Alexandra Road RZ 12-598503 (Under Review By Staff) (West Cambie)	\$160/sf.	9,817 sf.	\$1,570,741
Alexandra Road West 9491, 9511, 9531 & 9591 Alexandra Road RZ 12-598506 (Under Review By Staff) (West Cambie)	\$160/sf.	17,945 sf.	\$2,871,264
Total			\$18,690,406

*Above amounts are subject to the City's final determination, subject to annual review and construction price index adjustments, as required.

Kiwanis is applying for construction and mortgage financing from BC Housing. The proposed affordable housing value transfers will support the non-profit affordable housing provider to qualify for Provincial Project Approval for financing.

B. Proposed City Contribution: Cash-In-Lieu Contributions

Cash-in-lieu contributions are deposited to the City's Affordable Housing Reserve Fund to support the City's ability to purchase or acquire land for affordable housing development and to leverage funding opportunities to work with senior levels of government and community-based groups to support the City's affordable housing objectives.

On July 24, 2006, Council adopted the West Cambie-Alexandra Amenity Guidelines- Policy 5044. The guidelines developed developer contribution guidelines for developers seeking a density bonus through rezoning applications in the West Cambie area.

In 2007, a total of \$2,147,204 was received from the Polygon Hennessey Green (9800 Odlin Road; RZ 06-354959) and Meridian Gate (9288 Odlin Road; RZ 06-344033) projects in the West Cambie area. The projects contributions were deposited to the City's Affordable Housing Reserve Fund to be used for Affordable Housing Capital Projects in the West Cambie area.

Kiwanis has requested that an amount equal to the voluntary housing contributions of \$2,147,204 made by Polygon for the Hennessey Green and Meridian Gate projects be disbursed towards the Kiwanis Tower Projects.

C. Proposed City Contribution: Development Cost Charge, Service Cost Charge and Building Permit Fees

Due to limited senior government capital funding for subsidized rental housing development, an integrated funding approach is required to leverage financial support from various sources.

In addition, Kiwanis is requesting consideration of City contributions toward the development cost charge, service cost charge, development application and/or building permit fees to support their efforts to provide tenant rents that are below the rates stipulated in the Strategy. Their request has been reviewed utilizing a criteria generated from comparative research of current municipal grant initiatives. A summary of the assessment is as follows:

Criteria Requirements	Kiwanis Tower Project	Eligibility
<i>The eligible applicant must be a non-profit society or non-profit developer</i>	Richmond Kiwanis Seniors Housing Society has operated Seniors housing at the Minoru location since 1959.	Constitution registered on September 21, 1959 B.C. Registered Society Business Number on file.
<i>A written request from the applicant indicating the number of units to secure rents below what is stipulated in the Affordable Housing Strategy</i>	The affordable housing development consists of: 296 subsidized, seniors rental units The 2012 affordable housing strategy stipulates a \$925 maximum rent for a 1-bedroom unit, in accordance with Housing Income Limits published by CMHC.	A rezoning application has been received for the proposed development. Kiwanis will secure rents ranging between \$680-\$830 per month. The total shelter costs will range between \$755-\$905 per month (i.e. rent, electrical and tenant liability insurance costs).

<i>The rents must be secured below the Affordable Housing Strategy in perpetuity.</i>	Terms to be Secured through a City's Housing Agreement and Housing Covenant registered on title in perpetuity.	Rents and income threshold limits and annual verification of tenant eligibility are subject to the City's requirements as outlined in the Housing Agreement.
<i>Confirmation that funding from at least one source has been committed and/or secured (e.g. a partner from another level of government, private sector, or non-profit sector).</i>	Kiwanis equity contribution (\$21 M) BC Housing Financing Provisional Provincial Approval has been provided to Kiwanis. Proposed City contributions.	Final Provincial Project Approval will be processed upon receiving confirmation that the project has received the required municipal approvals and has met the BC Housing financing requirements. BC Housing to have 1 st priority on construction financing agreements. City to assume 2 nd priority on mortgage and other security.
<i>The applicant has submitted a sound financial, business, and a resident amenity plan.</i>	A financial pro forma has been received to include capital construction costs and on-going operating/maintenance budget requirements. On behalf of Kiwanis, Polygon to facilitate a tenant relocation program during construction to include: move out, move in, and temporary rental placement and assistance. In addition, Kiwanis and Polygon representatives are working with the City through a collaborative multi-stakeholder initiative (i.e. City, BC Housing, Vancouver Coastal Health, BC Non-Profit Housing Association, and BC Hydro) to support the rezoning process, development of an affordable housing provision rationale and a communications process.	Polygon has been hired by Kiwanis to oversee the development and construction management of the proposed Kiwanis Towers development. City staff facilitated a multi-stakeholder project communications process to support: 1) BC Hydro Thermal Comfort and Energy Modeling to maximize: energy efficient building design, life cycle operation cost analysis, and non-profit provider and tenant utility savings. 2) Resident amenity and service program planning (e.g. community health spaces). 3) Operations and Management plans (i.e. tenant management, operation and maintenance requirements and best practices).
<i>Housing is to be owned and operated in the long-term by a non-profit society, non-profit housing provider or government body.</i>	A City Housing Agreement and Housing Covenant will be registered on title to ensure use is secured in perpetuity. BC Housing to register a Section 219 Covenant on Title, which will expire 5 years after the mortgage being paid in full.	Kiwanis Senior Housing Society will retain ownership and oversee the management of the proposed Kiwanis Towers Development as senior low-income rental housing.

The development cost charge, service cost charge, development application and/or building permit fees are calculated by the total square feet of buildable, residential area that is designated for subsidized, affordable rental housing. The contribution by the City for the payment of these costs is proposed to come from the City's Affordable Housing Capital Reserve Fund. The estimated costs are:

CITY CONTRIBUTION: CATEGORY	AMOUNT
Development Cost Charges	\$2,160,118
Building Permit Fees	\$691,000
Servicing Cost Charges - Road Works	\$196,950
Servicing Cost Charges - Water	\$72,150
Servicing Cost Charges - Storm	\$74,100
Servicing Cost Charges - Sanitary	\$40,950
Servicing Cost Charges - Hydro / Telephone	\$42,900
Servicing Cost Charges - Service Connection Fees	\$27,300
Total City Contribution	\$3,305,468

*Offsite services were based on a pro-rated land area calculation between Polygon's adjacent Carerra development and Kiwanis. Kiwanis was allocated 39% of the total costs. Actual costs of Servicing Agreements will not be finalized until engineering design is approved and the contract for construction that will include servicing related costs is secured. Should the actual values exceed \$454,350; any additional level requests are to be provided in writing from the Kiwanis Society to include confirmed values and are subject to the City determination and approval requirements.

Summary: The Kiwanis Towers project meets the non-profit eligibility requirements to apply for a City contribution for the payment of Development Cost Charge, Service Cost Charge, and Building Permit fees. The City's contribution would support Kiwanis to achieve financial viability and to maintain rents below the Strategy rates.

Section B: City policy and Affordable Housing Strategy proposal review considerations

The Richmond OCP Bylaw Preparation Consultation Policy 5043 provides direction regarding the consultation requirements for an OCP amendment. The Policy requires a local government to consider opportunities for consultation with persons, organizations and authorities that may be affected by the enactment, repeal, or amendment of an OCP bylaw. The consultation process for the Kiwanis proposed development included two components to address the physical nature and affordable housing arrangements, as noted below:

A. Physical nature of the proposed Kiwanis development

Community consultation details about the physical nature of the proposed Kiwanis development are outlined in the report entitled, "Application by Polygon Development 275 Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", dated May 30, 2012 from the Director of Development.

B. The affordable housing arrangements of the proposed Kiwanis development

The Strategy's affordable housing proposal review criteria focuses on supporting non-profit affordable housing providers to build capacity to respond to existing and emerging affordable housing needs. Staff worked with Kiwanis Seniors Housing Society and Polygon to build relationships, provide resources, generate stakeholder consultation, and facilitate technical analysis for the support for affordable housing development that includes the provision of cash contributions to support affordable housing in special development circumstances.

The collaborative, multi-stakeholder consultation process included participation from:

<i>BC Non-Profit Housing Association</i>	<ul style="list-style-type: none"> - Provided assistance in the facilitation of the BC Hydro Thermal Comfort and Energy Modeling - Provided non-profit resources and technical support to Kiwanis, Polygon and the City.
<i>BC Hydro</i>	<ul style="list-style-type: none"> - BC Hydro New Construction Program to conduct the Thermal Comfort and Energy Modeling
<i>BC Housing</i>	<ul style="list-style-type: none"> - Collaborative Project Communications support - Project Financing, Operations and Management expertise and best practice information.
<i>Vancouver Coastal Health</i>	<ul style="list-style-type: none"> - Collaborative project communications support - Facilities, Minoru Residence, communications, community partnership, and senior tenant health and well-being considerations.
<i>CHIMO Crisis Services (Outreach and Advocacy)</i>	<ul style="list-style-type: none"> - Provided tenant assistance, support and input into the Kiwanis Tenant Relocation Program implementation.
<i>Seniors Advisory Committee</i>	<ul style="list-style-type: none"> - Provided Kiwanis and Polygon feedback about the proposed development with respect to senior and community issues.
<i>Seniors Minoru Place Society Executive Board</i>	<ul style="list-style-type: none"> - Provided feedback about the proposed development and key resident and community amenity planning considerations for seniors.
<i>City staff</i>	<ul style="list-style-type: none"> - Facilitated inter-department collaboration to provide technical, communications, planning, and community services support to Kiwanis and Polygon. - Community Services staff provided applicants with the Affordable Housing Strategy proposal review criteria and utilized the information to guide the collaborative process.

Further collaboration is recommended, due to the significant proposed investment of municipal resources that is being requested for the project, as well as, to support Kiwanis in the development of resident amenity programming, community networking and partnership opportunities to effectively meet the projected increase and diverse needs of the seniors to be housed in the proposed development.

It is believed that the Policy 5043 requirements have been met through the consultation process. Further opportunities for input by residents, business, organizations, and property owners will be provided at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

1. Proposed Amendments to City Centre Area Plan (CCAP)- Section 4.1.(n)- Density Bonusing- Affordable Housing

On September 14, 2009, the City Centre Area Plan was adopted by Council. In accordance with the Richmond Affordable Housing Strategy, an affordable housing density bonusing approach is included in the City Centre Area Plan to be used for rezoning applications in the City Centre.

Existing Policy Requirements

Apartments and mixed use developments over 80 residential units are required to construct affordable housing units on site.	Make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
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An amendment to the CCAP Section 4.1 is required to allow developers to provide cash contributions for affordable housing in special development circumstances that include apartments or mixed use developments over 80 units, which meet the City's Affordable Housing Strategy and Policy requirements. The proposed amendment to Bylaw No. 8915 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the City Centre Area (**Attachment 1**).

Proposed Amendment to be added (**in bold**)

Apartments and mixed use developments over 80 residential units	Construct and make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing, <u>or</u> <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u>
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2. Proposed amendments to the West Cambie Area Plan- Section 9.3, Objective 3

On July 24, 2006, the West Cambie Area Plan was adopted and includes the following policy for affordable housing density bonuses for properties within the Alexandra quarter:

Existing Policy Requirements

Density Bonusing- Affordable Housing	<p>a) Density Bonusing will be offered to developers where they build affordable housing with their development;</p> <p>b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g. 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;</p> <p>c) Conceptually, the increased density bonus (DB) will be allocated, as follows:</p> <ul style="list-style-type: none"> • One-third of the DB, for affordable housing; and • Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive. • Note that this formula may vary slightly, based on an economic analysis during the development application review process. <p>d) City staff and developers will work together to achieve this goal.</p>
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An amendment to the West Cambie Area Plan density bonusing amenity provisions for affordable housing is required to permit cash contributions towards affordable housing in special development circumstances. The proposed amendment to Bylaw No. 8916 reflects the recommended amendment that is required to facilitate the contributions from the current and proposed Polygon developments within the West Cambie Area (**Attachment 2**).

Proposed Amendment to be added (in bold)

Density Bonusing- Affordable Housing	<p>e) <u>Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.</u></p>
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3. Affordable Housing Policy proposed amendments- Policy Area #2

Policy area 2, recommendations 9 and 10 of the Affordable Housing Strategy outlines the requirements for the use of regulatory tools and approaches to facilitate the creation of new affordable housing.

Existing requirements – Policy Area #2, Recommendation No. 9 and 10

Affordable Low End Market Rental Housing	
#9)	In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007.
#10)	<p>Where an affordable housing unit density bonusing approach is provided for apartment and mixed use developments involving more than 80 residential units:</p> <ul style="list-style-type: none"> a) at least 5% of the total residential building area (or a minimum of 4 residential units) should be made available for affordable low end market rental purposes; b) the unit sizes and number of bedrooms will be determined by the City; and c) the affordable low end market rental units will be subject to a housing agreement registered on title.

The City has historically recognized the value of securing built affordable housing in areas throughout Richmond. Therefore, any decision on accepting AHVT contribution in place of requiring the constructed affordable housing units for the purpose supporting the proposed Kiwanis Towers project should not be viewed as a precedent or shift from the City's standard requirement to implement the affordable housing built requirements as part of the density bonus provisions in each planning area (e.g. City Centre Area Plan and West Cambie Area Plan).

However, as a special development circumstance, to facilitate the AHVTs to support the creation and funding of seniors rental housing at the Kiwanis Towers project, an amendment to the Affordable Housing Strategy Policy Area 2 is required (**Attachment 3**). The proposed amendment, presented below and in Attachment 3, will uphold the City's preferred method of securing units through the density bonusing approach and will allow for AHVT contributions to City approved affordable housing projects in special development circumstances.

Proposed Amendment to be added (in bold)

Affordable Low End Market Rental Housing	
#9a)	<p>In order to meet the City's targets for affordable low end market rental housing, a density bonusing approach involving the provision of affordable housing units as an amenity be utilized for apartment and mixed use developments involving more than 80 residential units for rezoning applications received after July 1, 2007, and</p> <p><u>In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other</u></p>

#10d)	<p><u>City requirements.</u></p> <p><u>In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.</u></p>
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4. Policy and Impact Assessment to the City's Affordable Housing Needs

The proposed development and request for affordable housing value transfers will support the provision of much needed low-income, senior rental housing and the financial viability of the Kiwanis project. However, the proposed transfers also raises socio-economic and policy questions, such as:

1. Is it the best use of significant municipal investment of resources (i.e. Affordable Housing Reserve Funds and the conversion of secured, built affordable housing units to market housing) to support affordable housing for one targeted population group (i.e. low-income seniors) versus a broader range of groups?
2. What is the impact of accepting AHVT contributions to the Low End Market Rental Inventory?
3. How will the proposed Kiwanis Towers affordable housing development meet the Affordable Housing Strategy's long-term estimated housing needs and objectives?

A diverse affordable housing supply is required to support Richmond's low income households. According to 2001 Core Need Household data and 2006 Census reflects that:

- Approximately 4,120 or 25 percent of Richmond renter households are core need households (i.e. spending more than 30 percent of income on shelter),
- Of these households, 1,995 spend at least 50 percent of their income on rent (INALH). INALH households face extreme affordability challenges and risk of homelessness, and
- 25 percent of Richmond's seniors are low-income (i.e. below Statistic Canada's Low Income Cut Off values), representing the third highest proportion of low income seniors in the region.

Richmond's Official Community Plan (OCP), Section 3.2, anticipates a significant increase in the City's senior population over the next two decades. The Richmond population is projected to increase by 163 percent or 38,000 more individuals, comparing to a region-wide forecast rate of 118 percent. This will contribute to an increasing demand for diverse housing forms, specialized housing and assisted rental housing for low income senior households.

The 2006 Census reports the Richmond seniors' population at:

Richmond Seniors by Age Category

Age Group	Total
Total Seniors- 55 Years and above	42,625
55-64 Years	21,260
65-74 Years	11,885
75 Years and above	9,480

The 2006 Census reports 42,625 seniors (55 years and above) reside in Richmond. The areas with the highest number of seniors are: City Centre, Steveston, Broadmoor, and Blundell. Given the growing demand and varying housing and support needs required for seniors, close proximity to services and community amenities, as well as, affordable, accessible and aging-in-place housing options are required.

Richmond's Seniors Income Distribution

Annual Income Range	Number of Persons	Affordable Shelter Cost
Under \$15,000	16,675	\$375 and below
\$15,000-\$29,999	10,305	\$375-\$750
\$30,000-\$44,999	6,300	\$750-\$875
\$45,000-\$59,999	3,735	\$1,125-\$1,500
\$60,000 and over	4,670	\$1,500 and above
Total With After-Tax Income	41,690	

The average reported senior income was reported at \$41,690. Of the 85,250 Richmond residents who are 55 and over, 25 percent are low-income, representing the third highest proportion of low income seniors in the region. There were 830 senior households over the age of 65 that reported spending at least 50 percent of their annual income on total shelter costs, which is reflected in the table below:

INALH Senior Households

Richmond	1996	2001	2006
45-54	775	1245	1340
<i>Renters</i>	260	500	395
<i>Owners</i>	510	745	950
55-64	320	500	675
<i>Renters</i>	110	170	215
<i>Owners</i>	205	330	460
65 +	645	705	830
<i>Renters</i>	380	335	345
<i>Owners</i>	260	370	485

*INALH (In need and spending at least 50 percent on housing/shelter)

Affordable Housing Strategy Priorities and Use of Reserve Funds

The Affordable Housing Strategy prioritizes the use of Affordable Housing Reserve Funds to support the development of subsidized rental housing to meet the needs of low-income households with rents below what is stipulated in the Affordable Housing Strategy. The Strategy's current maximum income threshold is \$37,000 and maximum rent is \$925 for a 1-Bedroom unit. Since the inception of the proposed development, it was clearly identified that the Affordable Housing Strategy, Affordable Housing Reserve Fund policy, and proposed Affordable Housing Value Transfer initiative prioritize the use of reserve funds and value transfer of affordable housing units to be utilized for project's that will secure rents below what is stipulated in the Strategy for low end market rental units.

Providing adequate, affordable, and suitable housing stock becomes challenging with decreased, committed Senior Government funding for affordable housing. Due to the absence of such funding, Kiwanis is requesting a significant amount of municipal fiscal support to achieve their project's financial viability goals. The challenge persists for Kiwanis to achieve a financially

viable non-profit operation, while meeting the Affordable Housing Strategy and tenant income requirements.

Kiwanis' current housing program provides 122 units of low-income senior rental housing with monthly rents of \$360; whereas, the proposed Kiwanis Towers development will provide rents ranging between \$680 to \$830. Kiwanis estimates that shelter costs will range between \$755-\$905 per month (i.e. base rent, utility costs estimated at \$45 per month, and tenant liability insurance costs at \$30 per month). It has been determined that tenant liability costs should not exceed \$25 per month to be affordable for low income seniors.

Further determination is required by Kiwanis to ensure appropriate measures are in place regarding tenant liability insurance rates to be charged at an affordable rate to tenants, as well as the development of tenant management policies to incorporate insurance claim management, deductible coverage requirements and tenant management/communication procedures. A well developed set of policies and practices will support Kiwanis to achieve a well maintained, sustainable operation, while serving the socio-economic needs of their tenants.

Senior households may be eligible for SAFER subsidy to offset the total monthly shelter costs; however, this should not be viewed as a permanent, operating subsidy (i.e. future governments could change SAFER guidelines or eliminate the program entirely).

Studies reveal that seniors that have access to stable housing and supportive social networks experience improved health and well-being. The Kiwanis Towers development will provide rental housing for low-income seniors in a City Centre location close to transit, shopping, and community services (e.g. Minoru Place Activity Centre). The development will also include 1-bedroom units to accommodate a senior couple or single, which will support the Kiwanis tenants to age in place.

While the Kiwanis project does represent a significant departure from the Affordable Housing Strategy's density bonusing approach, it may represent Richmond's only opportunity to provide subsidized senior rental housing on this scale in the absence of provincial and federal programs.

Kiwanis' request includes the proposed release of the City's housing agreements that have secured low end market rental units in Polygon's Mayfair and Cambridge Park developments. In addition, AHVT contributions are proposed for future Polygon projects in the City Centre and West Cambie Area (Alexandra West, Alexandra East, Mueller, and Carerra projects).

Five out of the six proposed donating projects are located in the West Cambie area (**Attachment 4**). Even if Council approves the acceptance of the AHVT contributions for all 5 projects, there remains at least 41,943sf. of affordable housing area to potentially be built through the current West Cambie Area Plan requirements, so the community remains a mixed income area. In addition, the Remy Development, located in the West Cambie area, has negotiated and secured 48 low end market units and 33 units for low-income market units and 33 units for low-income seniors and persons with disabilities at rates lower than what is stipulated in the Strategy.

In addition, Staff has completed an affordable housing policy review of the Kiwanis Towers project. The following is a summary of the pros and cons of financially supporting the development:

Pros:

- The Kiwanis site is strategically located in the City Centre and has close proximity to the Canada Line, community amenities, Minoru Seniors Place Activity Centre, and nearby services.
- Due to limited Senior Government funding, the proposal offers an innovative partnership approach to support subsidized affordable housing development for low income seniors.
- The results from the BC Hydro New Construction program that involved collaborative design efforts and energy modeling will result in a high efficiency envelope to reduce energy costs for Kiwanis and rental tenants, life-cycle costing, and maximized energy conservation.
- The proposed AHVT contributions, if approved by Council, will support the non-profit housing providers to cover development related costs.

Cons:

- The proposed AHVT contributions, if approved by Council, would release the requirements to provide affordable housing on sites scattered throughout the City to support affordable housing development on one site.
- Due to limited operating funding, Kiwanis has to ensure that efficiencies, liabilities and costs are accounted for through the capital development analysis. This presents a challenge to keep tenant shelter costs at a level affordable to low-income seniors, while ensuring that adequate capital, operating and contingency funds (i.e. maintenance, upkeep, and repair) are available to support the project's viability.

- The Kiwanis development is targeted exclusively to seniors, whereas, the previously secured low end market rent units from other developments typically accommodate a broader demographic (e.g. families with children, as well as, senior households).

Although the proposed AHVT contributions would decrease the number of secured low end market rental units scattered throughout Richmond by 29 units, they will support a significant project delivering 296 units of low income senior rental housing. This will create an overall gain of 40 new units to Richmond's affordable housing inventory, on a strategically located City Centre site that is near transit, shopping, amenities, community centres, and Minoru Place Senior's Centre.

Affordable Housing Strategy Proposal Review Criteria Summary

In an effort to support the capacity of non-profit affordable housing providers in effective delivery of housing and supports that contribute to the long-term health and well-being of affordable housing residents, the Affordable Housing Strategy requires that all affordable housing developments be reviewed with the following criteria:

Criteria	Project Review	Consideration
<i>Development/property management</i>	<p>Polygon is providing the development and construction management.</p> <p>Kiwanis is to provide the direct property management with 2 staff and potentially a 3rd staff to provide 24 hour/7 day a week service.</p>	<p>During the construction of the Kiwanis Towers development, it is being proposed that the Kiwanis Resident Manager will: 1) Work at a similar Seniors housing development; and 2) Will enroll in a property management education program.</p> <p>Additional or alternative professional property management and non-profit mentoring opportunities have been identified.</p>
<i>Partnerships and support from other levels of government</i>	BC Housing financing- Final Provincial Project Approval will be subject to the finalization of the required municipal approvals and the applicants meeting BC Housing finance eligibility requirements.	Proposed City contributions to include development cost charge, service cost charge, and permit relief; permitted affordable housing value transfers and cash-in-lieu contributions.
<i>Key development risks and mitigation strategies</i>	<u>Development Risks:</u> Phased contributions, Project costs rising, or one of the transfer sites or donor site not proceeding as indicated.	<p><u>Mitigation:</u></p> <p>Polygon and Kiwanis have agreed to enter into a fixed price construction contract.</p> <p>Partial contributions are required as a condition of the Kiwanis Towers rezoning application. A letter of credit for the remaining balance of the phased contributions with CPI, is required.</p>

		<p>BC Housing to have first position on the construction financing mortgage with BC Housing having first charge hold. City may pursue primary charge on mortgage.</p> <p>BC Housing to provide the construction financing, with modifications at time of the take-out mortgage and assignment to a financial institution for the long-term mortgage. BC Housing to register a Section 219 Covenant on title for the duration of the mortgage, subject to termination 5 years after the mortgage is paid in full.</p> <p>BC Housing will require an operating agreement, but it will not be registered on title. The Kiwanis project is a BC Housing "finance only" project.</p> <p>In addition, the City will register independently from BC Housing a Housing Agreement and Section 219 Covenant on title, in perpetuity.</p>
Management capacity and experience	<p>Kiwanis is working with Polygon to create an operating budget to include total tenant shelter, operating and maintenance costs</p> <p>A contingency fund has been included to cover on-going maintenance and operation expense.</p>	Interim employment and field training for Kiwanis maintenance personnel will be provided.
Community partnerships	Kiwanis met with the Seniors Advisory Committee, Minoru Seniors Society Executive Board and Vancouver Coastal Health about the proposed development.	Further development of a tenant management, resident amenity planning and potential community partnership opportunities is recommended.

Financial Impact

There are four financial aspects resulting from the support of the Kiwanis development:

1. \$18,690,406 will be received from Polygon as Affordable Housing Value Transfer (AHVT) contributions and disbursed for the Kiwanis Towers project only if:
 - a. The rezoning applications of the Kiwanis project and other proposed developments are approved.
 - b. Polygon does not keep the affordable housing density bonus granted.
 - c. City receives the funds from Polygon

- d. Council approves the requests for disbursement to the Kiwanis project after the cash is received by the City.
2. If all the proposed Polygon projects and AHVTs referred to in this staff report are approved and the contributions are received and deposited into the capital Affordable Housing Reserve Fund, the City will be making a financial decision to redirect approximately \$5,607,122 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the capital Affordable Housing Reserve Fund (i.e. \$18,690,406 x 30% that is typically directed to the Affordable Housing Operating Reserve Fund, per Policy 5008 and Bylaw 8206).
3. If approved, the total amount of \$5,452,672 will be allocated to the Kiwanis project which will be funded from the existing Affordable Housing City Wide capital projects for municipal fees and service costs (Development Cost Charges, Service Cost Charges and Building Permit) as well as a portion of the construction cost.

City Wide Affordable Housing Capital Reserve Fund Balance	Totals
Current City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$8,843,719
Proposed City Contributions to Kiwanis project	(\$5,452,672)
Remaining City Wide Affordable Housing Capital Reserve Fund Balance (including committed and uncommitted funds)	\$3,391,047

The City has adopted a density bonusing approach for all multi-family and single family rezoning applications. A cash contribution towards the City's Affordable Housing Reserve is required in exchange for the increased density proposed as part of a rezoning application for a development with less than 80 dwelling units. Affordable housing contributions are allocated to the City Wide and West Cambie Reserves to replenish the fund balances and to support affordable housing development in these areas.

4. To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on future Polygon developments (i.e. Polygon's Alexandra West or Alexandra East projects).

The Kiwanis Towers project's proposed financial source and contributions include:

Kiwanis Affordable Housing Development Funding Source	
Funding Source	Amount
Kiwanis Society	\$34,345,922
City Contribution: Through proposed AHVT, subject to Council approval	\$18,690,406
City Contribution: Through Existing City Wide Affordable Housing Capital Projects	\$5,452,672
Total Estimated Gross Capital Construction Project Costs	\$58,489,000

Conclusion

The proposed Kiwanis Towers affordable housing development meets the review criteria for proposals in the Affordable Housing Strategy to:

1. Produce an increase in senior rental housing at rates lower than what is required in the Affordable Housing Strategy; and
2. Meet the Affordable Housing Reserve Fund policy requirements for financial support for affordable housing developments.

Further, the Kiwanis Towers development exemplifies an innovative multi-stakeholder approach to combine non-profit, private, and public sector funding and expertise with Senior Government financing and technical support to achieve subsidized rental housing to meet the needs of Richmond's low income seniors.



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

DKB:dkb



City of
Richmond

Bylaw 8915

**Richmond Official Community Plan Bylaw No. 7100,
Amendment Bylaw No. 8915
CITY CENTRE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.10, Section 4.1n) (City Centre Area Plan) is amended by:

On page 4 - 4, repealing Policy 4.1n and replacing with the following text:

"In accordance with the Richmond Affordable Housing Strategy, the following density bonusing approach will be used for rezoning applications in the City Centre:

- Apartment and mixed use developments involving more than 80 residential units are to make available at least 5% of their total residential building area (or a minimum of 4 residential units) for affordable low end market rental housing. Note: Calculation on net area as per the Zoning Bylaw.
- All townhouse developments and apartment or mixed use developments involving 80 or less residential units are to provide a cash contribution for affordable housing (currently \$2 per square foot for townhouse developments and \$4 per square foot for apartment or mixed use developments).
- Single-family residential developments are to include an affordable low end market rental secondary suite or coach house on at least 50% of any lots being rezoned and subdivided or to provide a cash contribution for affordable housing (proposed to be \$1 per square foot for all new single-family residences).
- Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements"



2. This Bylaw is cited as “Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8915”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED for content by originating dept.
_____	
_____	APPROVED for legality by Solicitor
	

MAYOR

CORPORATE OFFICER



City of
Richmond

Bylaw 8916

**Richmond Official Community Plan Bylaw 7100,
Amendment Bylaw 8916
WEST CAMBIE AREA PLAN**

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

1. The Richmond Official Community Plan Bylaw No. 7100, Schedule 2.11A, Section 9.3.2 Objective 3 (West Cambie Area Plan) is amended by:

On pages 47-48, repealing the Policies below Objective 3 and replacing with the following:

“POLICIES:

Density Bonusing – Affordable Housing

- a) Density Bonusing will be offered to developers where they build affordable housing with their development;
- b) The intent of density bonusing for affordable housing is to secure a number of affordable housing units within a development (e.g., 5% of the total units) and to permit additional density for market housing as a financial incentive to the developer for building the affordable housing;
- c) Conceptually, the increased density bonus (DB) will be allocated, as follows:
 - One-third of the DB, for affordable housing; and
 - Two-thirds of the DB to pay for the affordable housing and to provide a developer incentive.
 - Note that this formula may vary slightly, based on an economic analysis during the development application review process.
- d) City staff and developers will work together to achieve this goal.
- e) Provide a cash contribution towards affordable housing only in Council approved special development circumstances, while continuing to meet the City's affordable housing policy requirements.

Developer Contributions – Public Amenities

- f) Accept contributions from developers based on the West Cambie – Alexandra Interim Amenity Guidelines for provision of:

- Affordable housing: Where a development does not build affordable housing, contributions to the Affordable Housing Statutory Reserve Fund will be accepted (and no bonus density will be granted);
 - City public realm beautification (e.g. walkways, gateways, plazas, and streetscape beautification);
 - High Street streetscape improvements (e.g., street furniture, landscaping);
 - Child care facilities;
 - Community planning and engineering planning costs
- g) The City may establish specific bylaws, policies and guidelines (e.g. West Cambie – Alexandra Interim Amenity Guidelines), separate from the Area Plan, to clarify City and Developer responsibilities, roles and financing arrangements.”
2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8916**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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

Richmond Affordable Housing Strategy
Addendum No. 4
(Date Council Approved)

That the Richmond Affordable Housing Strategy dated May 9, 2007, approved by Council on May 28, 2007, as amended, be further amended as follows:

Policy Area #2- The Use of Regulatory Tools and Approaches to Facilitate the Creation of New Affordable Housing

Affordable Low End Market Rental Housing

9-a)

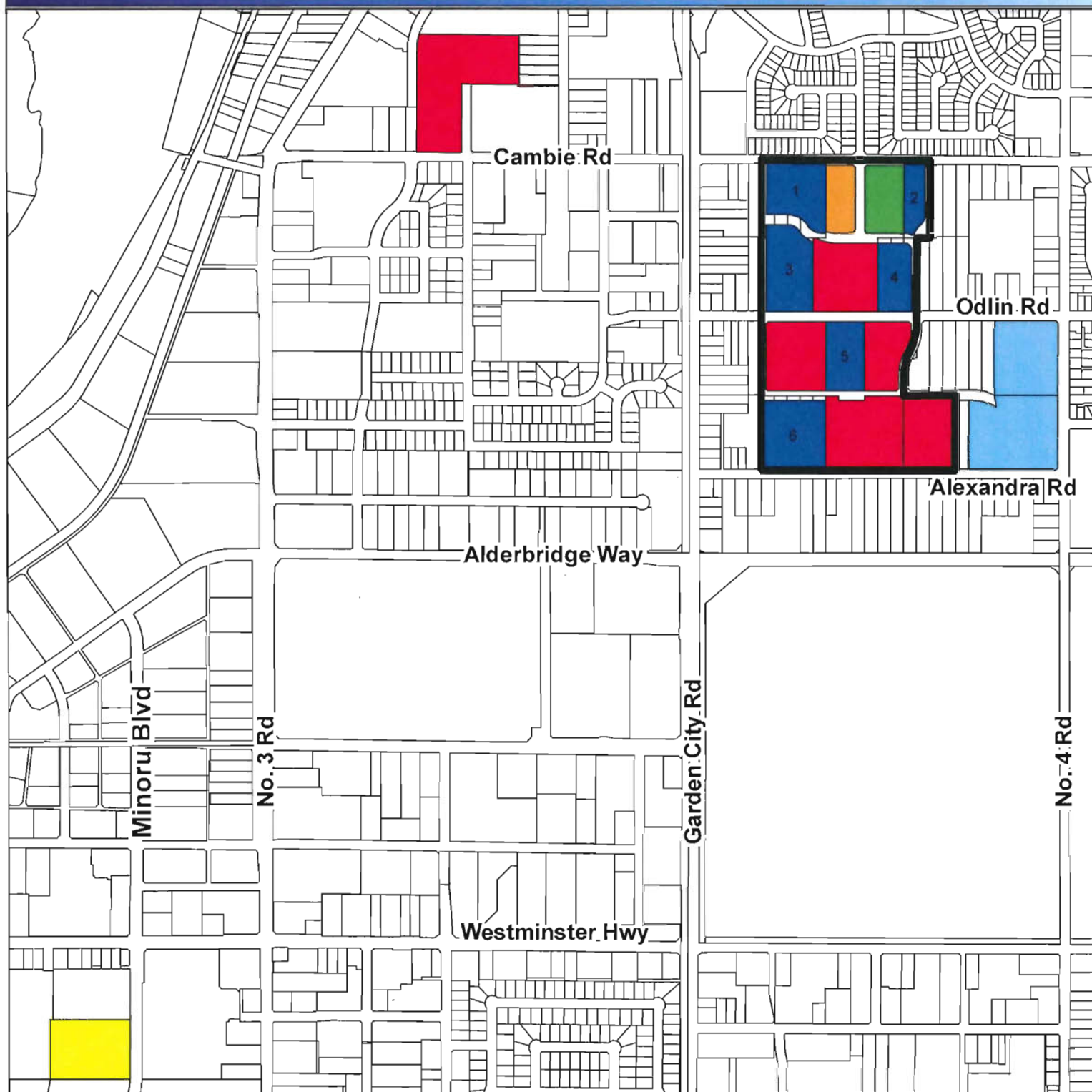
In lieu of constructed units, cash contributions to be allowed toward affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements.

10-d)

In lieu of constructed units, cash contributions to be allowed towards affordable housing only in Council approved special development circumstances that meet the City's affordable housing policy and other City requirements. The affordable housing transfer value rates are subject to the City's final determination and periodic assessment of housing, market and financial requirements.



Affordable Housing Value Transfers: Kiwanis Towers Project

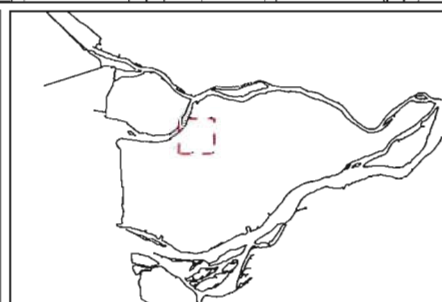
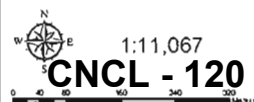


Legend

- Built AH Being Retained
- AH Being Transferred
- Built Market Housing
- AH Cash Contributions
- Potential AH To Be Retained
- Apartment Allowance Area
- Kiwanis Site

Map Created By: Onkar Buttar
Print Date: May 04, 2012

Note:
The information shown on this map is compiled from various sources and the City makes no warranties, expressed or implied, as to the accuracy or completeness of the information.
Users are reminded that lot sizes and legal description must be confirmed at the Land Title office in New Westminster.
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City of Richmond

Report to Committee

Planning and Development Department

To: Planning Committee *To: Planning Comm., June 14, 2012*
Date: May 30, 2012

From: Brian J. Jackson
Director of Development **File:** RZ 11-591685, ZT 12-605555,
ZT 12-605556, ZT 12-605577,
HX 12-605913, HX 12-605922

Re: **Application by Polygon Carrera Homes Ltd. for Rezoning at 6251 Minoru Boulevard from School and Institutional Use (SI) to High Rise Apartment (ZHR11) Brighthouse Village (City Centre).**
Termination of Housing Agreement Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) and Termination of Associated Housing Agreements.
Zoning Text Amendments Initiated by the City of Richmond To Remove Requirements to Provide Affordable Housing at 9399 (Odlin Road (Mayfair Place), 9500 Odlin Road (Cambridge Park) and 9566 Tomicki Avenue (Fisher Gate / Wishing Tree).

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 8910, to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential , Commercial & Mixed Use", be introduced and given first reading.
2. That Bylaw No. 8910, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

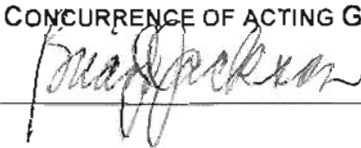
3. That Bylaw No. 8910, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.
4. That Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911 be introduced and given first reading to permit the City to authorize the termination of Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park).

5. That Richmond Zoning 8500 Amendment Bylaw No. 8912, for a Zoning Text Amendment to the Low Rise Apartment (ZLR24) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9500 Odlin Road (Cambridge Park) and 9399 Odlin Road (Mayfair Place) to a maximum of 1.7 be introduced and given first reading.
6. That Richmond Zoning 8500 Amendment Bylaw No. 8913, for a Zoning Text Amendment to the Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie) Zone to increase the allowable F.A.R. for 9566 Tomicki Avenue (Fisher Gate) to a maximum of 0.75 be introduced and given first reading.
7. That the payment to the City for the termination and discharge of the Housing Agreements entered into pursuant to Bylaw No. 8677 (Mayfair Place) and Bylaw No. 8687 (Cambridge Park) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.
8. That Richmond Zoning 8500 Amendment Bylaw No. 8914, to amend the Richmond Zoning Bylaw No. 8500 to create "High Rise Apartment (ZHR11) - Brighthouse Village (City Centre)" and for the rezoning of 6251 Minoru Boulevard from "School and Institutional Use (SI)" to "High Rise Apartment (ZHR11) Brighthouse Village (City Centre)", be introduced and given first reading.
9. That the affordable housing contribution for the rezoning of 6251 Minoru Boulevard (RZ 11-591685) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.



Brian J. Jackson
Director of Development

BJ:dcB
Att. 10

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Finance	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

POLYGON CARRERA HOMES LTD. ("Polygon"), as authorized by the Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis"), has applied to the City of Richmond for permission to rezone 6251 Minoru Blvd. (**Attachment 1**) from School and Institutional Use (SI) to a site-specific zone (ZHR11) in order to permit the development of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by Kiwanis and 335 market housing units in three towers to be owned by Polygon and then sold as market residential units.

The project will result in a new east-west half road along the existing property's northern property line that will connect with Minoru Blvd. and an internal private road with public access running north-south between the Kiwanis development and Polygon's market development. A future subdivision will separate the two developments into two individual properties – one owned by Polygon and one owned by Kiwanis.

An amendment to the Development Permit Guidelines in the City Centre Area Plan is proposed to change the form of development for the subject site and six adjacent parcels (6111 through 6651 Minoru Boulevard) from "mid-rise" to "high-rise" residential, commercial and mixed use forms to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area.

Zoning text amendments are included for three sites (Mayfair Place, Cambridge Park and Fisher Gate) plus Housing Agreement termination Bylaws are provided for Mayfair Place and Cambridge Park in exchange for monetary contributions to the Capital Affordable Housing Reserve Fund at the City's discretion to assist with the construction of Kiwanis seniors affordable housing units.

Background

Kiwanis is a not-for-profit senior citizens service organization established in 1959 that provides affordable seniors independent living rental accommodation at its property at 6251 Minoru Blvd. The existing facility has reached its end of life and needs to be replaced but, on its own, Kiwanis does not have the resources to replace the aging facility.

In February, 2011, Polygon and Kiwanis approached the City with a redevelopment proposal to allow Kiwanis to replace its 14 existing low rise one and two storey buildings containing 122 suites with two new high-rise residential towers accommodating 296 affordable seniors housing units.

Kiwanis' partnership with Polygon came after several attempts to find a development company that would be able to put a plan together that would address Kiwanis' immediate and future needs in the community. Over the past fourteen months, Polygon, Kiwanis, BC Housing and City Staff have been working to prepare an approach that would meet the parties' various interests for the site and ultimately result in a redeveloped Kiwanis Seniors Affordable Housing facility.

Proposal Overview

The Polygon – Kiwanis proposal is being brought forward for consideration as an Affordable Housing Special Development Circumstance project per the City's Affordable Housing Strategy. As is outlined below, the project involves the re-allocation of affordable housing obligations from a number of current and proposed development sites to a portion of the existing Kiwanis site at 6251 Minoru Blvd. In brief, the proposal is as follows:

- Polygon will purchase approximately 60% of the existing five acre Kiwanis site for market housing. Kiwanis will own the balance of the site (approx. 1.8 acres).
- Using proceeds from the sale and construction financing loans provided by BC Housing, Kiwanis will contract with Polygon to build two 16 storey high rise towers with 148 - one bedroom suites in each tower on the 1.8 acre portion of the site. Units will range in size from 54 m² to 63m² (583 ft² to 676 ft²).
- Polygon will use its portion of the site to develop 335 market suites in two 15 storey towers, one 11 storey tower and 19 townhouse units. Polygon refers to its project as "Carrera".
- To assist Kiwanis in meeting its objective of constructing 296 seniors affordable housing units on its portion of the site, Polygon proposes to work cooperatively with the City to:
 - Provide a series of cash-in-lieu of construction contributions to the Affordable Housing Reserve from a number of proposed Polygon development projects within West Cambie and City Centre, including the Carrera development;
 - Provide cash contributions to the City's Capital Affordable Housing Reserve for the termination of Affordable Housing Agreements from two existing Polygon developments in West Cambie (i.e. Mayfair Place and Cambridge Park - note that although the units were constructed on two sites, these were actually provided from three projects in West Cambie);
- Further, Polygon and Kiwanis have requested an amount equivalent to Polygon's previous affordable housing contributions from Hennessey Green and Meridian Gate to be allocated to the Kiwanis project from the City's Affordable Housing Reserve. Funds will need to be drawn entirely from the Capital Reserve Fund to cover the equivalent amount requested; and,
- An Affordable Housing Value Transfer (AHVT) formula was developed with the assistance of Paul Rollo & Associates in consultation with Polygon and City Staff as a means of converting Polygon's affordable housing obligations at several development "donor" sites to cash equivalents (see the report from the General Manager, Community Services dated May 30, 2012 for further details of the AHVT rate establishment). The formula involves determining how much affordable housing is required at each "donor" site per the Official Community Plan and multiplies this by an amount that recognizes the type of construction being proposed at each proposed "donor" site (e.g. wood \$160/sf or concrete \$225/sf). The subsequent calculation determines the amount of the cash contribution required.
- To improve the viability of the Kiwanis portion of the project, Kiwanis is requesting contributions from the City's Capital Affordable Housing Reserve Fund for City fees on the affordable housing portion of the development – specifically building permit fees, development cost charges and service cost charges. The combined fee for this project is estimated at \$3,305,468. This issue is addressed in a separate report from the General Manager, Community Services dated May 30, 2012.

- Polygon's AHVT contributions for the proposed "donor" sites are suggested to be deposited 100% to the Capital Reserve Fund to support the capital construction of the Kiwanis seniors affordable housing development. Normally, affordable housing contributions are split with 70% going toward the Affordable Housing Capital Reserve Fund and 30% going toward the Affordable Housing Operating Reserve Fund.
- Financial support by the City to Kiwanis' project will be linked to construction milestones and legal agreements to safeguard all parties involved. The monies will be paid directly to Kiwanis which in turn will use these funds to pay back the construction loans from BC Housing. The City's contributions will be secured via a mortgage on title, second in priority only to a BC Housing Mortgage to ensure the project is constructed.
- Post construction, any outstanding debt on the affordable housing project will be converted to a "take out" mortgage carried by Kiwanis. BC Housing will assist Kiwanis in finding the most appropriate financing package available.

Total Capital project cost of the Kiwanis affordable housing side of the development is expected to be approximately \$58.5 million including City fees and Development Cost Charges (DCC's). Kiwanis will be contributing approximately \$21 million to these costs and will seek a construction financing loan of approximately \$37.5 million from BC Housing.

If Council approves the recommendations of this staff report and future applications to rezone the "donor" sites and accept cash contributions in-lieu of the construction of affordable housing units on these sites, approximately \$24,143,078 (including City contributions of \$3,305,468 to Development Cost Charges, Servicing Cost Charges and Building Permit fees) could potentially be available in the City's capital Affordable Housing Reserve Fund to assist Kiwanis with projects costs.

Assuming that the above financial support by the City, Kiwanis will require financing of approximately \$13.3 million after construction. A more detailed breakdown of Kiwanis' financing is provided in the report from the General Manager, Community Services dated May 30, 2012.

The balance of this report provides, first, an overview of the proposed "donor" sites and the review process involved, then second, details of the rezoning proposal specific to the Kiwanis and Polygon's Carrera site.

Donor Sites and Process Details

Including Polygon's Carrera project at the existing Kiwanis development site, nine development sites are proposed to be involved in the program to assist the Kiwanis project. **Attachment 3** provides a detailed listing of all the properties proposed for the overall program either as a "donor" site or as part of the immediate development proposal (i.e. Kiwanis and Carrera). The attachment also shows the development status for each site and the key actions or rezoning considerations related to that specific property. A context map showing the location of the Polygon Carrera-Kiwanis site and the proposed "donor" sites is provided in **Attachment 2**.

Due to the complexity of this overall program, separate Rezoning reports will be provided for the other “donor” sites that are not yet rezoned (i.e. Mueller, Alexandra West and Alexandra East). **It is important to note that Council may freely decide on whether to approve or reject each of these donor site rezoning applications independently from its decision regarding the Polygon Carrera - Kiwanis application.**

Below is an overview of the proposed actions for each of the proposed “donor” sites.

Meridian Gate (9288 Odlin Rd) and Hennessey Green (9800 Odlin Rd)

Items 1 and 2 in Attachment 3

Council approved the rezoning applications for both Meridian Gate and Hennessey Green on June 25, 2007. As part of its original rezoning considerations Polygon provided voluntary cash in lieu contributions to the City’s Affordable Housing Reserve in the amount of \$1,439,834 and \$707,370 respectively.

Mayfair Place (9399 Odlin Rd) and Cambridge Park (9500 Odlin Rd)

Items 3 and 4 in Attachment 3

Council approved these two developments on Jan. 24, 2011 and Nov 23, 2009 respectively. Sixteen affordable housing units were built at Mayfair Place and 22 affordable housing units were built at Cambridge Park. Housing Agreements were registered on title for both sites. All of the affordable units at both sites have been held vacant by Polygon in anticipation of the Kiwanis project.

Based on the Affordable Housing Value Transfer (AHVT) formula, Polygon proposes to contribute \$2,223,360 for the 16 units in Mayfair Place and \$2,721,600 for the 22 units in Cambridge Park to the Affordable Housing Reserve in exchange for discharge of the Affordable Housing Agreements from their respective titles thereby allowing these units to be sold by Polygon at market rates.

A zoning text amendment has been prepared (Bylaw 8912) to remove the requirement to build affordable housing units so that current density of 1.7 F.A.R. can be built outright in the event of destruction of the units in the development.

An additional administrative text amendment has been prepared (Bylaw 8913) to allow an outright 0.75 F.A.R. for Fisher Gate (9566 Tomicki Ave.) as 11 affordable housing units were provided on the Cambridge Park development site as part of the rezoning requirements (as noted under DP 08-432203 and RZ 08-408104).

Proposed New Polygon Developments (Items 7 through 10 in Attachment 3)

Polygon proposes to make contributions to the City’s Affordable Housing Reserve in lieu of building the affordable housing units on site at four market developments currently under review by staff, including Carrera on the Kiwanis site. The estimated contribution amounts are based on the affordable housing floor space totals required at each proposed “donor” site for the proposed size of the overall development and converted to a dollar equivalent using the appropriate AHVT rates (i.e. wood construction value = \$160/ft², concrete construction value = \$225/ft²).

The estimated contribution amounts for each of the four new development projects are provided below. A Council resolution has been included in the Staff recommendations to have the full amount (i.e. 100%) of the contribution for Carrera deposited into the capital Affordable Housing Reserve Fund. Similar resolutions will be proposed for Mueller, Alexandra West and Alexandra East as part of their rezoning application.

- Carrera (market side of 6251 Minoru Blvd. [RZ 11-591685]), est. contribution \$4,257,312.
- Mueller (8331/51/71 Cambie Rd. & 3651 Sexsmith Rd. [RZ 11-591985]) est. contribution \$5,237,409.
- Alexandra Road West (9331, 9393, 9431, 9451 & 9471 Alexandra Rd. [RZ 12-598503]) est. contribution \$2,871,264.
- Alexandra Road East (9491, 9511, 9531 & 9591 Alexandra Rd. [RZ 12-598506]) est. contribution \$1,570,741.

Rezoning applications for Mueller, Alexandra Road West and Alexandra Road East are currently being reviewed by Staff.

Securing Affordable Housing Contributions

Because of the amounts involved, contributions from the “donor” developments are proposed to consist of an initial cash contribution covering the first phase of each of the respective developments plus a security (i.e. Letter of Credit) covering the affordable housing contributions for all the subsequent phases associated with that development. The amount of the security will include consumer price index (CPI) adjustments and deadline clauses. Legal agreements will be included in the rezoning considerations for all the subsequent development phases associated with each of the four donor sites. As building permits are sought at each development phase the affordable housing contribution owed for that phase will be required to be paid. These securities will then be reduced by the amount of the contribution made plus the CPI adjustment.

Cash Flows and City's Contributions

A spreadsheet showing the proposed Affordable Housing Contributions from each of the development projects is provided in **Attachment 4**. The attachment also includes a proposed preliminary schedule of milestones and cash flow schedule. As indicated in the cash flow schedule, grant payments made by the City would be made to Kiwanis directly and are proposed to be paid out upon specific milestones being reached in the Kiwanis construction effort and provided the City has received sufficient contributions from “donor” sites. The proposed grant payments would take place at the following milestones:

1. Upon issuance of the building permit for the Kiwanis affordable housing project (approx. \$10,911,127);
2. Upon successful completion of a quantitative survey by BC Housing of the first tower (approx. \$3,818,963);
3. Upon successful completion of a quantitative survey by BC Housing of the second tower (approx. \$4,536,779); and,
4. Coincidental with the Take Out Mortgage (approx. \$1,570,741).

If the Affordable Housing contributions to the City associated with the final grant payments are made early and the final inspections have been completed for the second Kiwanis tower then the

final grant payments can also be made earlier than indicated. This will help reduce Kiwanis' financing costs.

Prior to Rezoning adoption, an agreement will be entered into between Kiwanis and the City relating to the construction of the affordable housing units and City contributions toward project costs. Key elements of the agreement will include:

- a. Construction of 296 one-bedroom affordable housing units on the Kiwanis site;
- b. Proposed construction schedule and reporting requirements;
- c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
- d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in **Attachment 5** and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
- e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
- f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Kiwanis' site in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and
- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Details Related to the Kiwanis Site Redevelopment

Findings of Fact

Conceptual site and building plans are provided in **Attachment 6**. A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 7**.

The existing development site is approximately 20,238 m² (217,836 ft² - approx. 5 acres) in area. Pursuant to the City Centre Area Plan, dedications will be required for the construction of a half road running east-west adjacent to the site's northern property line. The remaining half road will be acquired through future redevelopment of the property to the north (i.e. Minoru Residence). Additional land dedication will be required for frontage improvements (e.g. sidewalk and boulevard) along Minoru Blvd. Land dedications will total approximately 1909 m².

Surrounding Development

- To the North: A 16,839m² (4 acre) site zoned Health Care (HC) containing the Minoru Residence Extended Care Facility at 6111 Minoru Blvd. This facility is owned and operated by Vancouver Coastal Health.
- To the East: The northern portion of Richmond Centre Mall, Horizon Towers residential development zoned Downtown Commercial (CDT1).
- To the South: A 15,529m² (3.8 acre) residential lot currently zoned High Rise Apartment (ZHR4) – Brighthouse Village (City Centre) (6351, 6391 and 6491 Minoru Blvd.). This site is undergoing redevelopment (RZ 04-286496 approved Sept., 08 2008; DP 07-362006 pending). The approved Rezoning permits up to four high rise residential towers with approximately 448 dwelling units including 113 rental units and 24 affordable seniors housing units. The first phase of the development will consist of two sixteen storey high-rise buildings with approximately 224 dwelling units over a common parking structure.
- To the West: The northern portion of Minoru Park and the Bowling Green park facility.

Related Policies & Studies

Official Community Plan Schedule 10 - City Centre Area Plan (CCAP)

CCAP Land Use

No changes are proposed to the land use or density from that already provided for through the City Centre Area Plan (CCAP) for the subject site or the six adjacent properties (6111 through 6651 Minoru Boulevard) that front Minoru Blvd.

The City Centre Area Plan (CCAP) Specific Land Use Map: Brighthouse Village (2031) designation for the area is “Urban Centre (T5)” which provides for a base F.A.R. density of 1.2 and an affordable housing bonus of 0.8 F.A.R. for residential (i.e. non-institutional uses).

The Specific Land Use Map designates the Kiwanis property for “Institution” use. The definition for “institution” includes affordable housing and provides for additional density on a site-specific basis via City development application processes. The institution designation also “provides for adjunct uses and/or additional density on the lot and, in the case of a multiple-lot development site, the development site over and above that permitted by the underlying Transect or Sub-Area Plan, provided that:

- a) the adjunct uses are consistent with those permitted by the underlying Transect or applicable Sub-Area Plan;
- b) the provision of adjunct uses and/or additional density on the development site results in a community benefit to the satisfaction of the City;
- c) the development site retains its institution designation;
- d) the scale, form, and character of development are complementary to that intended for neighbouring properties under the Area Plan or applicable Sub-Area Plan.”

The CCAP Land Use Map provides for a new east-west road along the north property boundary of the subject property. This new road has been incorporated into the Polygon/Kiwanis proposal.

Staff's assessment of the Polygon/Kiwanis proposal is that it conforms with the CCAP. A more detailed discussion regarding the site density proposed is provided in the Analysis section of this report.

CCAP Development Permit Guidelines - Proposed Amendments

The Staff recommendations include amendment to the Development Permit Guidelines in the City Centre Area Plan to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential, Commercial & Mixed Use".

This amendment is proposed to more properly reflect the form of development massing previously approved or anticipated with redevelopment of this area and the two institution designated sites within this area. Two of the properties (6631 – 6651 Minoru Blvd.) currently contain the 3 high-rise towers of the "Park Towers" complex. Four new high-rise towers have been approved by Council on Sept. 8, 2008 for the property at 6391 Minoru Blvd. The pending Development Permit for Phase 1 of that development includes two 16 storey high rise towers. There are no current proposals for the Minoru Garden Apts. (6451, 6551 Minoru Blvd.) or for the Minoru Residence Seniors Care facility at 6111 Minoru Blvd. However, preliminary discussions with Vancouver Coastal Health suggests that at some point in the future consideration would be given to taking advantage of additional density and height on its Minoru Residence property upon redevelopment. The proposed amendment is primarily intended to provide more appropriate guidance on the form of development that either is or will occur along this strip but is, in effect, consequential upon other bylaw amendments that Council has already made.

Affordable Housing Strategy

The proponents are seeking consideration under the "special development circumstance" provisions of the Affordable Housing Strategy (per the report from the General Manager, Community Services dated May 30, 2012) to allow the various monetary and cash-in-lieu contributions to occur as well as to obtain fiscal relief from development cost charges, service cost charges and building permit fees for the affordable housing portion of the project.

Under the proposal, rents on all 296 one-bedroom units will be regulated under a housing agreement to be registered on title and run in perpetuity. The current Affordable Housing Strategy establishes a total household annual income of \$37,000 or less for one bedroom units. The current (i.e. 2012) maximum monthly rent for these units would be \$830. These rates are reviewed and adjusted by the Consumer Price Index annually. Although still being refined, Kiwanis is estimating a rental rate of approximately \$728/month. Including electrical and tenant insurance the total shelter costs will range between \$755 and \$905/month.

The merits and justification for consideration of the Kiwanis project as a special development circumstance are addressed under a separate report from the General Manager, Community Services dated May 30, 2012. The General Manager, Community Services has recommended

support for this request. This Staff report begins from this premise and does not further assess these merits.

Consultation

School District

The Official Community Plan amendment proposed with this application is primarily an amendment to address the proposed hi-rises as a form of development on the subject site and six adjacent parcels within the City Centre Area Plan. No changes are proposed to the overall population/unit density within the City Centre through this amendment. The application was, nevertheless, referred to School District No. 38 (Richmond) under OCP Bylaw Preparation Consultation Policy 5043 for the Board's consideration. Having reviewed the proposal, the School Board has replied that the Board has no comment at this time.

Richmond Seniors Advisory Committee

Polygon provided an informational presentation about the project to the Richmond Seniors Advisory Committee on January 11, 2012. Information on the development plans, the tenant relocation program, the parties involved and the anticipated review process were provided. The presentation was well received and overall support for the project was given by the members in attendance.

Minoru Seniors Society Executive Board

Polygon and Kiwanis met with representatives of the Minoru Seniors Society Executive Board on February 21, 2012. The intent of the meeting was primarily information sharing and networking. The discussions involved management strategies, the types of services needed by seniors and practical design issues. A concern was raised regarding the limited number of parking stalls proposed for the development. This issue was reviewed by Polygon and Kiwanis and adjustments were subsequently made with a commitment by Polygon to allocate an additional ten stalls for Kiwanis within the Carrera development's parkade. An easement to secure these stalls is included in the Rezoning considerations.

Vancouver Coastal Health Authority (VCH)

Several meetings were held with VCH as the owners of Minoru Residence Extended Care Facility at 6111 Minoru Blvd., located immediately north of the development site. VCH representatives have expressed their general support of the project and are working with Polygon to resolve potential changes to the primary vehicle access for Minoru Residence and address concerns that might arise with the construction activity.

Consideration is being given to relocating the vehicle access to the Minoru Residence off Minoru Blvd. so that it will connect to the proposed new east-west roadway instead. While not a City requirement for the overall project, this relocation will allow a better design for the new intersection at Minoru Blvd. Minoru Residence will also benefit from the new configuration, along with a full traffic signal to be constructed as part of the subject development, by gaining vehicle access to their site by northbound drivers since an existing median on Minoru Blvd. currently prevents northbound vehicles from turning into the Minoru Residence site. The final design will be incorporated in the Service Agreement.

Existing Kiwanis Residents

Considerable effort has been made by both Kiwanis and Polygon to keep the existing Kiwanis tenants informed of the redevelopment proposal. Polygon established a site office with a community liaison to meet with each of the residents and assist them as needed. Newsletters were provided to all the residents to keep everyone up to date. A tenant relocation program has also been established with funding in place to assist qualifying tenants with finding interim accommodations, providing moving costs (leaving and returning) as well as top-up for rents while the tenants are accommodated elsewhere during the Kiwanis site's redevelopment.

The Tenant Relocation Program was accelerated recently when one of the existing tenants accidentally broke through one of the facility's floor boards. Upon examination it was determined that water had been gradually weakening the structure.

At the beginning of May, 2012, there were 53 units still occupied out of a total of 122 units. All of the tenants in the facility have been offered the first option to return once the new buildings have been completed.

Public Input

As part of the normal Official Community Plan (OCP) and Rezoning review process, this application will undergo a Public Hearing. To time of writing, Staff have received 58 written submissions on the application including:

- 38 form letter petitions against the project believed to be primarily from residents at Horizon Towers (6088 Minoru Blvd.);
- 18 on-line submissions in opposition to the project;
- one letter against the project; and,
- one letter in support of the site's redevelopment from a current resident in the Kiwanis facility.

All of these correspondence submissions are provided in **Attachment 10**.

The main issues raised in the form letter petition submissions are summarized as follows:

- The block bounded by Minoru Blvd, Westminster Hwy, Gilbert Rd. and Granville Ave. is where Minoru Park and other community resources are and should be an exclusion zone for high-rise high density development;
- Minoru Park is small and should be enhanced;
- The passive use portion of the park is small with the larger portion taken up by community amenities and facilities;
- The garden portion is wedged between structures and does not extend to the neighbouring streets;
- The buildings will encircle and isolate Minoru Park and will also obstruct our view of the park; and,
- There are no proper passageways to the park from Westminster Hwy. and Minoru Blvd.

The main issues in the on-line submissions, in order of frequency mentioned, are summarized as follows:

- Impact of increased population, densification and overcrowding;
- Impact of increased traffic to the area;
- Impact to the limited recreational facilities;
- Impact on the local environment;
- Blocking views to Minoru Park;
- Increased air pollution;
- Increased noise;
- Takes away the natural use of Minoru Park;
- The hospital and senior care home are too busy now;
- Maintain Minoru Park as it is now.

The letter in opposition from a resident of Horizon Towers notes that this development will significantly affect the quality of life for the residents in his complex. He specifically identifies the following concerns:

- Population density increases with an additional 634 more families to the area;
- The increased in traffic in and out of the area;
- The impact of five towers on their views of Minoru Park; and,
- The additional strain on over-crowded recreation facilities (Public Library, Aquatic Centre, Sportsfield, etc.

The letter from the current Kiwanis resident is in support of the replacement of the facility with the proposed development and notes that the existing buildings are crumbling and in need of replacement “sooner than later”. He notes that he is a low income senior who has lived at Kiwanis for many years. He was very appreciative of the treatment by both Kiwanis in taking a personal interest in the care and welfare of its tenants.

Staff have reviewed these comments and provide the following context:

As part of the development submission the proponent was required to undertake a Traffic and Parking Study. The study indicates that the existing transportation infrastructure has sufficient capacity to handle the proposed development at the subject site and the anticipated development on the property to the immediate south of the Kiwanis property (i.e. 6391, 6491 Minoru Blvd. RZ 04-286496). Several improvements are being incorporated as part of the Polygon-Kiwanis project that will further enhance the movement of people and vehicles around the area including:

- A new full traffic signal and cross walk at the new intersection with the proposed east-west road and Minoru Blvd.,
- Widening of the cycling lanes along Minoru Blvd.,
- Installation of a new (northbound) left turn bay from Minoru Blvd. connecting to the new east-west road;
- Widening of the sidewalk and boulevard along the Kiwanis frontage with Minoru Blvd.; and
- Access to the Kiwanis site will be relocated away from Minoru Blvd. to the interior of the site.

These changes will improve vehicle access to Richmond Centre mall, Minoru Residence and the Kiwanis site itself. In addition, pedestrians will benefit from a new sidewalk linkage between Minoru Blvd. and Minoru Park creating a more direct access to the park.

Noting the concerns raised by Horizon Towers' residents, Polygon representatives contacted Baywest Property Management, the management company for Horizon Towers, with an offer to hold an information meeting on the project for the Strata. Baywest Property representatives advised that they had taken the request to the Horizon Towers Strata Council but the Strata Council indicated that they had no interest in meeting with Polygon on the project.

Staff Comments

No significant technical concerns have been identified through Staff's review. Staff are supportive of the subject rezoning provided the applicant fully satisfies the Rezoning Considerations as outlined in **Attachment 8**.

Detailed technical comments are provided in the Analysis section below.

Analysis

OCP Consultation

Section 879 of the Local Government Act outlines the consultation requirements for amendment of the Official Community Plan. Local Government is required to determine which persons, organizations and authorities it considers are appropriate for consultation. The City has responded to this requirement through the OCP Bylaw Preparation Consultation Policy (Policy 5043).

With regard to the specific OCP amendment proposed in this report to repeal the existing map designations in Sub-Area B.2 in Section 3.0 of Schedule 2.10 (City Centre Area Plan, Development Permit Guidelines), of the Official Community Plan Bylaw 7100 for 6111 – 6651 Minoru Boulevard and by designating those areas "Mixed Use – High-Rise Residential, Commercial & Mixed Use" Staff have made the following considerations pursuant to Policy 5043 and section 879 of the Local Government Act:

1. No consultation is warranted for the following listed groups as there are no apparent impacts to them as a result of the proposed amendment:
 - Metro Vancouver (formerly the GVRD)
 - The Councils of adjacent Municipalities
 - First Nations
 - Translink
 - Port Authorities (PMV)
 - BC Land Reserve Commission
 - Other Federal and Provincial Government Agencies
 - Vancouver International Airport Authority (VIAA)
(Staff note that the maximum height of the proposed development does not exceed the maximum height permitted by the Vancouver International Airport Zoning Regulations)
2. Following standard protocol for the Public Hearing process, and in consultation with the City Clerk's Offices, community groups and neighbours will be advised of the proposed

amendments through Public Hearing notifications in the local newspapers and direct mail outs used by the City for this purpose.

3. As noted earlier in this report, direct communication was undertaken with both the Richmond School Board and Vancouver Coastal Health Authority representatives on the proposed amendment.

Based upon the above review, Staff consider that the Policy 5043 and section 879 requirements have been met with the above consultation process. Further, residents, business, organizations, and property owners will be provided with opportunity for input at the Planning Committee meeting, Council meeting, and statutory Public Hearing.

Density Considerations

Polygon's proposal will ultimately result in two separately owned properties – one entirely consisting of seniors affordable housing and the second entirely market-based residential housing. Both properties will continue to be designated "Institution" in the City Centre Area Plan (CCAP) since the Carrera (market) development and the Kiwanis Seniors Affordable Housing project are being developed cooperatively. As indicated in the CCAP it is up to the City's discretion to determine whether the proposed density is appropriate given the community benefit derived from the development.

According to the United Way, the Metro Vancouver region is experiencing a massive demographic shift. In ten years, seniors will outnumber children in many communities throughout the region and projections suggest a near doubling of the seniors community by 2021. In 2009, Richmond had an inventory of 206 senior subsidized housing units. BC Housing reports that in 2011 it had 243 Richmond seniors on their applicant registry waiting list. Given the anticipated regional growth in the seniors population, BC Housing's wait list for Richmond is likely to grow.

Kiwanis has determined that its current facility has reached the end of its useful life and is in immediate need of replacement. In looking at the anticipated future needs of Richmond seniors with limited income Kiwanis has identified a target of providing 296 assisted housing units for seniors on their site - more than doubling their existing capacity. The form of development they have chosen is concrete hi-rise which should have a longer life than a replacement wood structure and should therefore serve the Richmond community of seniors in need of assisted housing well into the future. Without the market component, and the proceeds from the sale of a portion of the Kiwanis site, it is highly unlikely that the affordable housing component could be undertaken by Kiwanis' on its own given its limited resources and non-profit orientation.

Enhancement and expansion of the Kiwanis facility at its present location has considerable merit being located close to shopping, health care resources, transit, provision of services for seniors, park amenities at Minoru Park, and the seniors resources at the nearby Minoru Place Activity Centre. In many ways this is a superior site for a seniors assisted housing facility to any other similar facility in Richmond.

From the considerations identified above and given the net impact on Richmond's affordable housing stock that is discussed in the next section, Staff's technical assessment that the adjunct use as proposed is appropriate for the site.

Staff note that the transition to two 16 storey hi-rise towers will require quite different management strategies from what Kiwanis has been use to in the past. The City's Community Social Development Staff, BC Housing, Vancouver Coastal Health, the BC Non-Profit Housing Association and Polygon have been working with Kiwanis to ensure the appropriate support connections are in place to assist with this transition and strengthen Kiwanis' capacity to efficiently manage its development by the time construction has been completed.

Net Impact on Richmond's Affordable Housing Stock

The development proposal will result in 296 seniors affordable housing units. The existing Kiwanis facility contains 122 units. Assuming approval of all the associated donor site rezonings and the voluntary contributions identified earlier in this report the table below indicates that, overall, there will be a net gain of an estimated 40 affordable housing units in Richmond upon completion of the project. In addition, completion of the first tower will more than replace the 122 units that currently exist at Kiwanis.

Table 1

Calculation of Net Benefit of Affordable Housing Units ¹	Units
AH units deducted from other parts of Richmond (proposed + built)	124 units ²
Units funded by City/Polygon Transfers (excluding CIL)	95 units
Net Loss of AH Units:	- 29 units
Existing Units in Kiwanis Facility	122 units
Portion Funded by Kiwanis (contribution + mortgage)	191 units
Net Increase Funded by Kiwanis	+ 69 units
Net Gain in AH Units in Richmond	+ 40 new units

¹ Calculations exclude fee relief and cash in lieu contributions

² Includes proposed projects, release of secured affordable housing units at Mayfair Place and Cambridge Park.

It should be noted that the net loss of 29 affordable units noted in the table is primarily a result of transferring from wood construction in West Cambie to concrete construction at Kiwanis since each square foot of concrete is more expensive than each square foot of wood.

Utility Capacity Review

The utility capacity review indicates that upgrades will be required to the major storm sewer along the Minoru Boulevard frontage including the upgrading of the existing 300mm diameter main to a 600 mm system along a portion of the frontage. No sanitary upgrades were identified and adequate available water flow is to be confirmed upon completion of the building design at Building Permit stage. Sections of the existing storm and sanitary system at 6351/91 and 6491 Minoru Boulevard will be abandoned/removed and replaced with the ultimate storm and sanitary sewer system. See **Attachment 8** for a detailed description of the site servicing requirements.

Transportation Issues

Roads and Intersection Improvements

A ten metre wide road dedication combined with an adjacent 3.5m public right of passage are required along the northern property line of the subject site to accommodate the new east-west road, sidewalk and boulevard. A full traffic signal and crosswalk configuration will be installed

at the intersection of the new east-west road and Minoru Blvd. Adjustments to the centre median on Minoru Blvd. will be made to accommodate northbound to westbound left-turns onto the new east-west road. For the foreseeable future the new east-west road will dead end to vehicle traffic at the western property line of the site and not connect to Bowling Green. The new road will, however, provide a new pedestrian/cyclist and emergency access to Minoru Park from Minoru Blvd.

The proposed north-south road between the two developments will remain a private road with public rights of passage. The development plans call for paving stones to be used in a raised open square between the Kiwanis development and the Carrera development. Polygon has committed to maintaining the entire paving stone area through agreement with Kiwanis whereby Carrera will be responsible for its maintenance and Kiwanis will pay their portion of the maintenance to the Carrera Strata. The north-south road will consist of an 16 to 16.5m wide public right of passage with two-way vehicle travel lanes, parking lanes, curbs, boulevards and sidewalks along both sides.

The frontage along Minoru Blvd. will be widened by approximately 2.15m via land dedications to accommodate the widening of the existing southbound bike lane to 1.8m, provide a minimum 1.6 m wide curb/gutter and boulevard plus a 2m wide sidewalk for the full length of the property.

It should be noted that an existing pedestrian trail between Minoru Blvd. and Minoru Park along the southern property boundary over the Kiwanis site will be closed for site construction. This trail will be replaced with a sidewalk along the new east-west road along the site's northern boundary. Kiwanis will be providing the City with 90 day notice of the trail closure within the next few weeks.

Vehicle Parking

Polygon has submitted a Traffic and Parking Impact Study (TPIS) that compares the proposed parking requirements of the Kiwanis seniors affordable housing project to other projects of a similar nature. The development proposal includes 91 vehicle stalls for the Kiwanis project (including 10 stalls that will be located within the Carrera parkade) and 466 vehicle stalls for Carrera residents and visitors.

Polygon has also prepared a transportation demand management (TDM) package in support of a minor relaxation for the Carrera parking requirements. The proposed parking relaxation reduces the number of resident stalls from 1.2 stalls per unit to 1.19 (less than 1%) stalls per unit. The compensation for this reduction under the proposed TDM includes a \$25,000 contribution to one bus shelter, electrical outlets for 20 spaces in the Carrera parkade and one electrical outlet in each bicycle room in the Carrera towers.

The TPIS and TDM package have both been reviewed and supported by Transportation staff. The Rezoning considerations include a requirement for an easement on the Carrera side for the provision of ten parking stalls for use by Kiwanis in perpetuity and a legal agreement to require the electrical outlets and specified voltages plus the cash contribution for the bus shelter. A requirement for two visitor stalls to be dedicated for health care worker use will be incorporated into the Development Permit Plans.

Bike parking

Transportation staff support the substitution of 32 electric scooter stalls for the Class 1 bicycle stalls in the Kiwanis development. All other bike stall requirements are to conform to the Zoning Bylaw standards.

Tree Replacement

An Arborist's report was submitted and reviewed by Tree Preservation Staff and Parks Staff. On the overall site 53 trees are proposed for removal. An additional 4 large trees located along the western property line are shared between Kiwanis and the City. Parks staff have inspected these four trees and found them to be in too poor a condition to be retained safely. To facilitate site preloading it is anticipated that Polygon will apply for the appropriate tree removal permits for the on-site tree removal and work with Park's staff to remove and replace the four boundary trees. Securities will be taken to ensure replacements at a minimum of two for one. With consideration to the size of the trees compensation for the four parks trees has been set at \$5,200.

Public Art

A preliminary public art plan was presented to and supported by the Richmond Public Art Advisory Committee on March 20, 2012. The Plan proposes artwork along Minoru Blvd. integrated with street facing glazing, brick first storey walls and or landscape features. These works are to be completed with the first phase of development. A detailed public art plan is to be submitted for review by the RPAAC and accepted by the City prior to final adoption of the rezoning. The proposed contribution is approximately \$283,800. The requirement for the submission of the detailed public art plan has been included in the Rezoning considerations.

Thermal Comfort Analysis*Kiwanis*

With the assistance of BC Hydro and Polygon a Thermal Comfort Analysis and Simulation was undertaken by Enersolv Design and Build Ltd. for the Kiwanis affordable housing development. The assessment was based on the proposed building design and included a glazing to wall ratio of 47%, electric baseboard heaters and conditioned outdoor air supplied into the corridors of the buildings. The proposed design does not include central air conditioning to each residential unit.

The assessment used the International Standards Organization (ISO) 7730-1993 Standard for Occupancy Thermal Comfort and the BC Building Code (2006) to determine how well the proposed design will perform given typical weather for Richmond, air flow and solar loads for the building type and orientation.

Enersolv's report states that based on their simulation analysis "the building meets the above thermal comfort standard without the requirement for mechanical cooling in any of the residential units". Enersolv's Engineers have confirmed that their analysis conforms to the OCP "ASHRAE 55-2004" requirements for residential development within aircraft noise sensitive areas.

Carrera

Polygon's Carrera project is being designed to meet Silver LEED equivalency. This approach will assess the development against eight major credit categories including water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. To achieve silver equivalency a specified number of points must be achieved. Carrera is being designed to

be fully air conditioned thereby addressing thermal comfort concerns. The project is also being designed to connect to the District Energy Utility (DEU) once it becomes available.

BC Hydro Energy Modelling

With the assistance of BC Hydro and their affiliates, energy use modelling was also undertaken for the development under BC Hydro's New Construction Program. The final results of this analysis were not available in time to incorporate into this report but early indications are that the analysis has resulted in modifications to the design which will result in significant energy cost savings to the Kiwanis project over the lifetime of the buildings. More details will be available through the Development Permit review for this development. It should be noted that only the Carrera development is proposed to connect to the District Energy utility when it becomes available.

Aircraft Noise Assessment

The development site is located within Aircraft Noise Sensitive Area 3 which are classed as Moderate Aircraft Noise Areas within the Official Community Plan. This area permits all aircraft noise sensitive land uses provided that a restrictive covenant is registered on title, acoustic reports are prepared identifying appropriate noise attenuation measures to be incorporated into the building design.

An Acoustic Report was prepared by Brown Strachan Associates (dated March 20, 2012) covering both the Carrera development and the Kiwanis development. The purpose of the report was to assess the internal noise levels within the residential units based on criteria specified by the Canada Mortgage and Housing Corporation (CMHC) and the interior design noise level criteria specified in the Official Community Plan. The assessment looked at the anticipated impacts from both aircraft and traffic noise. The report makes a number of recommendations for incorporation into the building design including use of glazing with specific acoustical ratings and incorporation of alternative means of ventilation such as continuously rated kitchen and/or bathroom exhaust fans, but concludes that the proposed development meets the City of Richmond OCP interior design noise level criteria.

A requirement for registration of the appropriate covenant(s) is included in the Rezoning Considerations (**Attachment 8**).

Minoru Park Interface

The western property boundary of the Carrera site abuts Minoru Park in the vicinity of Bowling Green. A lit pedestrian walkway with public rights of passage is proposed to run the length of the western property line providing access to the adjacent townhouses and a walking path for all park users. Residents of the Carrera development will also have a secured access from the facility leading into the park. These residents will have non-exclusive access to Minoru Park – there is no attempt to privatize any portion of the Park for the sole use by these residents.

Pedestrian accesses to the townhouses will be raised above grade clearly denoting them as private space. A requirement for registration on title of the Public Rights of Passage has been included in the Rezoning Considerations (**Attachment 8**).

Amenity space

Outdoor amenity space is being provided in both Carrera and Kiwanis through landscaped and open area on top of the parking podiums. With the Kiwanis development the landscaped podium

connects both towers with outdoor amenities including a walking path, community garden plots, community patio areas and a large central lawn. The Carrera podium landscaping will be designed with outdoor passive garden areas and an amenity building.

Indoor amenity areas in the Kiwanis project are included in both towers plus several amenity rooms just off Minoru Blvd. One of the key requirements for Kiwanis was to keep these amenity areas centrally located rather than focused toward either of the two towers. The intent is to keep them accessible to all the residents. These spaces may be used as program spaces for various activities including bringing in external programs of interest to their senior residents.

The conceptual plans for the two developments indicate that approximately 710 m² (7643 ft²) of indoor amenity space will be provided in the Kiwanis and 697 m² (7503 ft²) will be provided in Carrera. These concept plans will be refined through the Development Permit review.

Development Permit Considerations

Although the Carrera and Kiwanis developments are well advanced in their planning and design, a number of issues remain to be refined at the Development Permit review stage. At Polygon's request, preliminary design plans were presented by Gomeroff Bell Lyon Architects Group Inc. and Robert Ciccozzi Architecture Inc. to the Advisory Design Panel on April 18, 2012. Overall, the Panel was supportive of the two development proposals but did make a number of recommendations for the proponent to consider for their formal submission to the ADP. Some of the key issues identified include the following:

- More detail is needed on the treatment of the parkade wall proposed for the lot immediately to the south (the adjacent wall will be about 2 storeys above the Kiwanis podium). A green screen is currently proposed but details have not yet been refined;
- Need to look at safety concerns of seniors in internal layouts (e.g. consider using washroom doors that open outward, etc.);
- Need to undertake more design work with the open square between the two projects;
- The podium design for the Kiwanis development needs further resolution on the Minoru Road side, the interface with the Carrera development and at the northwest corner of the Kiwanis building;
- Need to address design issues associated with the servicing bay areas; and
- Look for ways to strengthen the ties between the two projects.

The full set of comments provided by ADP is provided in **Attachment 9**. The issues identified will be addressed through the Development Permit Review.

Financial Impact or Economic Impact

Approving the Staff recommendation (recommendations No. 7 and No. 9) to direct voluntary cash-in-lieu contributions from three development projects (i.e. Carrera, Mayfair Place and Cambridge Park) to the Affordable Housing Reserve Fund means that the City will be making a financial decision to redirect approximately \$2,703,297 in funds that would have otherwise been contributed to the City's Affordable Housing Operating Reserve Fund to the Affordable Housing Capital Reserve Fund in support of the Kiwanis redevelopment project.

To offset the density bonus benefit already provided to Polygon for the Mayfair Place and Cambridge Park projects (as a result of terminating the Housing Agreements for these sites), it is

proposed that the square footage corresponding to the total area of the affordable housing units on these sites be factored into the final proposed floor area permitted on a future Polygon development (i.e. Polygon's Alexandra Road West or Alexandra Road East projects).

Conclusion

Extensive consultation and analysis has been undertaken with regard to the proposed development. Although there will be an overall reduction in the number of affordable housing units provided in the West Cambie area as a result of the proposal for the City to accept cash contributions to the Capital Affordable Housing Reserve Fund in place of constructing affordable housing units, the overall result will be a net gain in the number of affordable housing units in the City. Staff are recommending support for this unique development proposal.

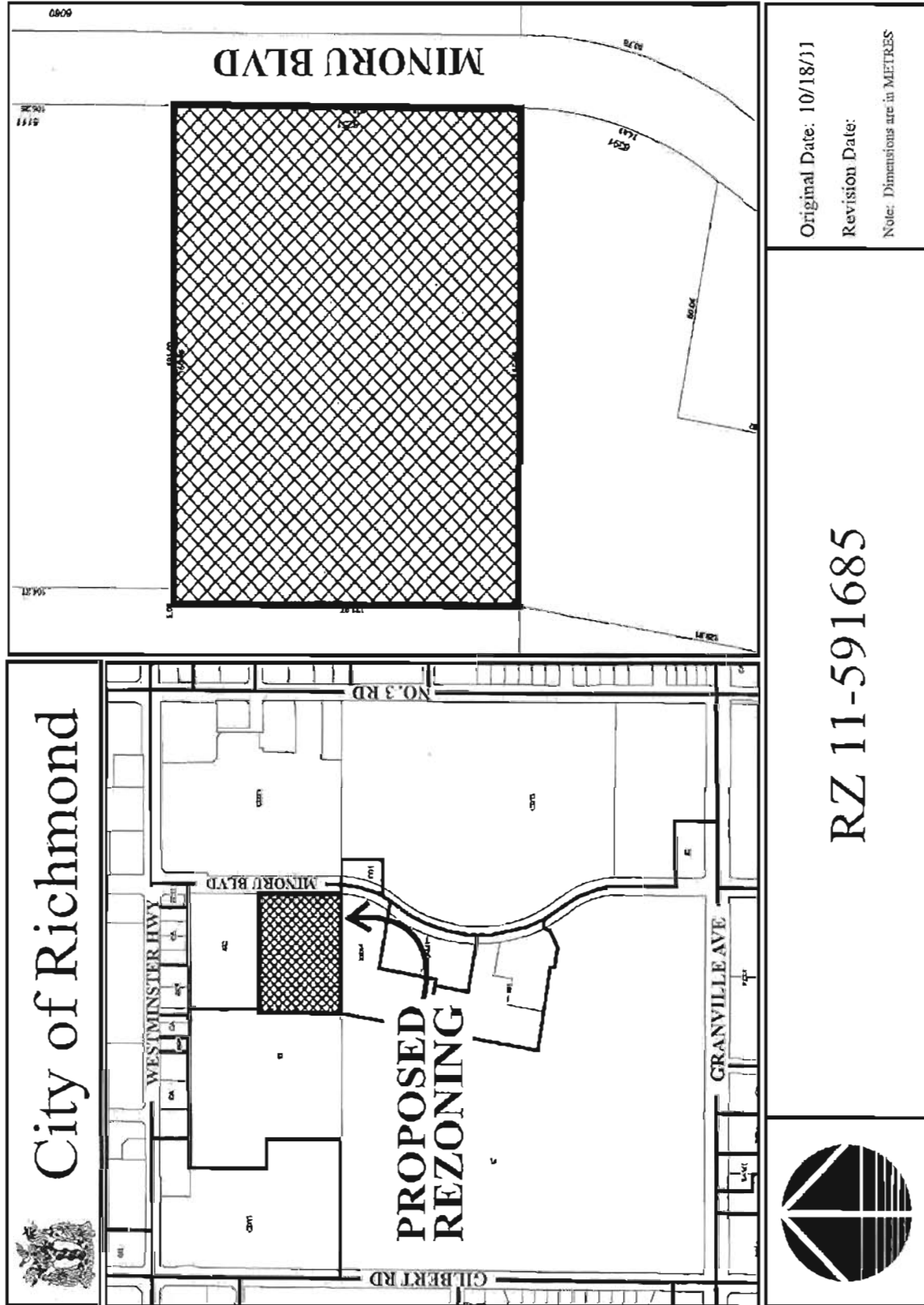
In consideration of the many positive aspects of this location and proximity to services that will enhance the liveability for its residents, Staff are supportive of the proposed density proposed for this site as this is a unique proposal with positive tangible benefits for creating seniors affordable housing in proximity to supportive services.

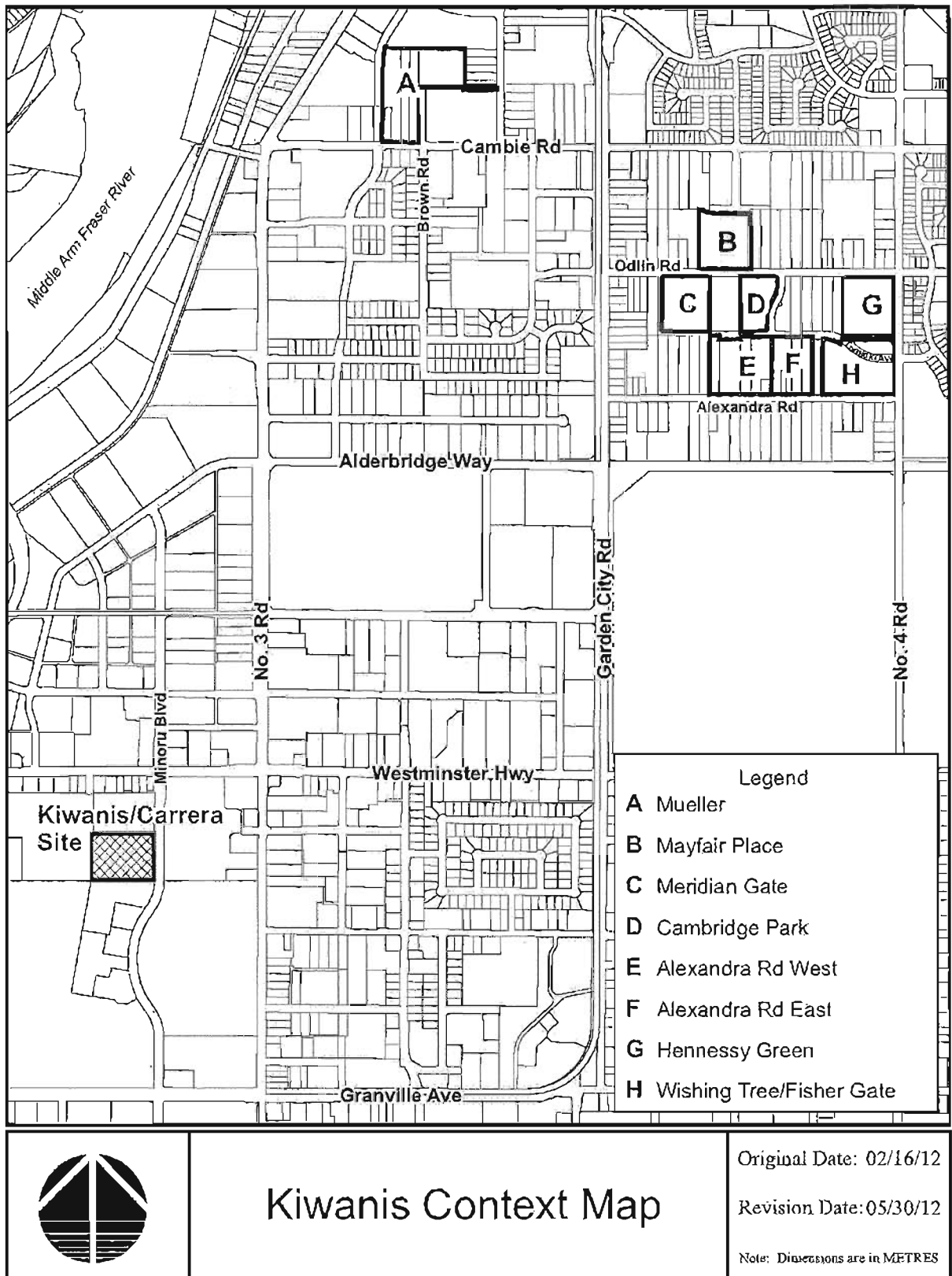


David Brownlee
Planner 2

DCB:cas

- Attachment 1: Location Map – Polygon Carrera-Kiwanis
- Attachment 2: Context Map – Polygon Carrera - Kiwanis and Proposed “Donor” Sites
- Attachment 3: Development List (The Properties Involved)
- Attachment 4: Proposed Affordable Housing Contributions
- Attachment 5: Proposed Milestones and Cash Flow Schedule
- Attachment 6: Polygon Carrera – Kiwanis Development Concept Plans
- Attachment 7: Development Application Data Sheet For Kiwanis and Polygon Carrera
- Attachment 8: Rezoning Considerations Concurrence
- Attachment 9: ADP Minutes of April 18, 2012 (excerpt)
- Attachment 10: Letters and On-Line Submissions From the Public





Development List (The Properties Involved)

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
1	<u>Meridian Gate</u> 9288 Odlin Rd. RZ 06-344033 PH: May 22 2007; Adopted: Jun 25, 2007 Current zone: ZLR20	\$1,439,834 Cash In Lieu already Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$1,439,834) from AH Capital Reserve for Kiwanis project.
2	<u>Hennessey Green</u> 9800 Odlin Rd RZ 06-354959 PH: May 22, 2007; Adopted Jun 25 2007 Current zone: ZT67	\$707,370 Cash In Lieu Previously Paid to City AH Reserve	a. Council allocating an equivalent amount (i.e. \$707,370) from AH Capital Reserve for Kiwanis project.
3	<u>Mayfair Place</u> 9399 Odlin Rd RZ 10-537689 PH: Dec 20 2010; Adopted Jan 24, 2011 Current zone: ZLR24 Housing Agreement Bylaw 8677	16 Affordable Units Built (13,896 sf actual built area) This project has already been built but the Affordable Housing units are owned by Polygon and held vacant pending Council's decision on terminating the affordable housing agreement.	a. Contribution of \$2,223,360 (est.) to AH Capital Reserve prior to termination of the affordable housing agreement and rezoning. b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of the existing AH Agreement (Bylaw 8677) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Mayfair Place.

CNCL - 144

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
4	<u>Cambridge Park</u> 9500 Odlin Rd Strata Plan BCS4008 RZ 08-408104 PH Jul 20, 2009; Adopted Nov 23, 2009 RZ Bylaw No. 8440 Current zone: ZLR24 Housing Agreement Bylaw 8687	22 Affordable Units Built total. (11 units from Cambridge Park and 11 units from Fisher Gate 9566 Tomicki Ave.) Combined AH area is 17,010 sf. This project has already been built but the Affordable Housing units are held vacant.	<ul style="list-style-type: none"> a. Contribution to AH Capital Reserve at rezoning \$2,721,600 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project. c. Termination of Affordable Housing Agreement (Bylaw 8687) by bylaw. d. City undertakes Text Amendment of ZLR24 to provide outright 1.7 F.A.R. for Cambridge Park.
5	<u>Fisher Gate (Wishing Tree)</u> 9566 Tomicki Ave. Strata Plan: BCS3965 Current zone: ZT67 RZ 08-408107 DP 08-432203	11 AH units were transferred to Cambridge Park under DP 08- 432203 and RZ 08-408104 (see Item 4 above).	<ul style="list-style-type: none"> a. Rezone to allow outright to 0.75 F.A.R. for Fisher Gate.
6	<u>Kiwanis (AH side only)</u> 6251 Minoru Blvd. RZ 11-591685 (Pending)	New project. Develop 296 affordable seniors housing units in two towers.	<ul style="list-style-type: none"> a. Signoff on a terms and conditions/contributions agreement between the City and Kiwanis. b. Require mortgage to protect City contributions until construction has completed. c. Resolution to Remove Deeds Act restrictive covenant from title. d. Permit density increase up to 2.8 F.A.R. on the site net of dedications. e. Authorize City contributions payments per agreement with Kiwanis. f. Require AH Agreement on all 296 units.

CNCL - 445

ATTACHMENT 3

Item	Project	Units & Status	Key Actions / Proposed RZ Considerations
7	Polygon Carrera (Market side only) 6251 Minoru Blvd. New address TBD. RZ 11-591685 (Pending)	New project Approximately 335 residential market units in three towers	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$4,257,312 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special development consideration project. c. Permit density increase up to 3.0 F.A.R. on the site net of dedications.
8	Mueller 8331, 8351 8371 Cambie Rd & 3651 Sexsmith Rd RZ 11-591985 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept contribution to AH Reserve at rezoning \$5,237,409 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
9	Alexandra Road West 9331, 9393, 9431, 9451 and 9471 Alexandra Rd. RZ 12-598503 (under review by Staff)	New project. (<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Amend the West Cambie Area Plan for the increase Alex West density b. Accept voluntary contribution to AH Reserve at rezoning \$2,871,264 (est.). c. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.
10	Alexandra Road East 9491, 9511, 9531 and 9591 Alexandra Rd. RZ 12-598506 (under review by Staff)	(<i>Separate Rezoning Report</i>)	<ul style="list-style-type: none"> a. Accept voluntary contribution to AH Reserve at rezoning \$1,570,741 (est.). b. Council Resolution required to ensure 100% goes into the AH Capital Reserve as a special project.

Notes: Items 7, 8 and 9 will be submitted under separate Rezoning Applications for Council consideration.

Items 6 and 7 are all in the City Centre Planning Area. All others are in the West Cambie Planning Area.

For all items additional standard development related requirements will apply (e.g. flood covenants, statutory rights of way as necessary, etc).

5/1/2012

Affordable Housing Contribution

Kiwamis

Polygon future projects avg. unit size per AH unit 800 sq. ft.

Meridian Gate cash in lieu paid @ \$5.10 sf (GBA) \$1,439,834

Hennessey Green cash in lieu paid @ \$5.10 sf (GBA) \$707,370

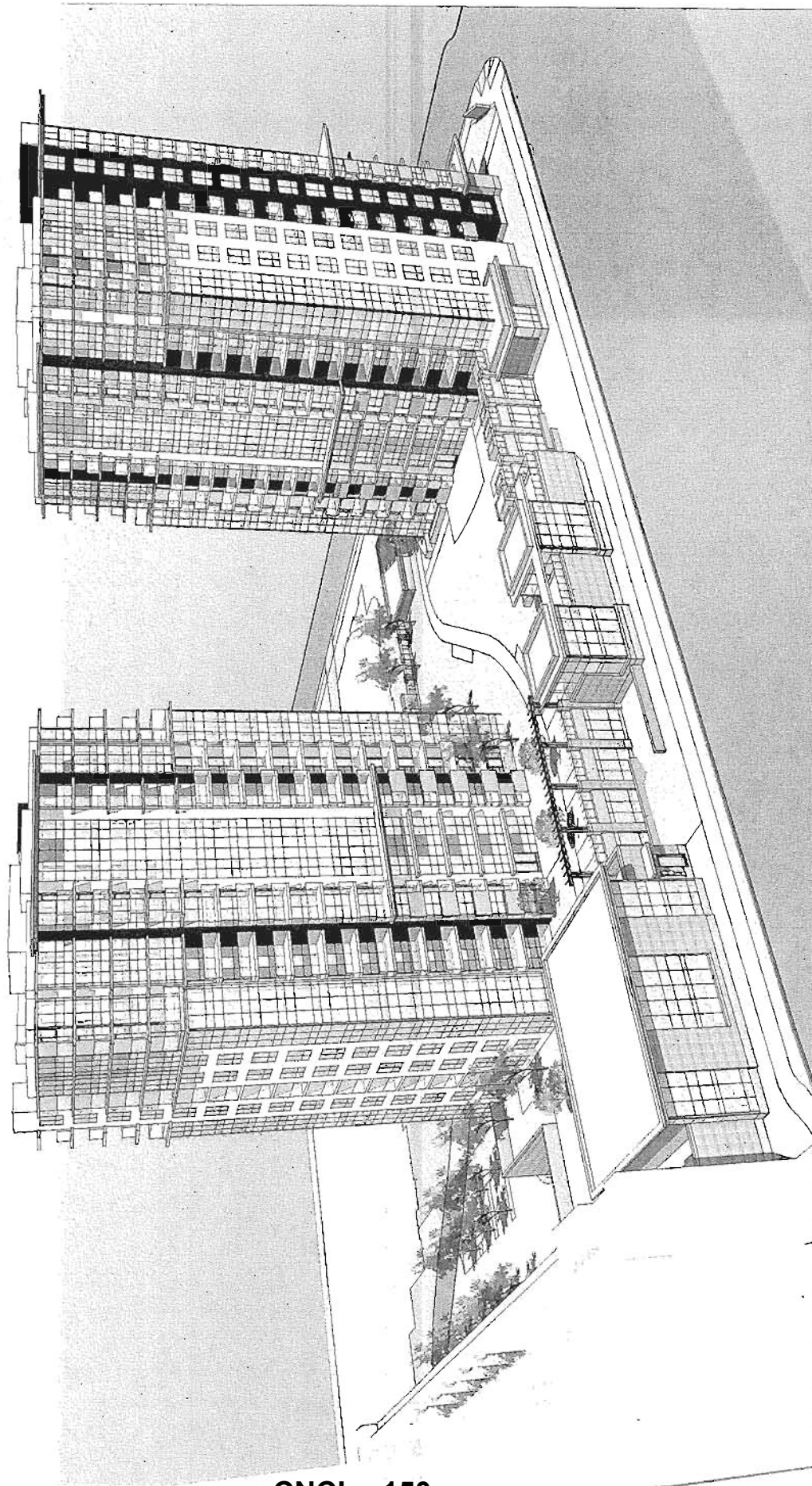
Total in AH fund \$2,147,204

Project	Site Area	Project BA	AH net rentable floor area	AH units generated	City confirmed transfer rate	transfer amount
Polygon contributions from projects recently completed or under construction - areas confirmed as per attached schedules						
Cambridge Park (as built - including Wishing Tree allocations)	123,785	185,677	17,010	22	\$160	\$2,721,600
Mayfair Place (under construction-AH area as allocated)	205,924	308,887	13,896	16	\$160	\$2,223,360
Affordable Subtotal			30,906	38		\$4,944,960
Polygon contributions from future projects (currently proposed data)						
Alexandra Road East	147,257	220,886	9,817	12	\$160	\$1,570,741
Alexandra Road West	269,181	506,973	17,945	22	\$160	\$2,871,264
Mueller site (based on 2.5 FAR GBA on base site area incl. transfer)	196,020	465,548	23,277	29	\$225	\$5,237,409
Kiwamis Site (based on City FAR area)	121,262	361,425	18,071	23	\$225	\$4,066,031
Affordable Subtotal			69,111	85		\$13,745,445
Polygon contributions from previous developments:						
Meridian Gate (as built, including additional \$38k discrepancy)	188,153	274,704	8,989	16	\$160	\$1,439,834 (as per amount pd)
Hennessey Green (as built)	213,395	138,706	4,421	9	\$160	\$707,370 (as per amount pd)
Affordable Subtotal			13,420	25		\$2,147,204
Other developer contributions (cash in lieu):						
future wood frame projects				0	\$160	0
future concrete projects				0	\$225	0
TOTAL			113,437	149		\$20,837,610

Note: This table provides an overview of the overall project concept.
All of the proposed transactions are subject to Council approval.

[illegible]

This Attachment Provides The Conceptual Development
Plans For Both Polygon Carrera And Kiwanis



CNCL - 150

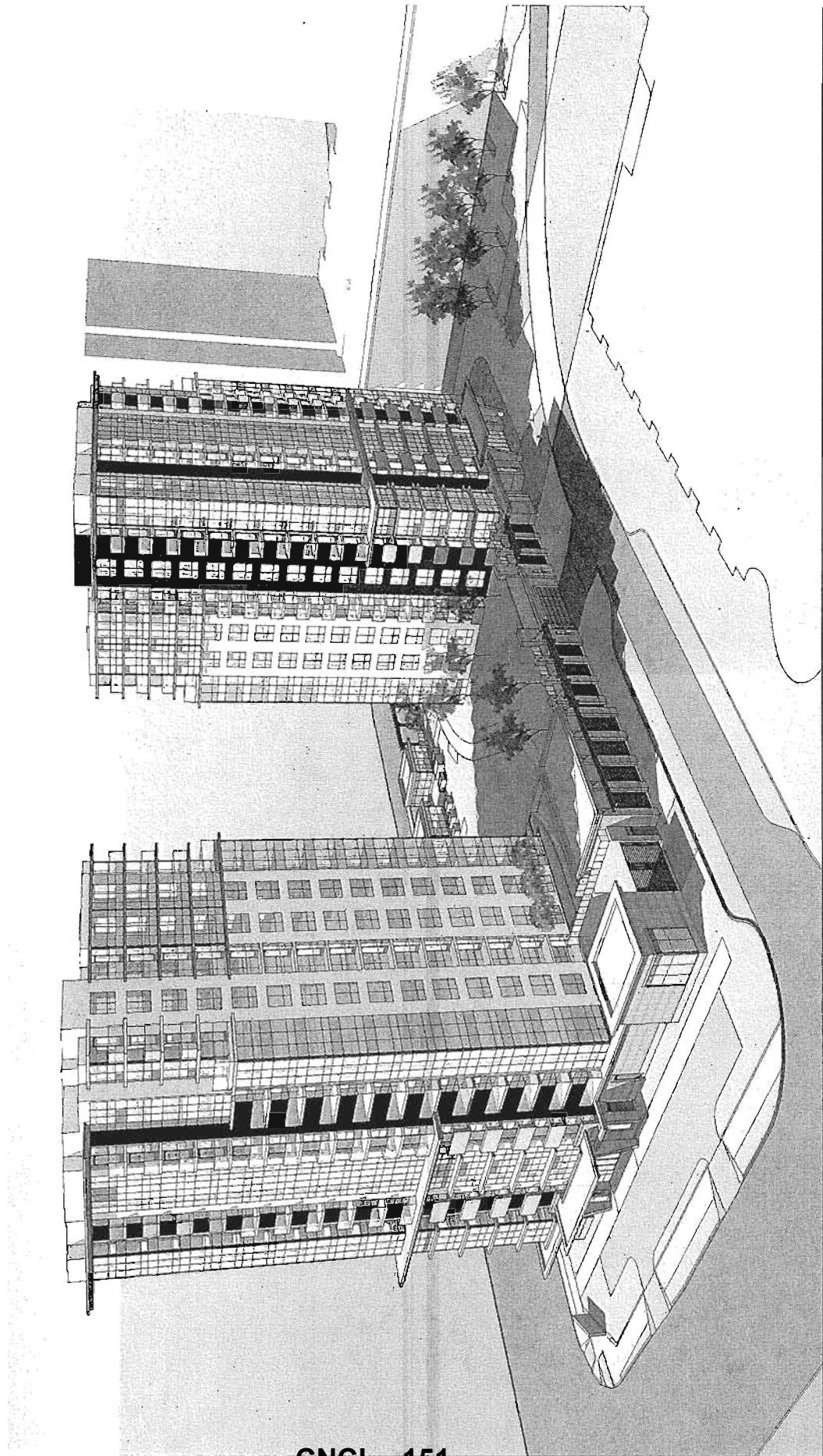
N.T.S.

BIRD'S EYE VIEW FROM MINORU BOULEVARD (LOOKING TOWARDS NORTHWEST)

APRIL 4, 2012

RCA
Robert C. Arnold Architects, Inc.

KIWANIS TOWERS



CNCL - 151

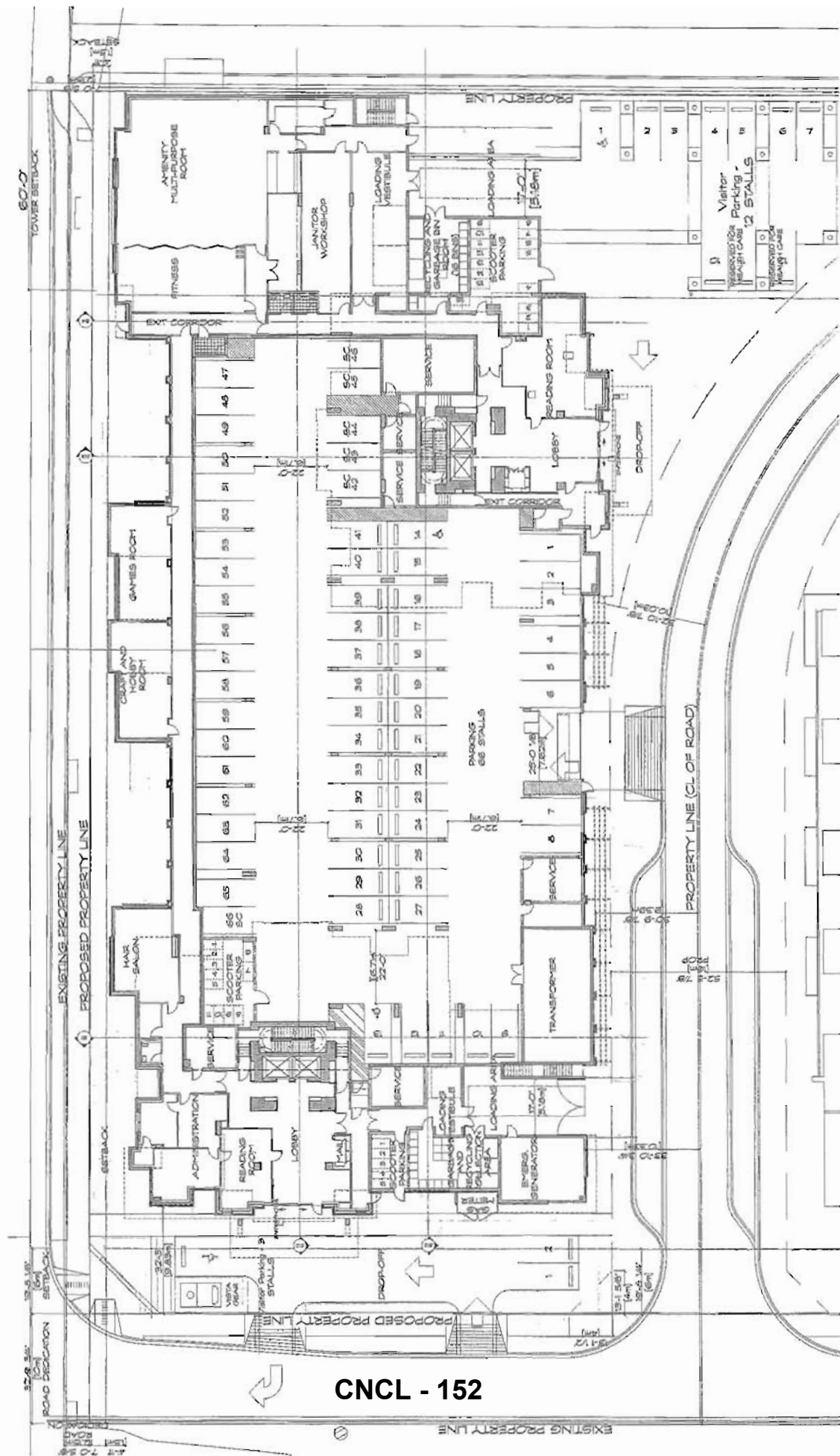
BIRD'S EYE VIEW FROM NORTH ADJACENT SITE (LOOKING TOWARDS SOUTHEAST)

N.T.S.

APRIL 4, 2012

KIWANIS TOWERS

RCA
RICHARD C. ANDERSON ARCHITECTS INC.



CNCL - 152

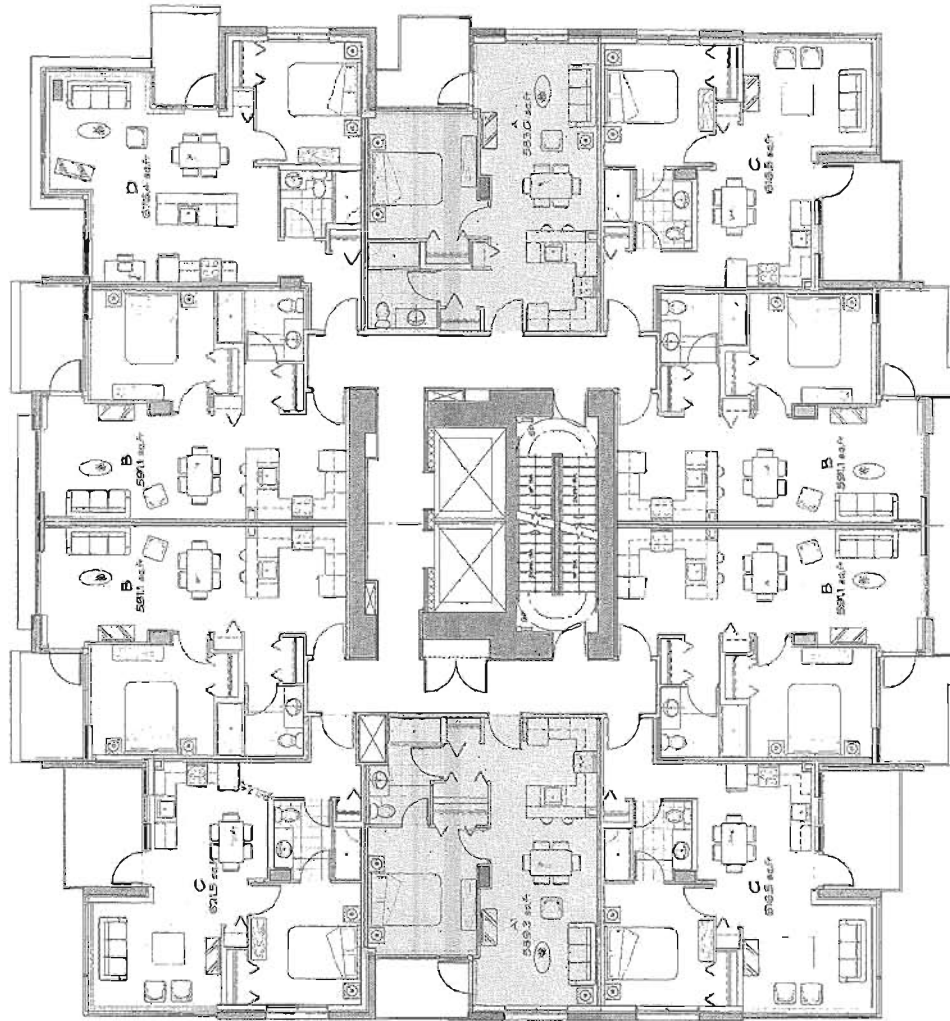
GROUND & PARKING PLAN

KIWANIS TOWERS

Apr 4, 2012

1:150





Apr 4, 2012



TOWER PLATE - TYPICAL
KIWANIS TOWERS



333 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
RICHMOND, BC
7/17/2019

NOTES

REVISIONS

CARRERA
RICHMOND, BC
333 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
3D VIEWS

DATE	DATE
7/17/2019	7/17/2019
7/17/2019	7/17/2019
7/17/2019	7/17/2019
7/17/2019	7/17/2019

A-7.03



VIEW FROM NORTH EAST



AERIAL VIEW FROM SOUTH WEST



335 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
RICHMOND, BC
DATE: 10/10/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/2018
PROJECT AREA

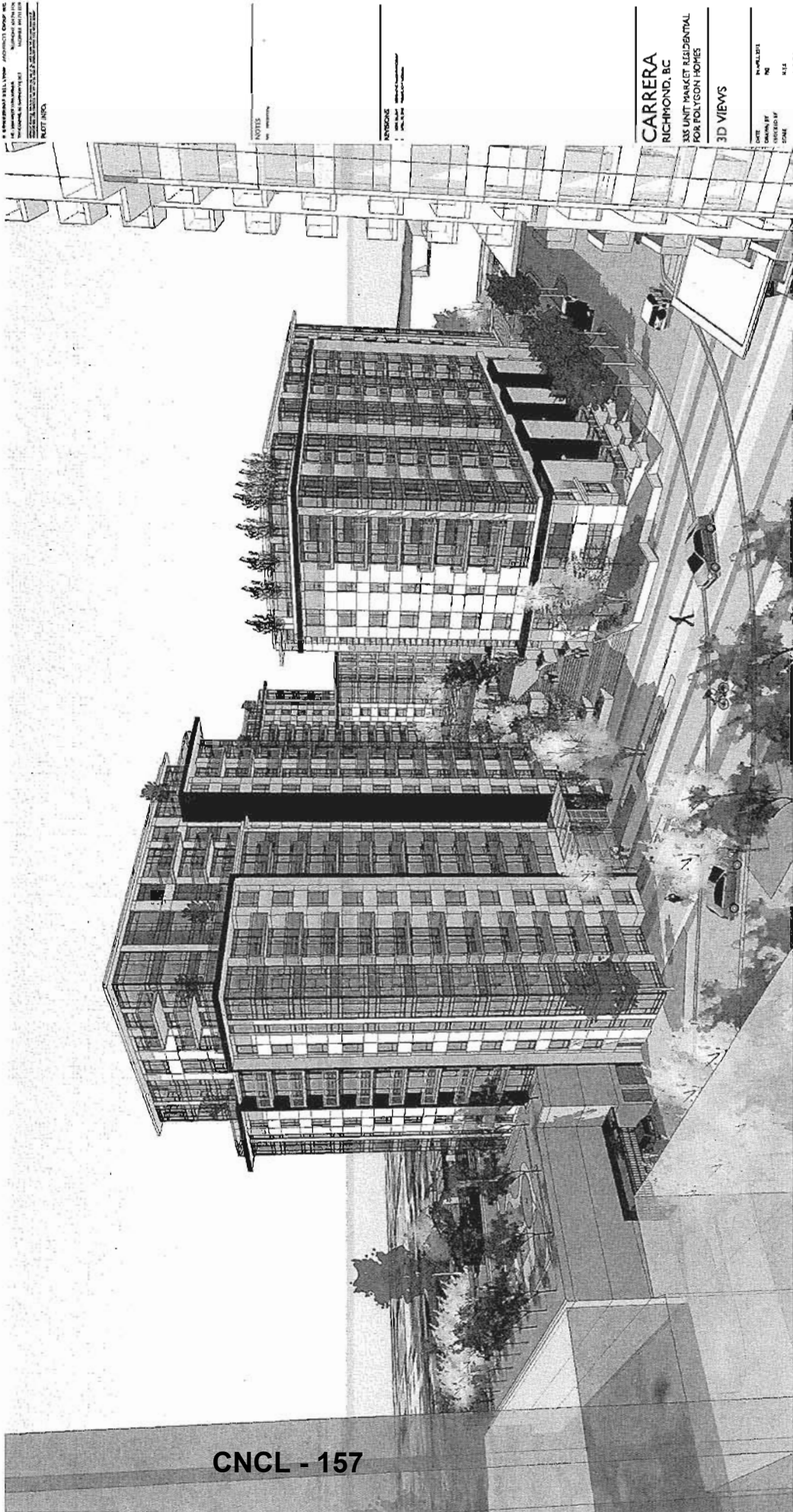
NOTES

REFERENCE
1. [Reference 1]
2. [Reference 2]

CARRERA
RICHMOND, BC
335 UNIT MARKET RESIDENTIAL
FOR POLYGON HOMES
3D VIEWS

DATE: 10/10/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/2018
PROJECT AREA

A-7.02



VIEW OF PLAZA FROM SOUTH EAST

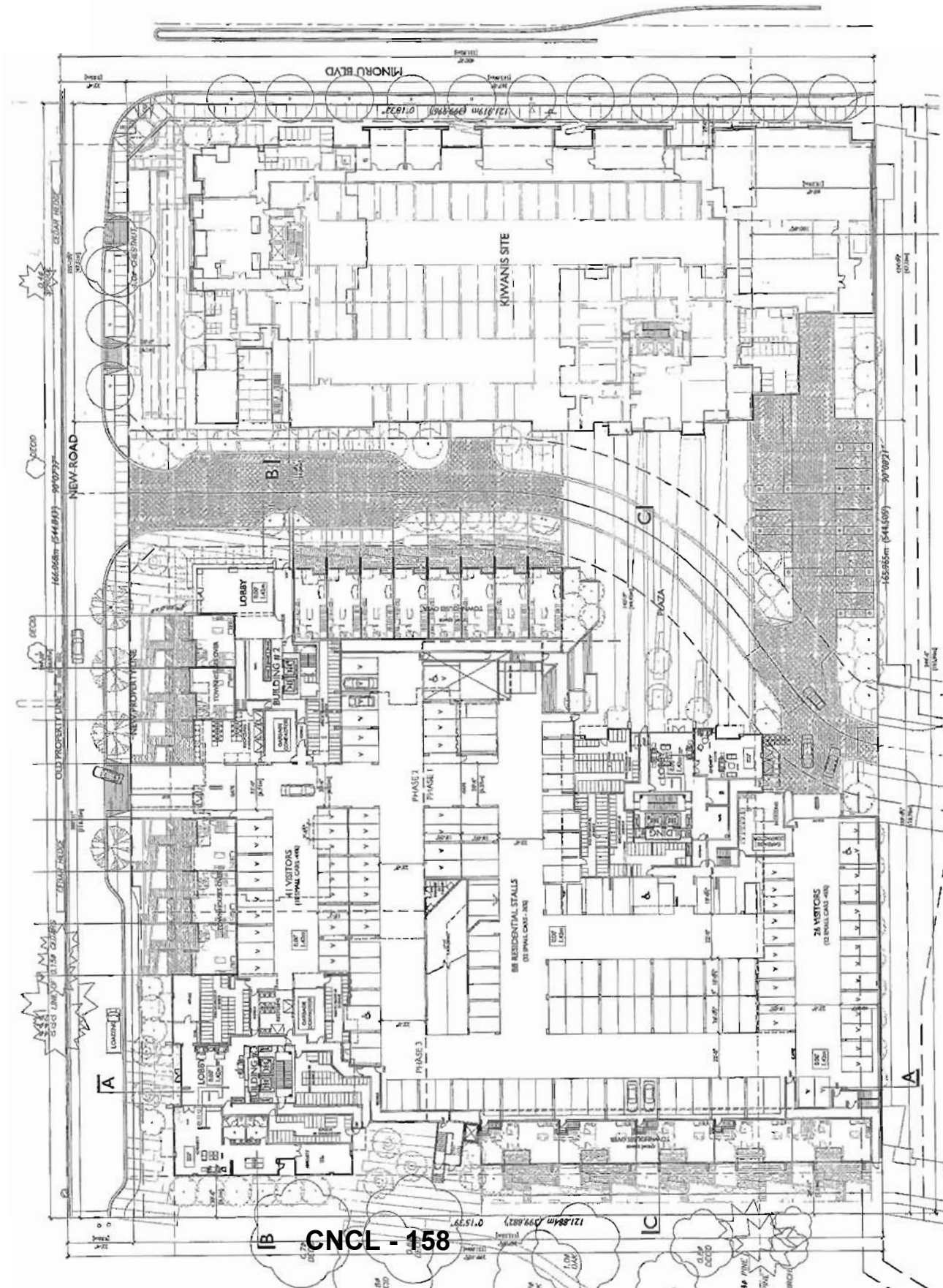


NOTES
STANDARD CAR SIZE: 18'-0" X 6'-0"
SMALL CAR SIZE: 15'-0" X 4'-0"
VEHICLE WIDTH: 6'-0" X 4'-0"
VEHICLE LENGTH: 18'-0" X 6'-0"
VEHICLE HEIGHT: 7'-0" X 6'-0"
LEGEND
1. DRIVEWAY
2. PARKING SPACE

CARRERA
 RICHMOND, BC
 333 UNIT MARKET RESIDENTIAL
 FOR POLYTON HOMES

LEVEL 1
DATE: 10/10/2011
PROJECT: 1052
SCALE: 1/8" = 1'-0"
DESIGNER: gbl

A-3.01



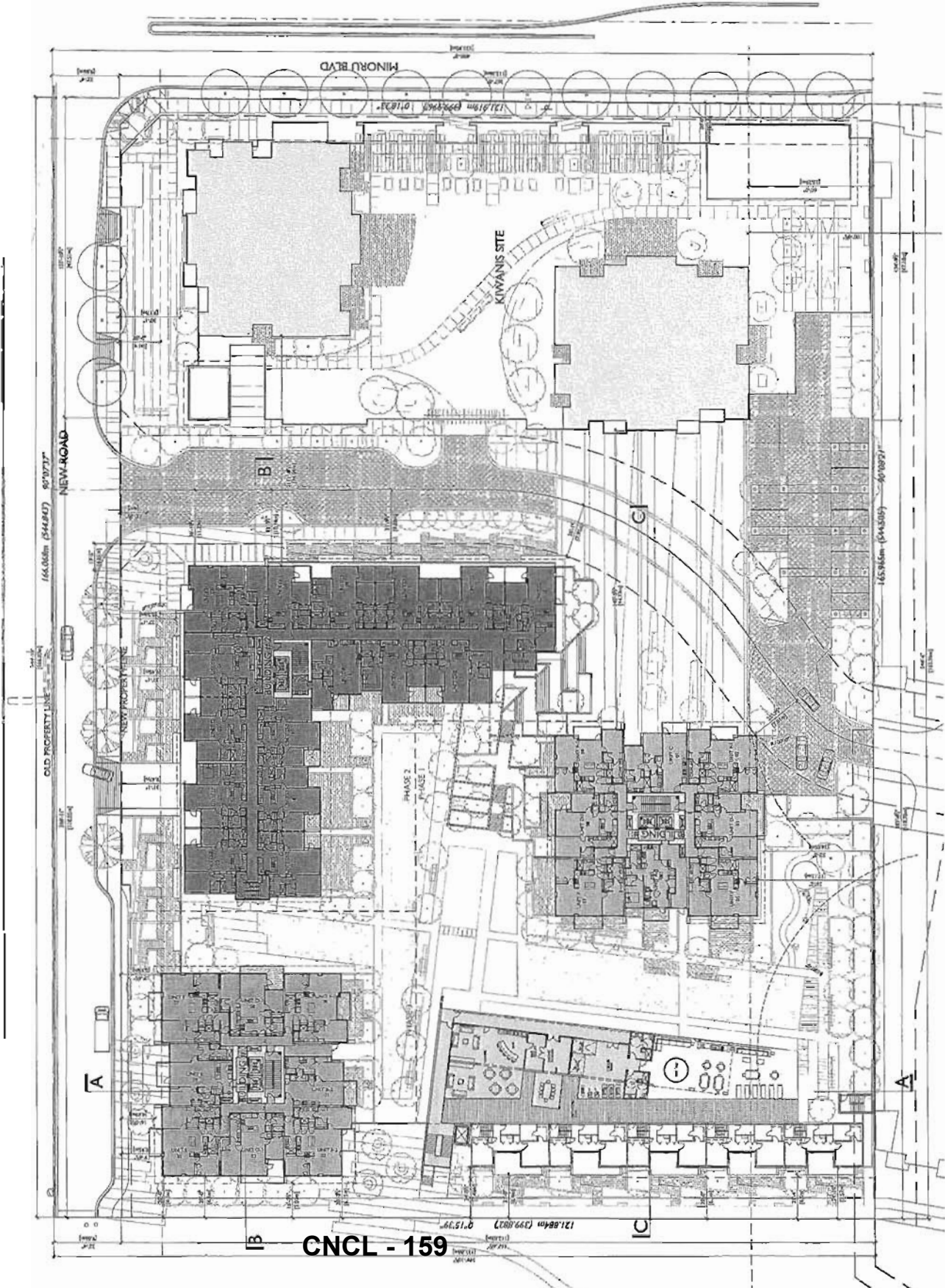


NOTES:
 1. SEE EXHIBIT A FOR SITE PLAN

REVISIONS:
 1. 10/15/10 - 10/15/10

CARRERA
 RICHMOND, BC
 335 UNIT MARKET RESIDENTIAL
 FOR POLYGON HOMES
 TYPICAL LEVELS & SITE PLAN
 PODIUM LEVEL (LEVEL 4)
 DATE: 10/15/10
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 1052
 PROJECT NUMBER

A-3.04



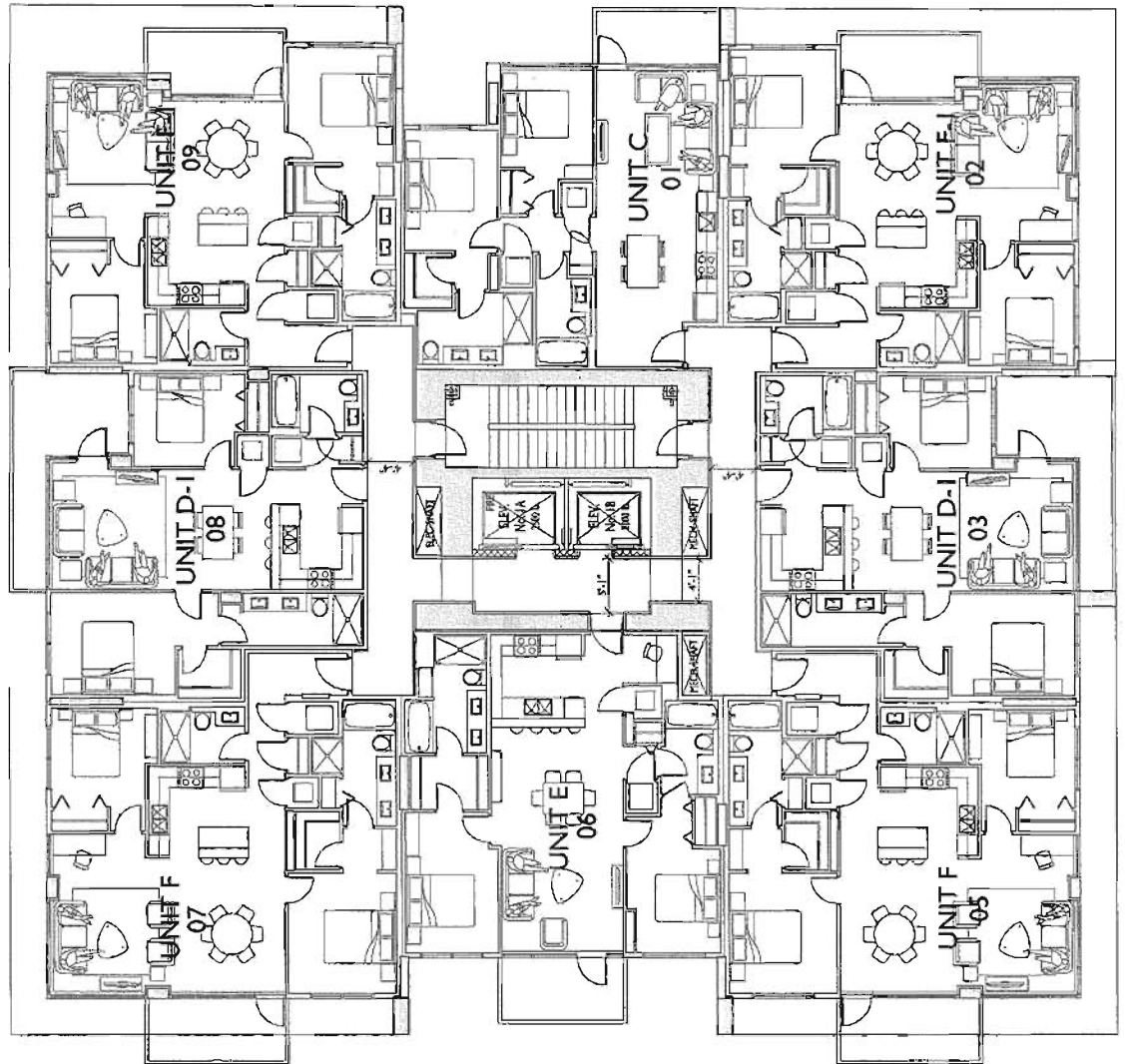
CNCL - 159

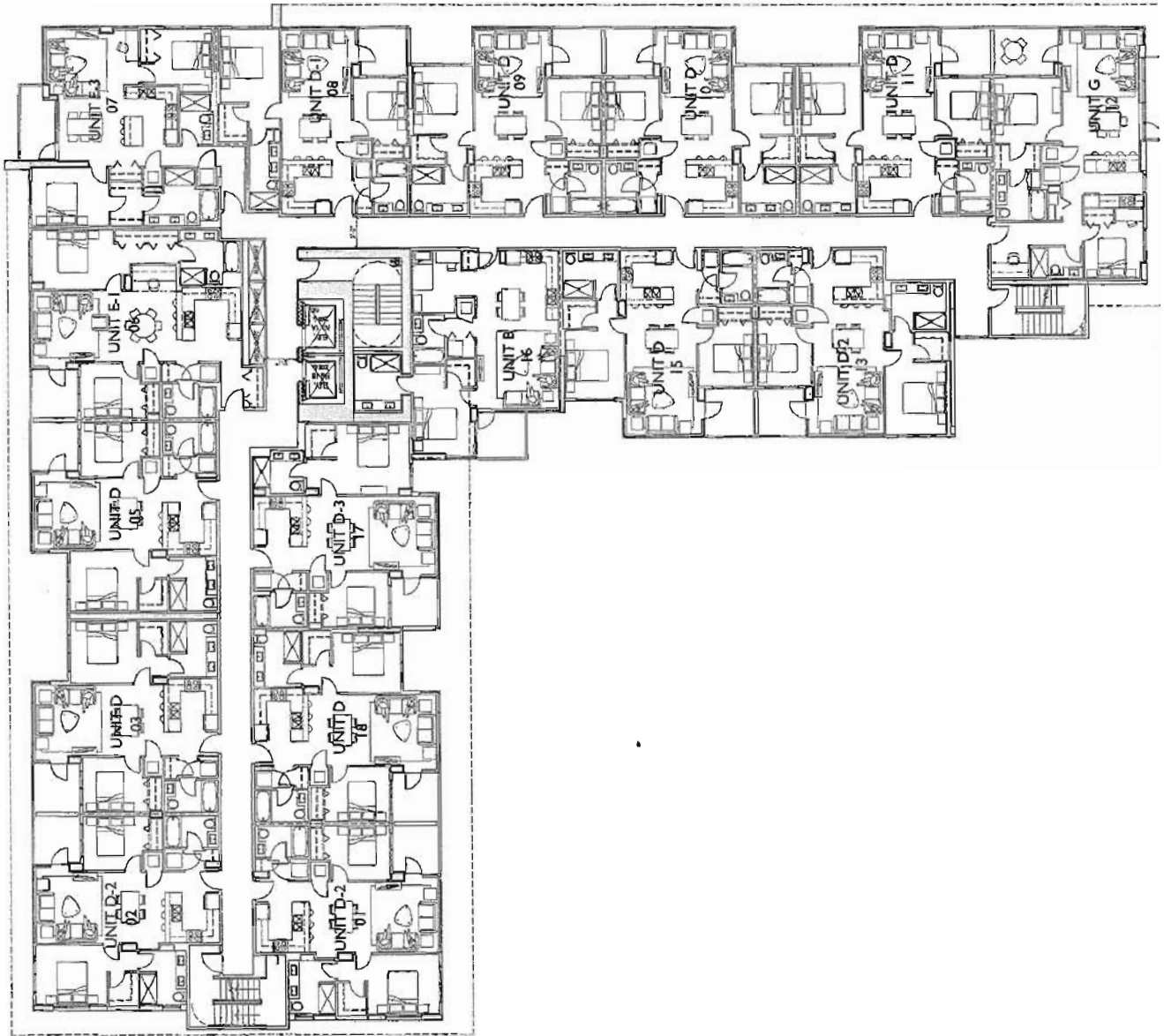
NOTES
 1. SEE ARCHITECT'S NOTES

REVISIONS
 1. SEE ARCHITECT'S NOTES

CARRERA
 RICHMOND, DC
 335 UNIT MARKET RESIDENTIAL
 FOR POLYCON HOMES
LEVELS 4 TO 12
BUILDINGS 1 & 3
 DATE: 10/10/10
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 SCALE: 1/8" = 1'-0"
 SHEET NO: 1052
 PROJECT NO: 1052

A-3.05

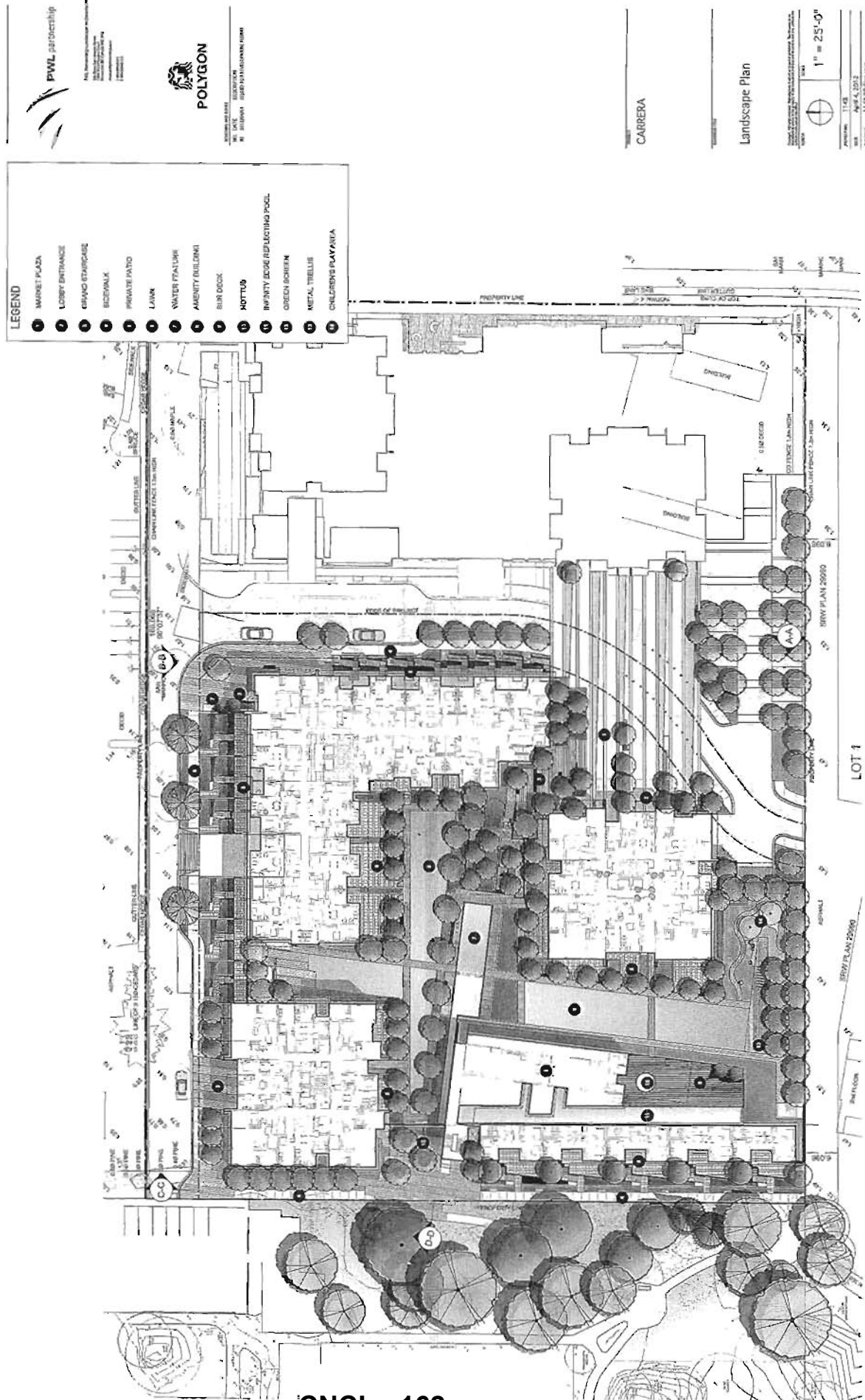




NOTE:
 1. SEE SHEET A-3.08 FOR UNIT LAYOUTS.

REVISIONS:
 1. SEE SHEET A-3.08 FOR UNIT LAYOUTS.

CARRERA
 RICHMOND, BC
 135 UNIT MARKET RESIDENTIAL
 FOR POLYGON HOMES
 LEVELS 4 TO 9
 BUILDING 2
 DATE: 10/10/2011
 DRAWN BY: J. LUTHER
 CHECKED BY: J. LUTHER
 SCALE: 1/4" = 1'-0"
 SHEET NO.: 1052





RZ 11-591685

Attachment 7

Address: 6251 Minoru Boulevard

Applicant: Polygon Carrera Homes Ltd.

Planning Area(s): City Centre (Brighthouse Village Urban Centre T5)

	Existing	Proposed
Owner:	Richmond Kiwanis Senior Citizens Housing Society	Richmond Kiwanis Senior Citizens Housing Society and Polygon Carrera Homes Ltd.
Site Size (m²):	20,238.71 m ²	Kiwanis AH net: 7,063.96m ² Polygon Carrera net: 11,264.37 m ² Dedications: 1,909.26 m ²
Land Uses:	Affordable Seniors Housing	Affordable Seniors Housing and Market Residential
OCP Designation:	Mixed Use	Unchanged
Area Plan Designation:	Institution, Urban Centre T5 (25 m)	Unchanged
Zoning:	School and Institutional Use (SI)	High Rise Apartment (ZHR10) – Brighthouse Village (City Centre)
Number of Units:	122 affordable seniors units in 14 separate low rise one and two storey buildings	Kiwanis: 296 affordable seniors 1 bedroom units in two high-rise towers; Polygon: approx. 335 market housing units in a mix of townhouse and 3 high-rise towers.
Other Designations:	NEF: Noise Management – City Bylaw 7794	Unchanged

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	137.2 u.p.a. net overall	none permitted
Floor Area Ratio:	Kiwanis Affordable Housing: 2.8 Max. Polygon Market Side: 3.0 Max.	Kiwanis: 2.78 Polygon: 2.98 Combined: 2.9 on gross site area	none permitted
Lot Coverage – Building:	Max. 90% excluding landscaped roof decks	Kiwanis: Polygon: 36.2% excluding landscaped roof decks	none
Lot Size (min dimensions):	165.96m x 121.95 m	Kiwanis: 74.95 m x 111.88 m (avg.) Polygon: 89.07 m x 111.88 m (avg.)	none
Northern Property Line Setback(m):	Kiwanis Min. 6.0 m except for covered entry canopy which is 5.2 m	Kiwanis: 9.25 m except for covered entry canopy which is 5.2 m	none
Interior Setback (m):	Kiwanis: Min. 6.0 m except for covered entry canopy which is 5.34 m	Kiwanis: 9.39 m except for covered entry canopy which is 5.34 m	none
Minoru Park Setback (m):	Kiwanis: N/A Polygon: Min. 6.0 m	Kiwanis: N/A Polygon:	none

CONCL 163

ATTACHMENT 7

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Minoru Boulevard Setback (m)	Kiwanis: 1.5 m Polygon: N/A	Kiwanis: 1.5 m Polygon: N/A	none
Southern Property Line Setback (m)	Kiwanis: 0 m Polygon: 0 m	Kiwanis: 0 m Polygon: 0 m	none
Height (m):	47 m	47 m max.	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Kiwanis: 0.2 (R) and 0.1 (V) per unit Polygon: 1.2 (R) and 0.2 (V) per unit	Kiwanis: 0.2 (R) and 0.11 (V) per unit Polygon 1.19 (R) and 0.2 (V) per unit:	none
Off-street Parking Spaces – Total:	Kiwanis: 60 (R) 30 (V) Polygon: 402 (R) 67 (V)	Kiwanis: 59 (R) 22 (V) An additional 10 stalls will be provided on the market side for use by Kiwanis. Two visitor stalls will be dedicated to Health Care providers. Polygon: 397 (R) 69 (V)	TDM measures to be implemented on the market side to allow for a reduction of resident stalls from 1.2 to 1.19 stalls / unit. Will be addressed via DP.
Tandem Parking Spaces:	permitted	None	none
Bicycle Parking:	Kiwanis: 370 x Class 1 stalls 30 x Class 2 stalls Polygon: 419 Class 1 stalls 68 Class 2 stalls	Kiwanis: 32 scooter stalls in lieu of x Class 1 bike stalls. 34 Class 2 stalls To be reviewed at DP Polygon: 419 Class 1 stalls 36 but space for 68 Class 2 stalls provided. To be reviewed at DP	Substitution of Class 1 stalls with scooter stalls is built into zoning schedule.
Loading Stalls:	Kiwanis: 2 large Polygon: 2 large	Kiwanis: 2 large Polygon: 2 large	
Amenity Space – Indoor:	Kiwanis: 100 m ² Polygon: 100 m ²	Kiwanis: 710 m ² Polygon: 697 m ²	none
Amenity Space – Outdoor:	Kiwanis: 1776 m ² Polygon: 2010 m ²	Both projects have outdoor podium amenity spaces. Exact area TBD via the development permit review.	none

Other: Compensation required for 53 on-site trees and 4 off-site trees to be removed.



Rezoning Considerations

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

Developer: Polygon Carrera Homes Ltd. (the "Developer")
Owner: Richmond Kiwanis Senior Citizens Housing Society ("Kiwanis")
Address: 6251 Minoru Boulevard
File No.: RZ 11-591685, ZT 12-605555, ZT 12-605556, ZT 12-605577

Prior to final adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaw 8912 (Cambridge Park and Mayfair Place) and Zoning Text Amendment Bylaw 8913 (Wishing Tree), the Developer is required to complete the following:

1. City acceptance of the developer's payment of \$4,944,960 in exchange for the termination and discharge of the Housing Agreements pertaining to the 16 affordable housing units constructed at 9399 Odlin Road (Mayfair Place - \$2,223,360) and 22 affordable housing units (including units required by the Rezoning of 9566 Tomicki Avenue (Wishing Tree) constructed at 9500 Odlin Road (Cambridge Park - \$2,721,600), based on \$160 per built square foot of constructed affordable housing space. 100% of the payment is to be deposited to the City's capital Affordable Housing Reserve Fund.
2. The owners, Polygon Mayfair Place Homes Ltd., and Polygon Cambridge Park Homes Ltd., executing a consent to the adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911 and entering into legal agreements with the City to terminate the associated Housing Agreements and Housing Covenants.
3. Kiwanis entering into a legal agreement with the City relating to the construction of 296 one-bedroom affordable housing units on Lot B (see definition of Lot B in Rezoning Consideration item #6), as required by item 19 of these Rezoning Considerations, and City contributions toward project costs. Key elements of the agreement will include:
 - a. Construction of 296 one-bedroom affordable housing units on Lot B;
 - b. Proposed construction schedule and reporting requirements;
 - c. Kiwanis to be solely responsible for constructing the units, all construction costs, and all future maintenance and operation costs;
 - d. Maximum contribution from City is \$20,837,610 towards construction costs (generally in accordance with the contribution schedule included in Attachment 5 of the Report to Committee dated May 30, 2012 relating to this Rezoning) and a further maximum contribution of \$3,305,468 towards payment of development cost charges, service cost charges and building permit fees, provided that:
 - i) Council approves the proposed developments that will provide the affordable housing contributions;
 - ii) the City receives such affordable housing contributions from the owners of the proposed developments; and
 - iii) Council approves the disbursement(s) of funds to Kiwanis;
 - e. City is released by Kiwanis and excluded from any liability relating to the construction project and maintenance and operation of the affordable housing units;
 - f. Kiwanis will register a mortgage (2nd in priority only to any BC Housing mortgage) against Lot B in favour of the City and grant other security required by the City, in its sole discretion, to secure Kiwanis' obligation to construct the 296 affordable housing units and in the event of default by Kiwanis. The mortgage will be discharged after final inspection permitting occupancy of all 296 affordable housing units required under (a) above and provided Kiwanis is not in breach of any of its obligations under the mortgage in favour of the City and any BC Housing mortgage; and

- g. Nothing in this agreement can or may fetter the discretion of Council or prejudice or affect the City's rights, powers, duties and obligations under any statute, bylaw, regulation, order or other legislative enactment.

Prior to final adoption of Zoning Amendment Bylaw 8914 (6251 Minoru Boulevard), the Developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 8910.
2. Final Adoption of Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw 8911, Zoning Text Amendment Bylaws 8912 and 8913.
3. Minimum 10 m wide road dedication along the entire northern property line.
4. Minimum of 4m by 4m road corner cuts required at all intersections measured from the new property or PROP SRW lines.
5. Minimum 2.15 m wide road dedication along the entire Minoru Boulevard frontage (exact dimensions for the dedicated lands will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process).
6. Registration of a subdivision plan prepared by a registered surveyor, to the satisfaction of the City, to create two lots and include the above road dedications. The subdivision plan is to be similar to that shown in Diagram 1 of proposed Zoning Section 19.11.4.4. Lot A will contain the market housing units ("Lot A") and Lot B will contain the affordable housing units referred to in item 19 of these Rezoning Considerations ("Lot B").
7. The granting of a minimum 3.15 m wide statutory right of way measured from the new northern property line for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
8. The granting of a minimum 3.28 m wide statutory right of way along the pedestrian walkway adjacent to Minoru Park for public rights of passage (exact dimensions for the SRW will be confirmed as part of the detailed design to be completed as part of the Servicing Agreement process). Maintenance and liability will be the responsibility of the City of Richmond.
9. Submission of a cash in lieu contribution in the amount of \$5,200 (\$1300 x 4 trees) as compensation for removal of four Minoru Park trees (#77, 63, 66, 68 as identified in the Arborist's report).
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained or works in the vicinity of the retained trees in Minoru Park. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. The granting of a minimum 16.5 m wide statutory right of way along the property line between Lot A and Lot B for public rights of passage. Where there is no on street parking provided the right of way may be reduced to 16.0 m (exact dimensions for the SRW will be confirmed as part of the Development Permit review). Maintenance and liability will be the responsibility of the respective owners of Lot A and Lot B.
12. Registration of an aircraft noise sensitive use covenant on title of both Lot A and Lot B.
13. Registration of a flood indemnity covenant on title of both Lot A and Lot B.
14. Registration of a legal agreement on title of Lot A providing an easement in favour of Lot B for access to and exclusive use of 10 parking stalls on Lot A by visitors and staff of Lot B.
15. Registration of a legal agreement on title of Lot A ensuring the following Parking and Transportation Demand Management measures identified in the letter from Bunt & Associates dated April 11, 2012 are provided, specifically:
 - a) electrical outlets for one row of parking (20 spaces) in the Lot A residential parkade; and
 - b) One electrical outlet in each bicycle room in the residential towers on Lot A.
16. City acceptance of the developer's offer to voluntarily contribute \$25,000 toward the installation of one bus shelter.

17. City acceptance of the developer's offer to voluntarily contribute \$4,066,032 to the City's capital Affordable Housing Reserve Fund (derived based on 5% of total gross buildable area of 361,425 ft² for Lot A (18,071 ft²) multiplied by \$225/ ft²), such contribution to be in the form of the developer providing, prior to Rezoning adoption, a cash contribution of \$1,355,344 together with a Letter of Credit, satisfactory to the City, for \$2,710,688 plus:
- a) an amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the first tower to be constructed on Lot B; and
 - b) a further amount equal to \$1,355,344 multiplied by the estimated consumer price index (CPI) for the period between issuance of the Letter of Credit and the estimated date of completion of the quantitative survey confirming substantial completion of the second tower to be constructed on Lot B.

Final Letter of Credit amount to be determined by City in its sole discretion.

100% of the contribution under this Rezoning Consideration #17 will be allocated to the City's capital Affordable Housing Reserve Fund.

18. Registration of a legal agreement, to the satisfaction of the City, on title of Lot A, specifying that:

Second Tower on Lot A

- a) no building permit for the second tower on Lot A will be issued until the developer provides to the City a cash contribution of a further \$1,355,344 (beyond the initial cash contribution set-out in Rezoning Consideration #17) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
- b) no final inspection granting occupancy of the second tower constructed on Lot A will be issued until the first tower constructed on Lot B has been issued final inspection granting occupancy;
- c) if the cash contribution of \$1,355,344 payable under (a) above is not made prior to the completion of the quantitative survey confirming substantial completion of the first tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not a building permit has been applied for the second tower on Lot A);

Third Tower on Lot A

- d) no building permit for the third tower on Lot A will be issued until the developer provides to the City a cash contribution of another \$1,355,344 (beyond the initial contribution referred to in Rezoning Consideration #17 and the further contribution referred to in (a) above) and if this cash contribution is made, the City will permit the Letter of Credit provided under Rezoning Consideration #17 to be reduced by this amount and the portion of the CPI attributable to this amount;
 - e) no final inspection granting occupancy of the third tower constructed on Lot A will be issued until the second tower constructed on Lot B has been issued final inspection granting occupancy;
 - f) if the cash contribution of \$1,355,344 payable under (d) above is not made prior to the completion of the quantitative survey confirming substantial completion of the second tower constructed on Lot B, the City may, in its sole discretion, draw upon all or a portion of the Letter of Credit provided under Rezoning Consideration #17, including, at the discretion of the Director Development and Manager, Community Social Development, that amount equivalent to CPI attributable to this contribution, and use such funds for any City purpose related to affordable housing (irrespective of whether or not building permits have been applied for the second and third towers on Lot A).
19. Registration of the City's standard Housing Agreement to secure 296 affordable housing units on Lot B, the combined habitable floor area of which shall comprise 100% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
One Bedroom	296	50 m ² (535 ft ²)	\$830.00	\$37,000 or less

** May be adjusted periodically as provided for under adopted City policy.

20. Discharge of Restrictive Covenant 279558C (Indenture 455605) in favour of City of Richmond.
21. City acceptance of the developer's offer to voluntarily contribute \$283,821 towards Public Art at \$0.75 per square foot.
22. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement* for the design and construction of off site works. Works include, but may not be limited to the following: Design and construction of the following frontage improvements:
 - a) Minoru Boulevard, along the entire development frontage:
 - maintain two southbound travel lanes,
 - widen existing southbound bike lane to 1.8m,
 - provide a min. 1.6m wide curb/gutter and boulevard, and
 - provide a 2m wide sidewalk.
 - b) "East/West Road", from Minoru Boulevard to western limit of the development site (from south to north):
 - 2m wide sidewalk
 - 1.5m wide boulevard
 - 0.15m wide curb/gutter
 - 2.5m wide parking lane
 - 6.0m wide driving surface
 - 1.0m transition/shoulder or as per industry (TAC) standards, subject to detailed design as part of the SA process.
 - c) Minoru Boulevard / "East/West Road" intersection:
 - Upgrade existing special crosswalk to a full traffic signal to include but not limited to the followings: signal pole, controller, base and hardware, pole base (City Centre decorative pole & street light fixture), detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
 - Upgrade existing intersection to include a new northbound-to-westbound left-turn lane (50m long, 3.3m wide) and closing existing median (by providing landscaped median) at existing access.
 - d) Storm works on Minoru Boulevard including the upgrading of the existing 300mm diameter main to a 600mm system, from the south property line to the next manhole north and constructing a new 450mm system from there, north to the manhole near the northern property line.
 - e) The City requires the sanitary & storm capacity analysis calculations and detail design of the storm sewer to be included in the Servicing Agreement design drawings. As part of the proposed works for the neighbouring development at 6351/91 & 6491 Minoru Blvd, sections of the existing storm & sanitary system will be abandoned/removed and a temporary & ultimate storm & sanitary system will be constructed.
 - f) All new road construction is to be to an acceptable City standard.
 - g) Consult with VCH and implement the closure of the existing access immediately north of the development site or alternate access improvements, with exact details to be confirmed as part of the SA process.

Prior to a Development Permit¹ being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Incorporate into the Development Permit Plans minimum frontage works to be completed by developer as outlined below:
 - a) “North/South Road”, from the “East/West Road” to southern limit of the development site (Exact configuration to be confirmed as part of the DP process):
 - Minimum 2.0m wide sidewalk on each side of the road
 - Minimum 7.5m wide pavement width to accommodate two-way traffic. Where on-street parking is provided, an additional 2.5m pavement width be provided for each of the on-street parking lane.
2. Submit a report and recommendations prepared by an appropriate registered professional on the anticipated energy consumption of the Kiwanis Seniors Affordable Housing buildings and a listing of which recommendations and features are incorporated into the Kiwanis building design.
3. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City’s Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Installation of appropriate tree protection fencing around all trees to be retained on-site, and adjacent to the site, as part of the development prior to any construction activities, including building demolition, occurring on-site.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. 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.

[Signed Original on File]

Signed _____

Date _____

DRAFT –Advisory Design Panel (Excerpt)

Wednesday, April 18, 2012

3. RZ 11-591685 – 5 HIGH RISE RESIDENTIAL TOWERS WITH APPROXIMATELY 634 DWELLING UNITS (INCLUDING 296 AFFORDABLE SENIORS HOUSING UNITS AND 338 MARKET HOUSING UNITS)

APPLICANT: Polygon Development 275 Ltd.

PROPERTY LOCATION: 6251 Minoru Boulevard

A. Applicant's Presentation (Kiwaniis Towers)

Chris Ho, Polygon Homes, Karen Smith, RCA Architects, Derek Lee, PWL Partnership, and Robert Ciccozzi, RCA Architects, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide information on shading details at the podium level;
- tower podium appears weak; needs more work from a proportion point of view due to lower two storey height; appreciate work done to create a street edge along Minoru Boulevard; however, some of the elevations are not well worked out from a formal design aspect; materiality is nice; fits in with the neighbourhood;
- transition to the adjacent proposed development appears awkward;
- not clear who is responsible for the design of the potential large wall; is it the applicant or the owner of the adjacent property?; design investigation needs to be done at this stage;
- sun study needs to be done on the effect of the two Kiwanis towers on the existing park; where is the connection to the park;; intent of square is confusing when you see seniors walking on it and vehicles driving through; needs more design work;
- lack of graphic information on circulation of people on wheelchairs in the residential units' lay-out; there appears to be some tight areas and narrow passages;
- agree with previous comment on seniors accessibility and internal design; floor plate unit lay-out looks very good; however, look at safety concerns of seniors using the washrooms; outward-opening doors permit access during emergencies and provide more open space in the washroom;
- presume that aging in place features are already in place to meet present and future needs of seniors;
- interesting project;
- concern on the extensive hard surface of the visitor parking area near the central plaza;
- recognize the value of the lobbies and how they are spilling out; works very well; common amenity space has potential to engage the roof better;

- applicant's preliminary public art plan has been presented to and supported unanimously by the Public Art Commission;
- good job on punched windows and glass corners; however, main central areas of the buildings look quite flat; need more articulation;
- landscape drawings show that central plaza is very hard; understand the challenge faced by the applicant in view of the City's loading zone requirements;
- loading in the gated area does not appear to have trellis on top based on the three-dimensional perspective; looks like a big cavernous hole from above;
- appreciate the idea to have a walkable community along Minoru Boulevard; it would be useful to have access to the small park seating areas from the indoor amenity spaces;
- treatment along Minoru Boulevard frontage is too broken down; may not be appropriate for an urban street; needs a comprehensive approach; one-storey parking does not help create an urban look in the facade;
- tower on the northeast corner looks very chunky; needs more articulation to make the corner more friendly to the street; too close to the street;
- the two parts of the project, i.e. Kiwanis and Carrera, have different design styles and quality; something must be done to tie the two parts together; needs to be closer in terms of quality of construction and materials;
- towers are well resolved;
- reiterate the need for applicant to provide information on the shadow study to enable the Panel to see what is happening in the internal areas;
- town square area needs framing; building element may be needed; opportunity to create outdoor rooms;
- base of the building is the most unresolved part of the project; interfacce between the podium level and the sidewalk and the street requires more resolution; appreciate the articulation of the podium but don't see a sequence of massing from one end of the project to the other;
- facade needs to be more permeable and visually-friendly; rendering shows coldness; materials along Minoru Boulevard need to be park-like; use more rustic type of landscape materials to mitigate the urban look;
- podium design needs more detail; look for opportunities for places to stop and pause; consider hanging canopies or rain protection at certain points; will provide further articulation of the base;
- applicant well on the way to preliminary rezoning but needs to look at the whole interface between street, sidewalk, parkway, podium and tower; needs to look at the tactility of the podium;
- using large glass cubes will mitigate the fishbowl effect along the Minoru Boulevard side of the development; will reduce heating requirements and provide privacy to residents; Consider metal louvers on glass spaces to improve privacy along Minoru.
- landscape drawing packages are well done;

- consider design development to integrate parking access and drive court lay-by into north drop-off area or shifting access to be more closely associated with the drop-off area for the south tower; relocate/integrate parking away from pedestrian oriented interior street; take into consideration townhouse frontage on the opposite side of the street;
 - understand the concerns and complexities of trying to separate loading and drop-off at the north drive court; look at Pacific Palisades drive court on Alberni as precedent for integrating drop-off and loading and parking access into one consistent urbane expression; could integrate lush planting, low walls and signage to separate sidewalk from the street;
 - Minoru Façade needs proportional scale; the bigger double height works but stepping down does not.
-
- look at Frye Art Museum as precedent for pocket park; utilize unifying element along east elevation (trellis, building height/material proportions) and more consistent treatment and push/pull of mass/void with pocket park;
 - like the clarity of the big move on the plaza space but it feels very civic and grand, not residential and intimate; allow for elements to overlap with big move, e.g. street tree planting, bollards to define traffic, and signage; soften edge and provide integrated edges; would strengthen the big move;
 - four-storey wall needs more development; consider big tree planting;
 - Minoru Boulevard has a very high level of pedestrian activity; opportunity to humanize the street; consider doing something along the street to accentuate the pedestrian element; amenity spaces could provide connection to the street and could become lanterns along the street at night, consider using coloured glass;
 - double height element works very well; seating areas will work well along Minoru considering its neighbourhood context (high foot traffic area and mall across the street); and
 - there is opportunity to work on the corner element at the north tower; will need to be accentuated to give the tower a stronger presence.

This Attachment contains letters and on-line submissions received from the public to date of the Staff report regarding the proposed development at 6251 Minoru Boulevard - Application RZ 11-591685.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To: Director, Development
for attaching to Planning
report.

		INT
	DW	
	GI	
	KY	
	DB	

The City Clerk, Respected Mayor and the councillors: God bless you all for working hard to make our Richmond THE BEST. Amen.

RZ 11-591685

Re: Rezoning of the site of 6251- 6271- 6291 called Kiwani's Senior Court.

I understand there will be a public hearing on the zoning of above site some time in future, date and time unknown at this particular time. Because I am not sure if I will be available to attend such meeting, I am requesting the enclosed letter be as good as my personal attendance.

My name is Abdulrehman Premji (Tf. 604 272 5757), and I am one of the proud residence of Kiwani's Court for quite a few years, and even though I wish to continue to live at this well located and with good management in place, I am in full agreement that looking at the crumbling structure of the buildings, they need to be replaced sooner than later. In the matter of fact, I am surprised to see why it was not done earlier. Clinging to the current structure is like a dying person clinging to its life. Why not then put a new life into to it, and make the site very presentable in the eyes of public and outside visitors, who come in thousands in our beautiful City, which is also named as International Gateway. The current buildings do look messy in the area were the largest mall (Richmond Centre and its eye pleasing surrounding) is located. In another words, these buildings, which are located in the heart of our very beautiful City, look ugly. It looks as if a tall heavy person with a small tiny head standing right besides the beautiful people. Please do not let this continue while we have God given opportunity to change.

The very best part in allowing the rezoning is, because the management has agreed to build two new apartment buildings with the capacity of close to 300 units, all income assisted units for seniors, which is twice the current capacity. In allowing the rezoning sooner, 150 more low income senior families will find the place for themselves, and the current seniors (over 100 families) will return back in the newer buildings.

Coming to the current tenants, who are elderly proud seniors (few of them are close to in their 90's, and may have lived here for over 25 years), physically and financially weak (and I am one of them) living below the poverty level set by our Government, have been treated and taken good care by both Kiwanis and Polygon "the management"



In my 40 years of experience in real estate, I have never seen any landlord taking such a personal interest and care in the welfare of its tenants. It (the management) has gone so far as to inform all the tenants right from the end of 2010 until now, keeping us on their intention and progress made on the property. It has also offered us financial assistance to those who need it and taken care of our moving to the place of our choice, and believe me, back to our new place in few years time. I believe it is a wonderful care and help unheard of. It has been in touch with all the tenants on daily basis in case any of the tenants need more information or help in this matter. It has been marvellous experience for us. The only thing so far it has overlooked in my opinion is that, it is difficult for most of the current tenants, who are retired and live on Old Age Security or OAS, to get a rented place on their own, in such a close to zero occupancy rate environment and were the rent is averaging at around \$900. No landlord in his/her right mind will agree to rent the place, without asking the guarantee on the rental payment. The landlord will prefer a solid back ground of its tenant, especially when it has back to back offers to its rental property. The package given to us by the management does not ensure such a guarantee. And yes, there are Governments' subsidize houses. But the wait period is anywhere between 4 to 5 years before you get one. Hence, we have no choice but to go for market rental accommodation, where rents are high and to qualify, the scrutiny is much greater.

However, the management has further schedule the meeting with every individual, who has any further difficulty in this case, and I am sure, it has been very fair to us so far, it will not ignore such a concern. Polygon in partnership with Kiwani's is very well reputable firm and it would not wish to see any of its tenants, especially financially strapped seniors, be out on the road.

Therefore, if any of my fellow Richmond residents in this public hearing is concern of us, and I do appreciate their good feeling and concern of our well being, please feel at ease. We are in a very good hands and are been taken more than good care. God bless the management.

To summarise the whole story in one sentence, I would say to my fellow Richmond residents, please do not kill the project or even delay it. Let it go sooner than later. Thank you.

I, a very proud residence of this beautiful, marvellous and enviable City of Richmond, and a citizen of this great country Canada, which is heaven on this earth, remain yours very friendly,

A handwritten signature in cursive script, appearing to read 'Abdulrehman Premji', written over a diagonal line.

Abdulrehman Premji at 104 - 6271 Minoru Blvd. Richmond, British Columbia, CANADA V6Y 1Y5

June 18th, 2012

From: John S.T. Yung
#802, 6088 Minoru Blvd.
Richmond, BC, V6Y 4A8

To: Councilor Linda Barnes, City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1

*(same letter received for
members of Council)*

Dear City Councilor,

I am the resident of City of Richmond and I would like to submit my petition to against a rezoning application filed by Polygon Development 275Ltd about building five high-rise residential towers at the current location of 6251 Minoru Blvd. The five towers would house approximately 634 new dwelling units.

The application (Filing #: RZ 11-591685) involves rezoning 6251 Minoru Blvd currently used for low-rise, low density senior housing and zoned for "School and Institutional Use" into a site specific high-rise high density residential zone, in order to accommodate a substantial increase in new homes.

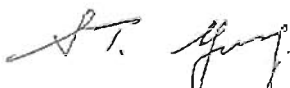
If this project receives approval from the City of Richmond to proceed, our quality of life will be impacted significantly:

1. Population density: This will bring 634 more families to the Minoru corridor (between Westminster Hwy and Richmond Public Library).
2. Traffic: A surge in vehicle traffic in and out of our neighbor.
3. Skyline: The five concrete towers will be built right next to Minoru Park. They will dramatically alter the skyline by blocking Minoru Park, ruining the beautiful Minoru corridor profile.
4. Community facility: The surge in population will further strain our over-crowded recreation facilities (Public Library, Aquatic Centre, Sports field, etc.).

This urban development project brings no benefit but only disturbance to our neighborhood. Currently this rezoning application is in "Staff Review and Report" stage, and will soon go to "Planning Committee Meeting" before the "Council Meeting" and "Public Hearing". We want to stop this development now.

Our neighbors have been discussing this development project across our street, and we all feel serious concern about the upcoming high rise concrete towers will ruin our quality of life. Please help us.

Sincerely,



CNCL - 178

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #650)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #650)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:47:36 PM

Survey Response

Your Name:	Li O Huang
Your Address:	6088 Minoru Blvd.
Subject Property Address-OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Against the rezoning application to build 5 high rise buildings in the area. It will block my view and have big impact on the traffic of surrounding area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:48 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #651)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #651)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:51:47 PM

Survey Response

Your Name:	Shih To Yung
Your Address:	#802, 6088 Minoru Blvd.
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd., rz
Comments:	Please stop the rezoning development across my apartment building. The new 5 high rise buildings will have significant impact on the local environment and traffic condition. Thank you!

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 7:52 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #652)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #652)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 7:56:11 PM

Survey Response

Your Name:	Gin Pang Liu
Your Address:	6088 Minoru Blvd, #509
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Dear city council members, Please help to disapprove this development project in Minoru. It's a low-rise, low density area and please keep it this way. The surge population from the new towers will destroy the peaceful environment of the area.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 21, 2012 9:41 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #653)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #653)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012 9:45:15 PM

Survey Response

Your Name:	Chan, Kin Ming
Your Address:	801-6077 Minoru Blvd, Richmond, B.C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	no more residential rezoning around here, over-crowded, especially high rises. will overload the traffic and the recreation facilities.

TO BRIAN JACKSON
FOR ATTACHING TO
THE STAFF REPORT

D. Brownlee

MayorandCouncillors

From: City of Richmond Website [webgraphlcs@richmond.ca]
Sent: May 21, 2012 9:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #654)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #654)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/21/2012-10:00:20 PM

Survey Response

Your Name:	Tammy Hon
Your Address:	801 - 6088 Minoru Blvd, Richmond B.C. V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Too many residential buildings around this area already, too little recreational area (only one Minoru Park with limited parking space). Don't want to feel like living in a densely populated area like Burnaby. We are already having heavy traffic in Richmond, it will only make it worse if we allow more high-rises to be built in here.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:35 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #656)

Send a Submission Online (response #656)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:38:55 AM

Survey Response

Your Name:	CUI LING YU
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]

Sent: May 22, 2012 9:37 AM

To: MayorandCouncillors

Subject: Send a Submission Online (response #657)

Send a Submission Online (response #657)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:40:17 AM

Survey Response

Your Name:	Yong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 9:38 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #658)

Send a Submission Online (response #658)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 9:41:29 AM

Survey Response

Your Name:	Yutong Zhao
Your Address:	803-6088 Minoru Blvd., Richmond BC
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:38 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #659)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #659)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:41:11 PM

Survey Response

Your Name:	Li Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #660)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #660)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:00 PM

Survey Response

Your Name:	Alice Hao
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Traffic jam.

*To BRIAN JACKSON
for attaching to staff
report.*

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 22, 2012 4:40 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #661)
Categories: 08-4105-20-2011591685 - Kiwanis - 6271 Minoru Blvd

Send a Submission Online (response #661)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/22/2012 4:42:51 PM

Survey Response

Your Name:	Xue Feng Wei
Your Address:	506-7831 Westminser Hwy., Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Population surge further strain our over- crowded recreation facilities.



Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 3:53 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #662)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #662)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 3:56:57 PM

Survey Response

Your Name:	SIN, HENRY C & SIN, SUSANNA P
Your Address:	1108-6088 MINORU BLVD. RICHMOND, BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 MINORU BLVD.
Comments:	INCREASED POPULATION, TRAFFIC JAM, ALTER THE SKYLINE BY BLOCKING MINORU PARK, POPULATION SURGE FURTHER STRAIN OUR OVER-CROWDED RECREATION FACILITIES.

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #663)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #663)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:34:05 PM

Survey Response

Your Name:	Derek Yeh
Your Address:	1109-6088 Minoru blvd. Richmond, BC V6Y4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	This project will take away the natural use of Minoru Park, and it will increas unnecessary population, traffic jam, air pollutions, blocking the view of Minoru Park. It has all the bad impacts on the surrounding areas along with this Project. The City of Richmond will receive additional property taxes from the owners, yet as the current residents we will get nothing but all the facts I mentioned above.



CNCL - 191

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 8:35 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #664)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #664)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 8:38:54 PM

Survey Response

Your Name:	Yu Feng Lee
Your Address:	702-6088 Minoru Blvd. Richmond
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	We as the residents in this area strongly disagree the proposed project in this area. We don't need extra thousands people to live in here. We don't want air pollutions, traffic jam (which is already bad), noisy environment, etc. It will be a shame to all city councils if the proposed project is passed, because all you guys worry about is money, money, money. Not the quality of life to live in Richmond

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 23, 2012 10:26 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #665)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #665)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/23/2012 10:29:10 PM

Survey Response

Your Name:	Vera Wong
Your Address:	603-6088 Minoru Blvd., Richmond B7C. V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Imperative to keep Minoru Park as it is. We all need this environment to maintain a balanced surrounding and this park is one of a kind in this neighborhood. It is sad and cruel if this had to be taken away from us. We need this "space" to grow old with, not just chaos resulted from over population. Our Government should take care of us, not burden us. Thank you.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 24, 2012 7:56 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #666)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #666)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/24/2012 7:59:42 AM

Survey Response

Your Name:	lau wai lin, mina
Your Address:	#1203-6088 Minoru Blvd, Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	opposition reasons: this will increase population, cause traffic jam. Also, will alter the skyline by blocking Minoru Park. The Population Surge further strain our over-crowded recreation facilities.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 25, 2012 3:31 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #667)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #667)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/25/2012 3:33:58 PM

Survey Response

Your Name:	Tsui, Gloria
Your Address:	#701-6088 Minoru Blvd, Richmond, BC V6X 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd
Comments:	Traffic jam, Alter the skyline by blocking Minoru Park, Population surge further strain our over-crowded recreation facilities, Increased population, too busy for hospital and senior care home.

To BRIAN JACKSON
FOR STAFF REPORT

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: May 27, 2012 8:47 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #669)
Categories: 12-8060-20-8914 - RZ 11-591685 - Kiwanis - 6251 Minoru Blvd

Send a Submission Online (response #669)**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/27/2012 8:50:43 PM

Survey Response

Your Name:	Alfred Chau
Your Address:	1207-6088 Minoru Boulevard Richmond BC V6Y 4A8
Subject Property Address OR Bylaw Number:	6251 Minoru Blvd.
Comments:	Increased population, traffic jam, alter the skyline by blocking Minoru Park. Population surge further strain our over-crowded recreation facilities.

**CNCL - 196**

CITY COUNCIL
RICHMOND CITY


RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

Please disapprove the rezoning application. The buildings will further encircle and isolate Richmond Park, which is now located inside behind existing non-park structures along Minoru, Westminster and Gilbert. These proposed buildings will also obstruct our view of the park.

Also do not entertain future applications to rezone the Richmond Park side of Westminster Highway where the existing low-rise hotels are.

Please improve Richmond Park. Do not degrade it.

Very truly yours,

A handwritten signature in cursive script, likely belonging to a council member, is written over a horizontal line. The signature is stylized and appears to read "L. G. P. M. C.".

CITY COUNCIL
RICHMOND CITY

To BRIAN JACOBSON
FOR STAFF REPORT

RZ11-591685 /

RE: APPLICATION FOR REZONING 6251 MINORU BLVD
FOR 5 HIGH-RISE RESIDENTIAL TOWERS

		INT
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✓	GJ	
	KY	
	DB	

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Yun Kei Weng

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RICHMOND CITY

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Please improve Richmond Park. Do not degrade it.

Very truly yours,

Patty Ching 604-760-6783

To: B. Jackson for
attaching to staff report

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

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Richmond City is currently caught in a frenzy of high-rise developments and unless the City Council is more discriminating in allowing rezoning, the city might soon become a concrete jungle instead of a garden city that it should be. Initially, it was the Park Towers. Now these proposed 5 towers, also at the Minoru perimeter. Soon the low-rise buildings along Westminster will be redeveloped into high-rises. By then, Richmond Park will be a joke.

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It behoves the City Council and all residents, including civic organizations such as the well-meaning Kiwanis Society, to have the foresight and good sense to protect the environment and future of Richmond City.

Very truly yours,

M. Vazquez

is Strata
* Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

To: B. Jackson for
attaching to staff report

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

11:40
JW

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Very truly yours,

P. T. Lau

or Shata

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City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

CITY OF RICHMOND
INFO CENTRE

MAY 14 2012

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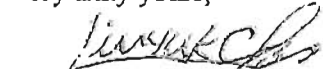
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Very truly yours,



YUK CHIU ASNANI OF 1608-6088 MINORU BLVD. RMD

as Strata

- ★ Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

City Council
City Hall, Minoru Blvd. Richmond City

May 8, 2012

TO BRIAN JACKSON
FOR ATTACHING TO
STAFF REPORT.

Re: Application for rezoning 6251 Minoru Blvd for 5 High-rise Residential Towers

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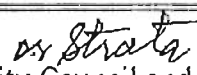
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-  *or Strata*
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City Council

City Hall, Minoru Blvd. Richmond City

May 8, 2012

		INT
LDW		
GJ		
KY		
DB		

4105-10-12

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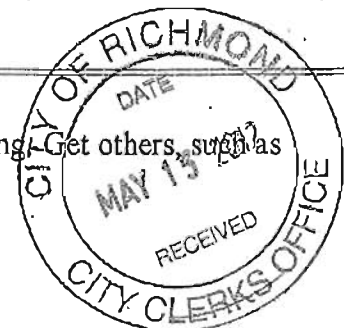
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Very truly yours;

Lammy Han

is Strata
* Protect your interest. Sign and send this to the City Council and attend the meeting. Get others, such as residents, friends and neighbours to support and sign the petition.

CNCL - 204



May 8, 2012

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Jack Wu

1602-6088 Minoru Blvd., Richmond, BC, V6Y 2A8

on Strata

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OWEN TAO

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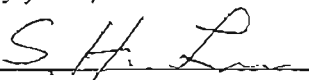
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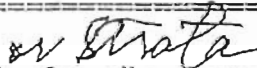
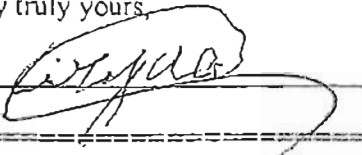
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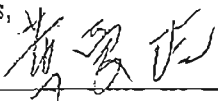
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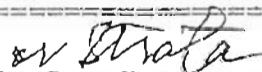
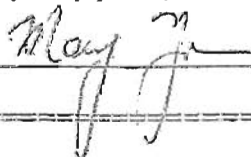
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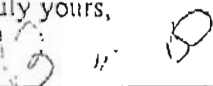
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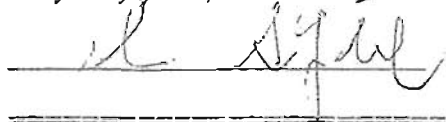
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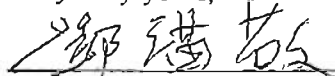
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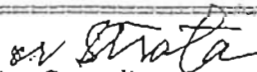
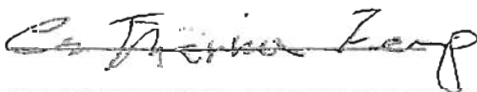
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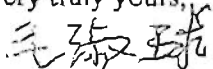
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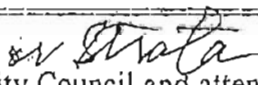
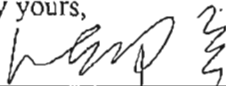
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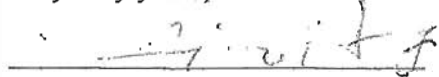
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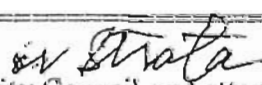
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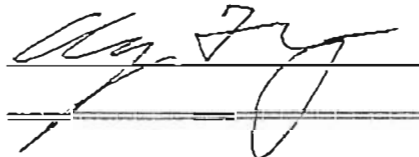
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City Council
City Hall, Minoru Blvd. Richmond City

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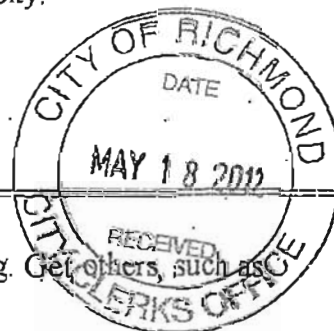
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SING YUAN CHOW
1004 - 6088 MINORU BLVD
RICHMOND, B.C. V6Y 4A8



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Betty Chong 604-271-3133

in Strata

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DAI KWAN MOON

#901-5088 Minoru Blvd Richmond V6Y 4B8

in Strata

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**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 8910 (RZ 11-591685)
6111, 6251, 6391, 6451, 6551, 6611, 6631 and 6651 Minoru Boulevard**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10, Section 3.0 (City Centre Area Plan, Development Permit Guidelines), is amended by repealing the existing map designations in Sub-Area B.2 thereof of the following areas and by designating those areas as Sub-Area B.3.

P.I.D. 003-629-350

Parcel "F" (Reference Plan 22071) Section 8 Block 4 North Range 6 West New Westminster District

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

P.I.D. 027-093-701

Lot 1 Section 8 Block 4 North Range 6 West New Westminster District Plan BCP30610

P.I.D. 004-932-382

Lot 44 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

P.I.D. 004-134-516

Lot 43 Section 8 Block 4 North Range 6 West New Westminster District Plan 29965

Strata Plan NWS2677

Strata Plan NWS195

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8910".

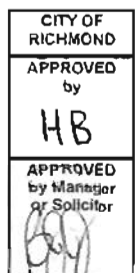
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CNCL - 235

CORPORATE OFFICER



Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized:
 - a) to execute agreements to terminate the housing agreements referred to in **Housing Agreement (9331, 9351, 9371, 9391 & 9411 Odlin Road) Bylaw No. 8677** and **Housing Agreement (9500 Odlin Road and 9399 Tomicki Avenue) Bylaw No. 8687** (the "Housing Agreements");
 - b) to cause notices and other charges registered at the Land Title Office in respect to the Housing Agreements to be discharged from title; and
 - c) to execute such other documentation required to effect the termination of the Housing Agreements.
2. This Bylaw is cited as "**Termination of Housing Agreements (Mayfair Place and Cambridge Park) Bylaw No. 8911**".

FIRST READING


SECOND READING

THIRD READING

PUBLIC HEARING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND APPROVED for content by originating dept. <i>DB</i> APPROVED for legality by Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8912 (ZT 12-605555 and ZT 12-605556)
9399 ODLIN ROAD AND 9500 ODLIN ROAD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 18.24.4.3 and renumbering existing Section 18.24.4.4 as 18.24.4.5:

"18.24.4.4 Notwithstanding Section 18.24.4.1 and Section 18.24.4.2, the maximum floor area ratio for the following sites is "1.7":

9500 Odlin Road
Strata Plan BCS4008

9399 Odlin Road
P.I.D. 028-468-554
Lot 1 Section 34 Block 5 North Range 6 West New Westminster
District Plan BCP47263"

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8912**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8913 (ZT 12-605577)
9566 TOMICKI AVENUE**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following text after Section 17.67.4.2:

“17.67.4.3 Notwithstanding Section 17.67.4.1 and Section 17.67.4.2, the maximum floor area ratio shall be “0.75” for the following site:

9566 Tomicki Avenue
Strata Plan BCS3965”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8913**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8914 (RZ 11-591685)
6251 MINORU BOULEVARD**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting as Section 19.11 thereof the following:

“19.11 High Rise Apartment (ZHRJ1) – Brighthouse Village (City Centre)

19.11.1 Purpose

The **zone** provides for institution and affordable housing together with adjunct **uses** including high-density, high rise apartments, **town housing** and compatible **uses**. Additional **density** is provided to achieve among other things, **City** objectives in respect to the provision of **affordable housing units**.

19.11.2 Permitted Uses

- **child care**
- **housing, apartment**
- **housing, town**

19.11.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

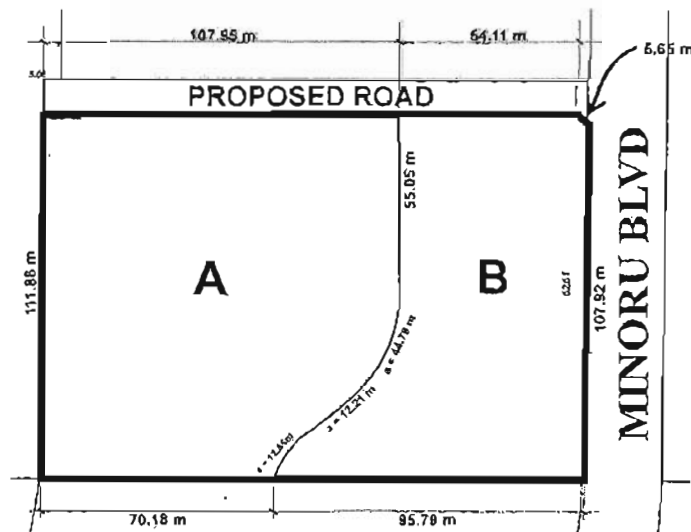
19.11.4 Permitted Density

1. The maximum **floor area ratio** (FAR) in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is “2.0”, together with an additional 0.1 **floor area ratio** provided that it is used entirely to accommodate **amenity space**.
2. Notwithstanding Section 19.11.4.1, in the area identified as “A” on Diagram 1, Section 19.11.4.4:
 - a) the maximum **floor area ratio** (FAR) is increased to “3.0” if the **owner** has paid or secured to the satisfaction of the City, a monetary contribution to the City’s capital Affordable Housing Reserve Fund

established pursuant to Reserve Fund Establishment Bylaw No. 7812, calculated in accordance with the following:

- i) the total monetary contribution equals \$225/sq.ft. multiplied by 5% of the maximum square footage of the residential **building** area (based on residential **floor area ratio**) permitted in the area identified as "A" on Diagram 1, Section 19.11.4.4.
3. Notwithstanding Section 19.11.4.1, in the area identified as "B" on Diagram 1, Section 19.11.4.4:
- a) the maximum **floor area ratio** (FAR) is increased to a higher **density** of "2.8" if prior to building permit issuance for the first **building** constructed in this area after **Council** adopts a rezoning amendment bylaw to include this area in this ZHR11 zone the **owner**:
 - i) has constructed within the area at least 296 **affordable housing units** totalling a minimum of 14,800m² in area;
 - ii) has constructed a minimum of 148 **affordable housing units** incorporating **basic universal housing features**; and
 - iii) has entered into a **housing agreement** with the City with respect to the **affordable housing units** referred to above, registered the **housing agreement** on title to the lot where the **affordable housing units** are located, and filed a notice of **housing agreement** in the Land Title Office.

4. Diagram 1



19.11.5 Permitted Lot Coverage

1. The maximum permitted **lot coverage** for **buildings** and landscaped roofs over **parking spaces** in the areas identified as “A” and “B” on Diagram 1, Section 19.11.4.4 is 90%, exclusive of portions of the **site** the **owner** grants to the **City** as a statutory **right-of-way**, or alternative means satisfactory to the **City**, for **park** or **road** purposes.

19.11.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 1.5 m from Minoru Boulevard;
 - b) 6.0 m from all other public **roads**;
 - c) Zero metres from the statutory **right-of-way** for the internal north-south **road** straddling the interior property boundary between areas “A” and “B”, as shown on Diagram 1, Section 19.11.4.4.
2. The minimum **property line setbacks**:
 - a) 6.0 m from the interior **property line**;
 - b) 6.0 m from the **property line** adjacent to Minoru Park;
 - c) Zero metres from the southern **property line**.

19.11.7 Permitted Heights

1. The maximum **building height** is 47.0 m geodetic.
2. The maximum height for **accessory buildings** and **accessory structures** is 12.0 m.

19.11.8 Subdivision Provision / Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** or **lot area** requirements.

19.11.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

19.11.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that
 - a) in the area identified as “B” on Diagram 1, Section 19.11.4.4:
 - i) on-site **vehicle** parking shall be provided at the rate of:
 - A) for residents: 0.2 **vehicle** spaces per **dwelling unit**;
 - B) for visitors: 0.1 **vehicle** spaces per **dwelling unit** of which a minimum of 2 on-site **vehicle** stalls are to be identified by signs and reserved for health care professionals attending to residents; and
 - ii) the requirement for Class 1 bicycle parking shall be met by the provision of a minimum of 32 scooter parking stalls.

19.11.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **HIGH RISE APARTMENT (ZHR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

P.I.D. 004-174-399

Lot 25 Section 8 Block 4 North Range 6 West New Westminster District Plan 21164

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8914"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by HB
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

To: Planning Comm. JUNE 19, 2012

Date: May 31, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 04-265950

Re: Application by Matthew Cheng Architect Inc. for Rezoning at 8751 Cook Road
from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3)

Staff Recommendation

That Bylaw No. 8917, for the rezoning of 8751 Cook Road from "Low Density Townhouses (RTL1)" to "High Density Townhouses (RTH3)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF ACTING GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to rezone 8751 Cook Road (**Attachment 1**) from Low Density Townhouses (RTL1) to High Density Townhouses (RTH3) in order to permit the development of eight (8) townhouse units on the site (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

- To the North: Existing single-family dwellings on lots zoned "Single Detached (RS1/E)" and designated General Urban T4 in the City Centre Area Plan (CCAP) - Brighthouse Village;
- To the East: Existing eight (8) unit townhouse development zoned "Low Density Townhouses (RTL1)" and designated General Urban T4 in the CCAP - Brighthouse Village.
- To the South: Cook Road, William Cook Elementary School and an existing two-storey and four-storey multi-family development both zoned Land Use Contract 25 and designated General Urban T4 in the CCAP – Brighthouse Village. The CCAP also indicates a future Park, the configuration of which is to be determined in the future.
- To the West: Existing 14 unit townhouse development zoned "Low Density Townhouses (RTL1)" and designated General Urban T4 in the CCAP – Brighthouse Village.

Related Policies & Studies

Official Community Plan (OCP)

The subject site is designated "Neighbourhood Residential" in the Official Community Plan (OCP). The proposed land use is consistent with the use permitted by the designation.

City Centre Area Plan (CCAP)

The Brighthouse Village Specific Land Use Map in the City Centre Area Plan (CCAP) designates the site as Urban Centre T4, which permits mixed multiple-family residential/commercial and multiple-family residential use (high-density townhouse). The site is located within "Sub-Area B.1: Mixed- Use – Low-Rise Residential & Limited Commercial" which is intended for primarily grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). Other than the density proposed, the preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use and overall neighbourhood character. A discussion on the proposed density is provided under the "Analysis" section. Further consideration of the Development Guidelines will take place at the Development Permit stage of the process.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). The site is located within an area where the minimum habitable elevation is 2.9 m geodetic; however, there are provisions to permit habitable space, provided it is located a minimum of 0.3 m above the highest level of the crown of any road that is adjacent to the parcel. A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$24,661.

OCP Aircraft Noise Sensitive Development (ANSO) Policy

The subject site is located south of Westminster Highway in an area that permits consideration of all aircraft noise sensitive land use types. However, as the site is affected by Airport Noise Contours, the development is required to register an aircraft noise sensitive development covenant prior to final adoption of the rezoning bylaw.

Public Art

The City's Public Art Policy does not apply to residential development consisting of less than 10 units. The proposed eight (8) unit development will not participate in the City's Public Art Program.

Consultation

School District

This application was not referred to School District No. 38 (Richmond) because it does not have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application only involves eight (8) multiple-family housing units.

Public Input

The application confirmed that a development sign was posted on-site in 2004 when the application was initiated with the City. The signage was removed at some time during the review process and the applicant has confirmed that updated signage has been erected on-site.

Staff met with a resident from the adjacent eastern townhouse development and received one letter from a resident of the four-storey apartment located on the south side of Cook Road in 2004, at which time 22 townhouse units were proposed on-site.

Concerns associated with height and overlook have been addressed through the substantial redesign of the project. To address concerns associated with traffic volume and the safety of children attending the nearby William Cook Elementary School during construction, the applicant is required to submit a construction parking and traffic management plan to the Transportation Division and is required to undertake proper construction traffic controls in accordance with Ministry of Transportation and Infrastructure regulations.

No additional telephone calls or written correspondence has been received in association with the revised development proposal. This rezoning application generally complies with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). The statutory Public Hearing will provide area residents, businesses and property owners with opportunity to comment on the application.

Staff Comments

Changes to the Original Proposal

The original development proposal proposed 22 units in a four storey structure. The building form, density and height were incompatible with both the existing adjacent developments and the geometry and total area of the subject site.

The process of redesigning the building form included changes that have reduced the density proposed from 1.15 Floor Area Ratio (FAR) to 0.83 FAR, reduced the height of the building from a four-storey to three-storey structure, and increased building setbacks.

Site Servicing

An independent review of servicing requirements (storm) concludes that storm upgrades to the existing system are required to support the proposed development. As a condition of rezoning, the developer is required to enter into a standard Servicing Agreement for the design and construction of the storm upgrades as identified in the capacity analysis (please see **Attachment 5** for details).

Frontage Improvements

No frontage beautification is appropriate at this time since relocation of sidewalk to the property line would cause the sidewalk to meander dramatically over a very short distance with no adjacent redevelopment imminent. However, as a condition of rezoning, the developer is required to register a 1.5 m wide Public Rights-of-Passage (PROP) Right-of Way (ROW) along entire street frontage (south property line) for future frontage beautification.

As part of the Servicing Agreement, the developer is also required to install a 3 m x 3 m concrete bus pad along Cook Road, as far west as possible along the site's frontage, to ensure the protected trees within the front yard of the site would not be impacted.

Vehicle access

A single vehicle access via Cook Road is proposed. There are no opportunities to share access with either of the adjacent existing townhouse developments.

Tree Retention and Replacement

A Tree Survey, submitted by the applicant, indicates the location of four (4) bylaw-sized trees. A Certified Arborist's report was submitted by the applicant in support of the application. The report confirms that there are:

- One (1) bylaw-sized tree located on the subject property; and
- Three (3) bylaw-sized trees located on the adjacent properties to the west at 8691 Cook Road.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurs with the arborist's recommendation to preserve the Western Red Cedar tree located at the southwest corner of the site. Tree protection fencing should be located a minimum 4 m out from the base of the tree (to the north and east). There is an existing asphalt surface parking area that encroaches to within 1 m of the tree. The asphalt within 4 m-tree protection zone will have to be removed under the supervision of the project Arborist or by hand. Existing grades should be maintained within the protection zone. The proposed bus pad should be located a minimum of 4 m from the tree (outside the tree protection area). A contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. The applicant is also required to submit a \$10,000.00 Tree Survival Security for the Western Red Cedar tree located on-site prior to Development Permit issuance.

It is noted that the hedge currently located along the Cook Road frontage is in poor condition and should be removed; compensation is not required.

The applicant has committed to the retention of three (3) trees located on the adjacent property to the west at 8691 Cook Road. These trees should be protected with tree protection zone at least 1.5 m into the site. A Tree Protection Plan is attached (**Attachment 4**).

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 as per the Official Community Plan (OCP) and Council policy.

Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on the Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

Analysis

High Density Townhouses (RTH3)

The proposed zoning High Density Townhouses (RTH3) with a maximum density of 0.85 FAR and the proposed density (0.83 FAR) complies with the General Urban (T4) designation under the CCAP. The prescribed density based on the Minimum Net Development Site Size under the Sub-Area Guidelines is 0.75 FAR; however, a higher density is being considered based on the following:

- The only bylaw-sized tree on site (along the road frontage) is being preserved, which will contribute a maturity to the streetscape elevation;
- 17 new trees are proposed on site, which will contribute to the development identity;
- One (1) convertible unit is proposed;
- A 1.5 m wide Public Rights-of-Passage (PROP) along entire south property line is being provided with the installation of concrete bus pad along the site's frontage;
- The site is an orphan lot with townhouse developments on either sides;
- The site is much larger than minimum lot size (600 m²) required to accommodate a density of 0.75 FAR; and
- The proposal demonstrates that a density higher than 0.75 could be accommodated on site with nominal impact to the neighbouring developments.

OCP and CCAP Compliance

The proposal to develop townhouses is consistent with the objectives of the City Centre Area Plan – Sub-Area B.1 in terms of land use and character. The site plan identifies the unit location and configuration of the internal drive aisle, as well as the location of the outdoor amenity space for the complex. The unit design includes a layout to accommodate conversion for universal access. The Development Permit application will provide more information and detail regarding the form and character of the proposal in addition to the landscaping and design of the outdoor amenity area.

Requested Variance

Based on the review of current site plan for the project, a variance to allow for a total of 14 tandem parking spaces in seven (7) townhouse units is being requested.

Based on the City Centre location, the bylaw requirement is for 10 residential parking spaces. By permitting tandem arrangement in seven (7) of the garages, the applicant is able to provide five (5) extra parking spaces on site (by turning five (5) single car garages and two (2) double car garages into seven (7) tandem garages). Tandem parking arrangement is generally supported on its reduction on pavement area on site and facilitation of a more flexible site layout. On-street parking is not an issue on this block as it is available on both sides of Cook Road. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Design Review and Future Development Permit Considerations

Design options are limited by the geometry of the site, specifically, the site's relatively narrow (25.4 m) frontage. Both the western and eastern adjacent sites were designed to present building ends to the street. The relatively narrow frontage of the subject site combined with design limitations resulting from the east/west unit orientation of adjacent developments limit design flexibility.

A Development Permit is required to ensure that the proposed development is sensitively integrated with adjacent developments and reflects the guidelines outlined in the CCAP for the Brighthouse Village. A Development Permit application is required to be processed to a satisfactory level to satisfy considerations associated with the proposed rezoning of the site.

The following issues are to be further examined in association with the Development Permit:


- Clear demarcation of the outdoor amenity area and details to support and justify this area as a functional common outdoor amenity area rather than an extension of the private outdoor amenity space associated with the southern-most unit;
- Location and design of the garbage/recycling collection facilities on-site;
- Viable landscaping along the eastern edge of the drive aisle;
- Location and design of the convertible unit and other accessibility features; and
- Sustainability features proposed.

Financial Impact or Economic Impact

None.

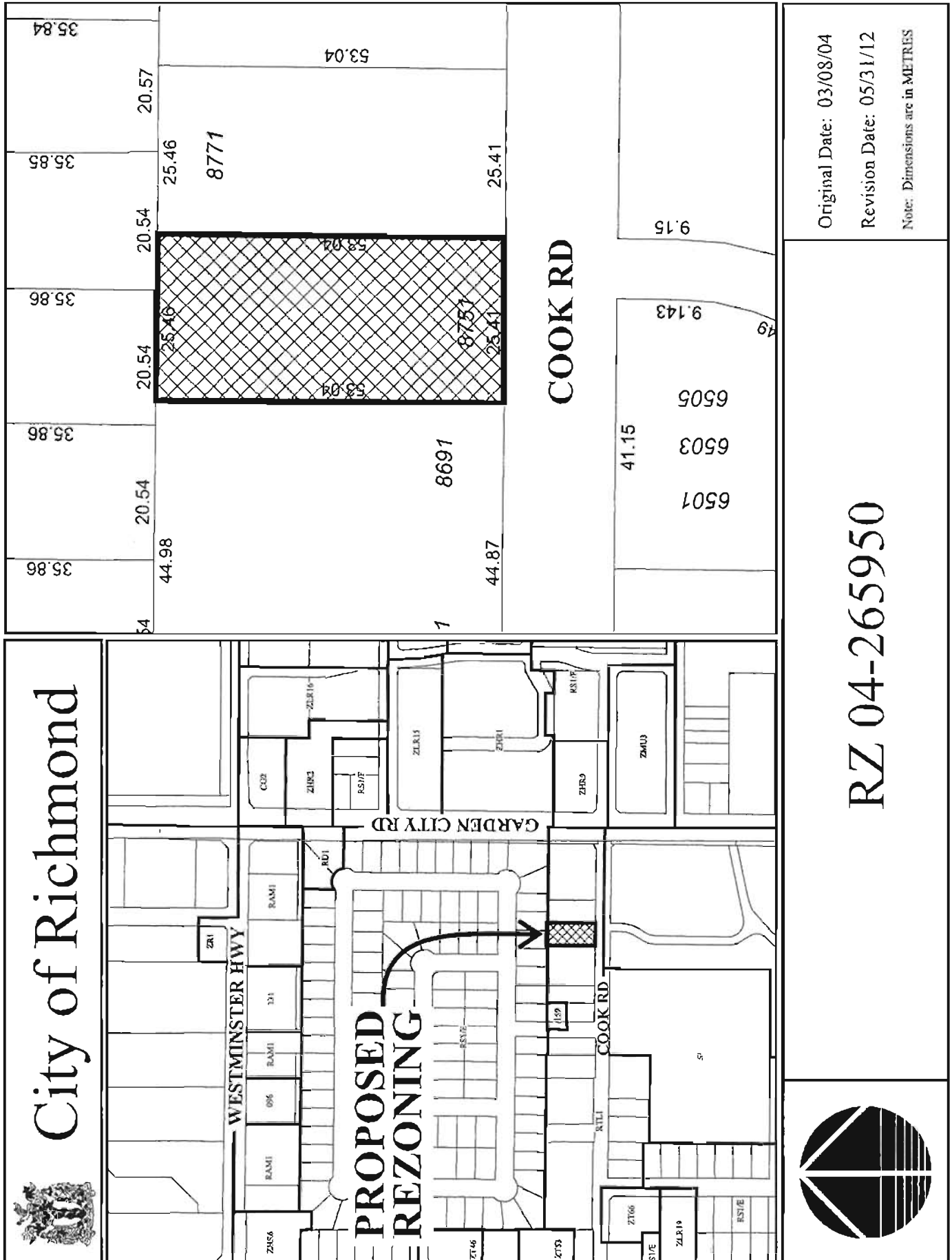
Conclusion

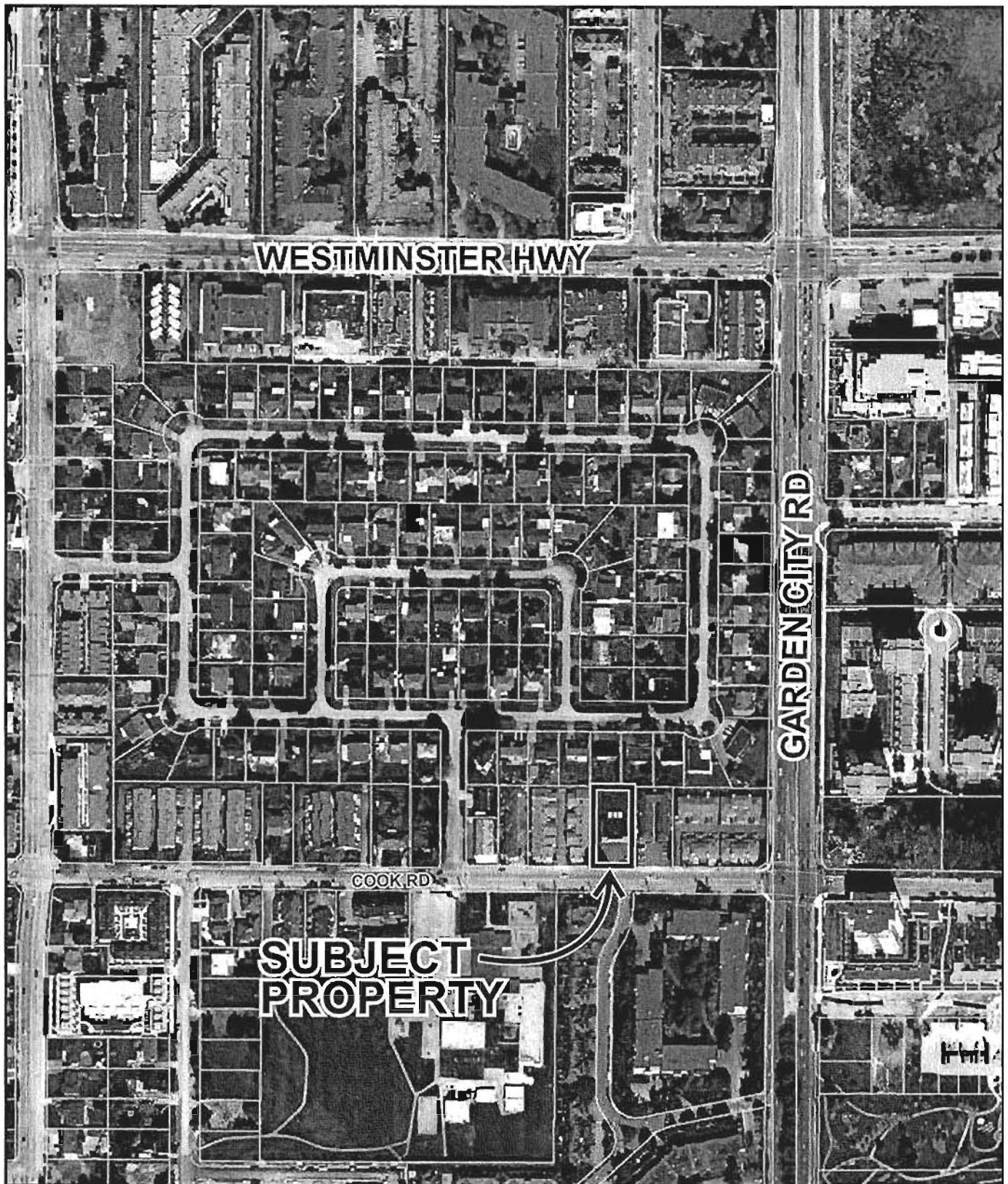
The proposed townhouse development is consistent with the objectives of the City Centre Area Plan – Brighthouse Village Specific Land Use Map and Sub-Area B.1 in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



Edwin Lee
Planner I
(604-276-4121)

EL:blg
Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Protection Plan
Attachment 5: Rezoning Considerations Concurrence





RZ 04-265950

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES



MATTHEW CHENG
ARCHITECT INC.

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Rev. Date: Revision:

Coordinate:

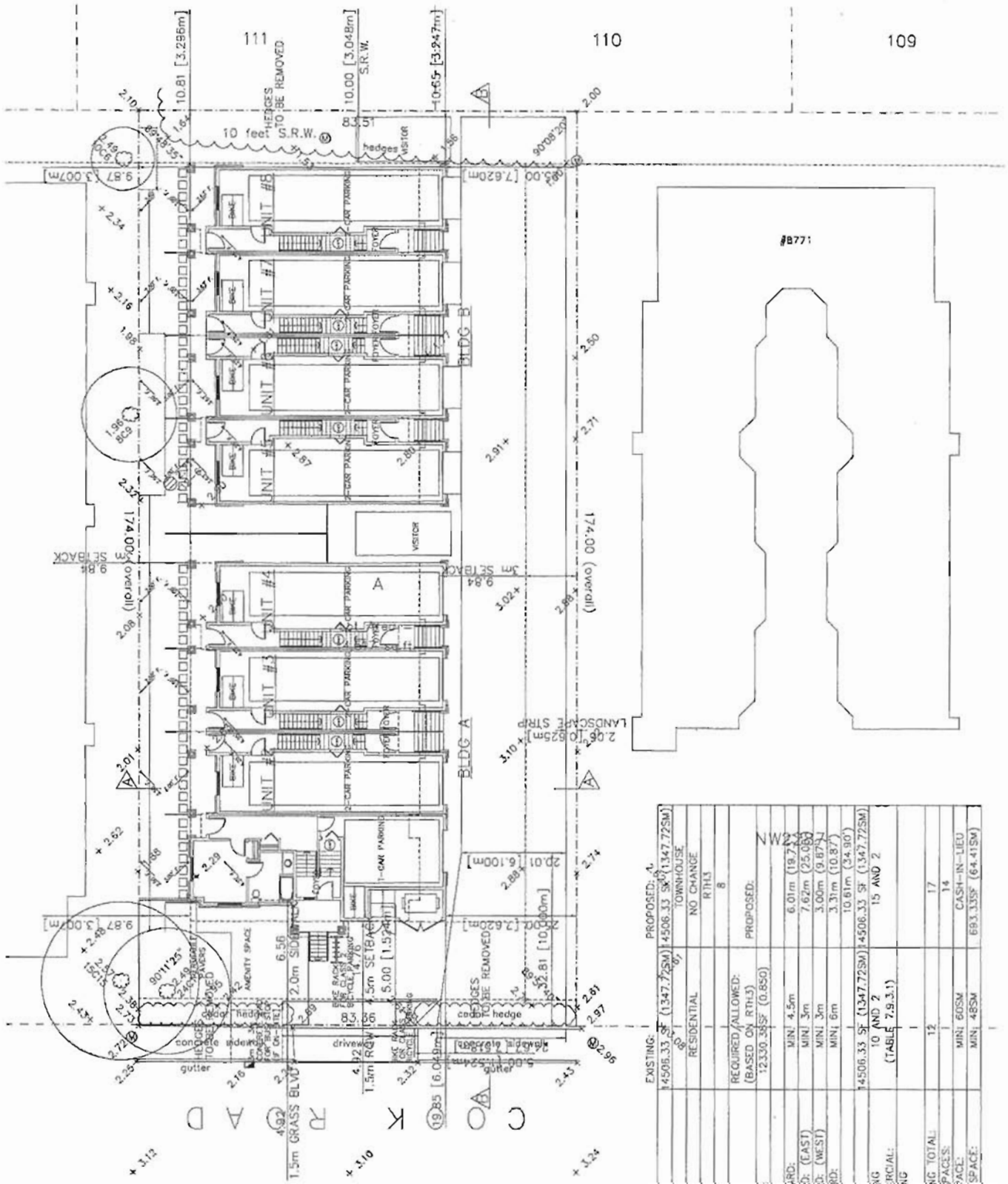
Project Title:

8751 COOK ROAD
RICHMOND, B.C.

Scale: 1/8" = 1'-0"

SITE PLAN

Drawn: MC
Checked: MC
Date: APR. 26, 2017
Project Number: 100-1000
Sheet No. #1



SITE AREA:	EXISTING: 14506.33 SF (1347.72SM)	PROPOSED: 14506.33 SF (1347.72SM)
LAND USE:	RESIDENTIAL	TOWNHOUSE
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RESIDENTIAL	RTH3
NUMBER OF UNITS:	12	8
FLOOR AREA RATIO:	REQUIRED/ALLOWED: (BASED ON RTH3) 12.130.38SF (0.850)	PROPOSED: 12.130.38SF (0.850)
LOT COVERAGE:	MINI 4.5m	MINI 4.5m
SETBACK-FRONT YARD:	MINI 3m	6.01m (19.72')
SETBACK-SIDE YARD: (EAST)	MINI 3m	7.62m (25.00')
SETBACK-SIDE YARD: (WEST)	MINI 3m	3.00m (9.84')
SETBACK-REAR YARD:	MINI 6m	3.31m (10.87')
HEIGHT: 15m	10.61m (34.90')	10.61m (34.90')
LOT SIZE:	14506.33 SF (1347.72SM)	14506.33 SF (1347.72SM)
OFF-STREET PARKING:	10 AND 2	15 AND 2
RESIDENTIAL/COMMERCIAL:	(TABLE 7.9.3.1)	
OFF-STREET PARKING ACCESSIBLE:	12	17
TANDEM PARKING TOTAL:	12	17
INDOOR AMENITY SPACE:	MINI 60SM	CASH-IN-LIEU
OUTDOOR AMENITY SPACE:	MINI 48SM	683.33SF (64.41SM)

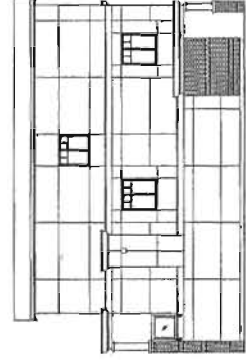
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TABLE 1: FINISHES

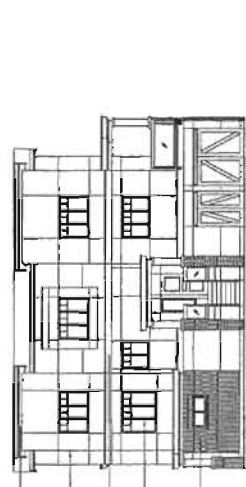
FINISH	LOCATION	FINISH	LOCATION
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FLOOR	ALL INTERIORS	FLOOR	ALL INTERIORS
WALL	ALL INTERIORS	WALL	ALL INTERIORS
DOOR	ALL INTERIORS	DOOR	ALL INTERIORS
WINDOW	ALL INTERIORS	WINDOW	ALL INTERIORS
STAIR	ALL INTERIORS	STAIR	ALL INTERIORS
ROOF	ALL ROOFS	ROOF	ALL ROOFS
EXTERIOR WALL	ALL EXTERIORS	EXTERIOR WALL	ALL EXTERIORS
EXTERIOR FLOOR	ALL EXTERIORS	EXTERIOR FLOOR	ALL EXTERIORS

TABLE 2: DIMENSIONS

SECTION	LENGTH	WIDTH	HEIGHT
SECTION 1	30'-0"	12'-0"	10'-0"
SECTION 2	30'-0"	12'-0"	10'-0"
SECTION 3	30'-0"	12'-0"	10'-0"
SECTION 4	30'-0"	12'-0"	10'-0"

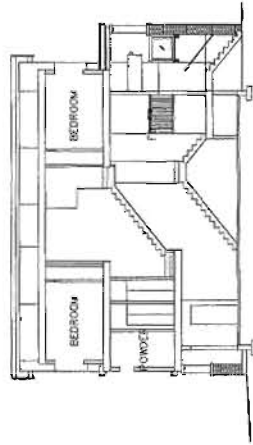


BLDG A: NORTH ELEVATION



BLDG A: SOUTH ELEVATION (COOK ROAD)

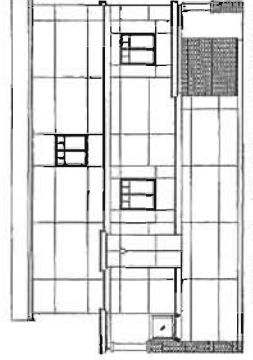
ASPHALT DRIVE/ST
MARBLE PANEL
24"X24" POLISHED
DOUBLE GLAZED UNIT WINDOW
2004



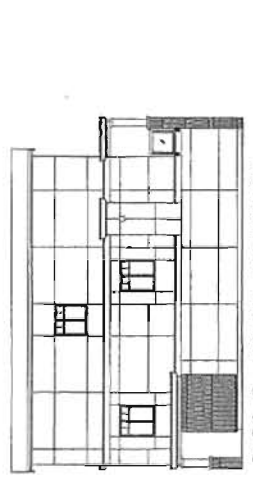
BLDG B: SECTION THROUGH FOYER

TABLE 3: DIMENSIONS

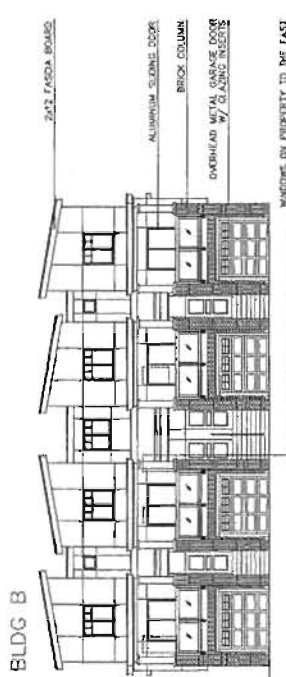
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SECTION 2	30'-0"	12'-0"	10'-0"
SECTION 3	30'-0"	12'-0"	10'-0"
SECTION 4	30'-0"	12'-0"	10'-0"



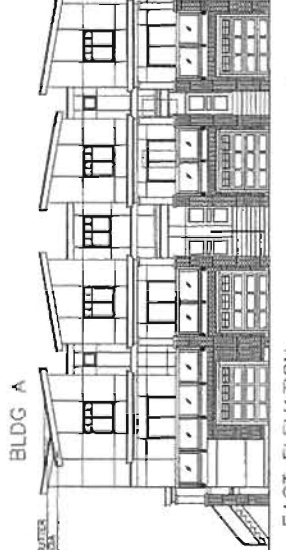
BLDG B: NORTH ELEVATION



BLDG B: SOUTH ELEVATION



BLDG B



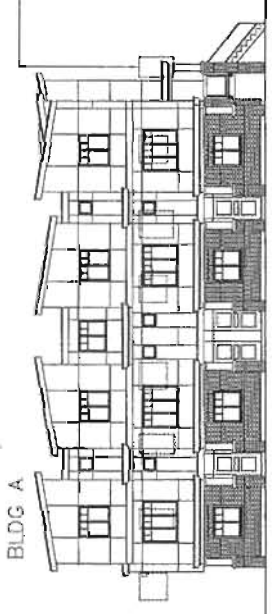
BLDG A

TABLE 4: DIMENSIONS

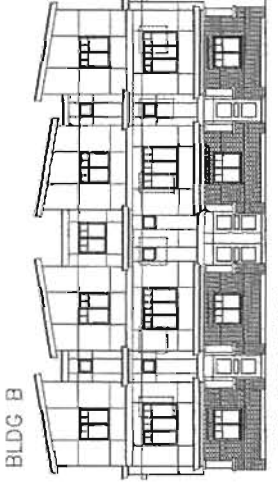
SECTION	LENGTH	WIDTH	HEIGHT
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SECTION 2	30'-0"	12'-0"	10'-0"
SECTION 3	30'-0"	12'-0"	10'-0"
SECTION 4	30'-0"	12'-0"	10'-0"

BLDG B: EAST ELEVATION

BLDG A: EAST ELEVATION



BLDG A



BLDG B

WEST ELEVATION

TABLE 5: DIMENSIONS

SECTION	LENGTH	WIDTH	HEIGHT
SECTION 1	30'-0"	12'-0"	10'-0"
SECTION 2	30'-0"	12'-0"	10'-0"
SECTION 3	30'-0"	12'-0"	10'-0"
SECTION 4	30'-0"	12'-0"	10'-0"

8751 COOK ROAD
RICHMOND, B.C.

ELEVATIONS



MATTHEW CHENG
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Rev. Date: Revision:

Consultant:

Project Title:

8751 COOK ROAD
RICHMOND, B.C.

Owner Name:

SITE SECTIONS

Sheet:

102

Discipline:

102

Scale:

1/4" = 1'-0"

Project Number:

102

Revision:

102

Drawn By:

102

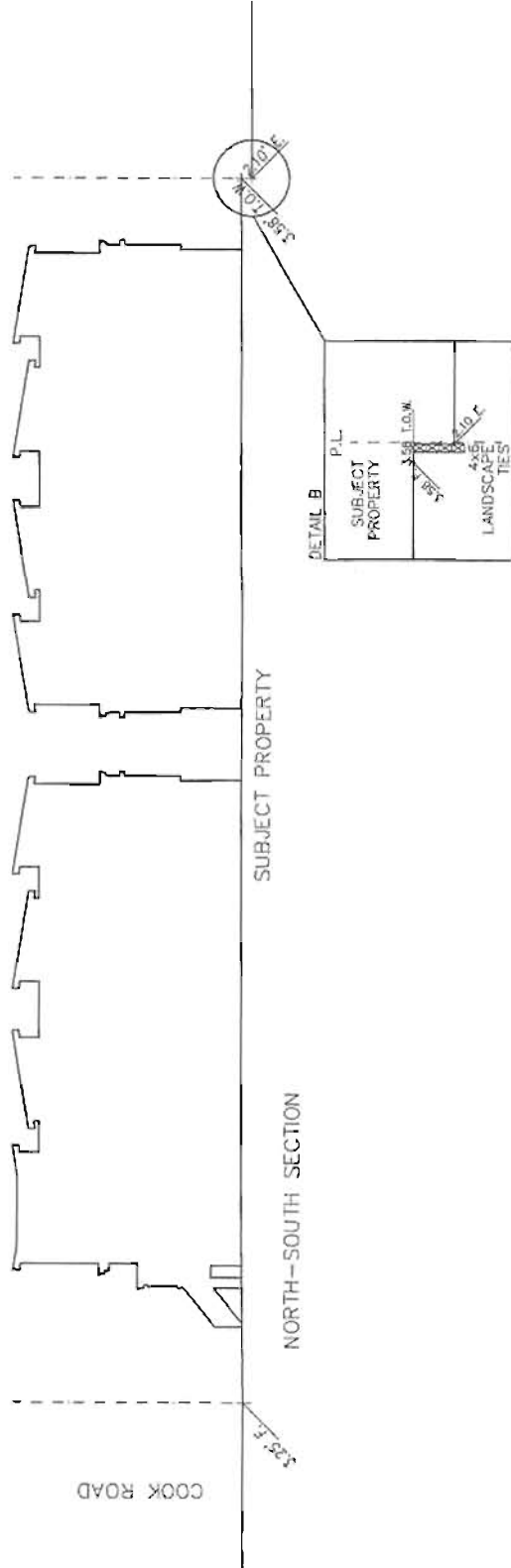
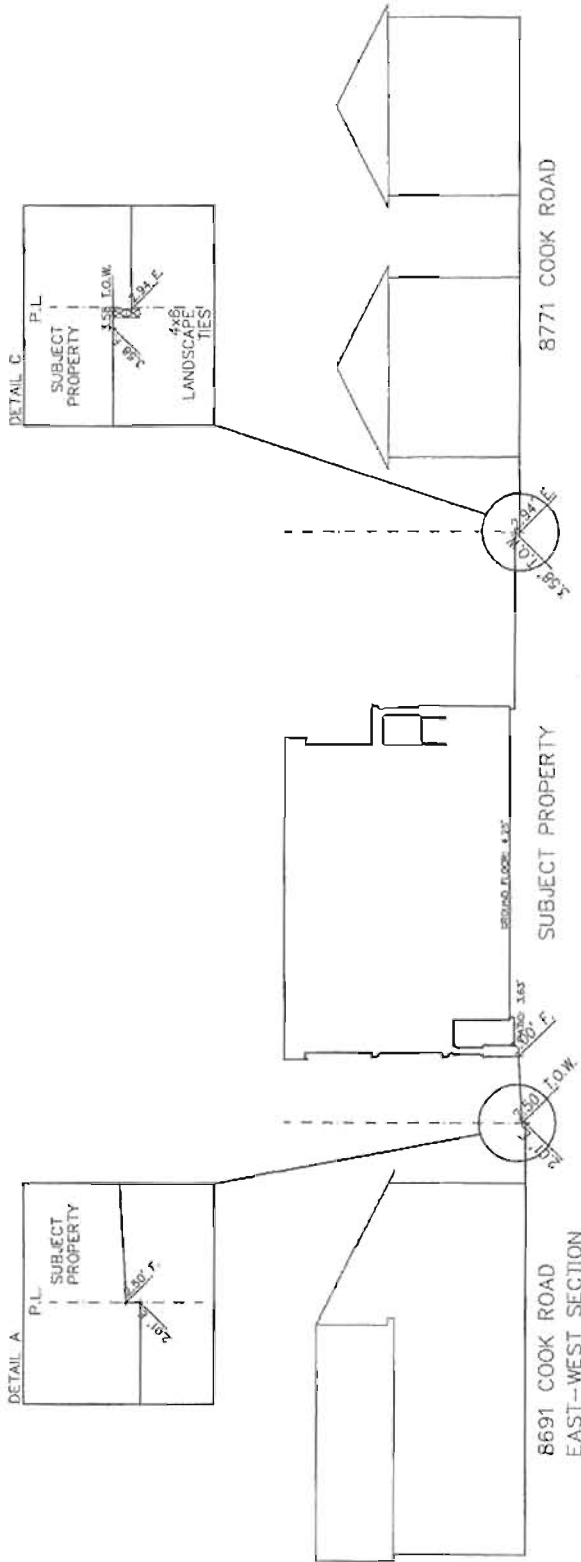
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102

Date:

102

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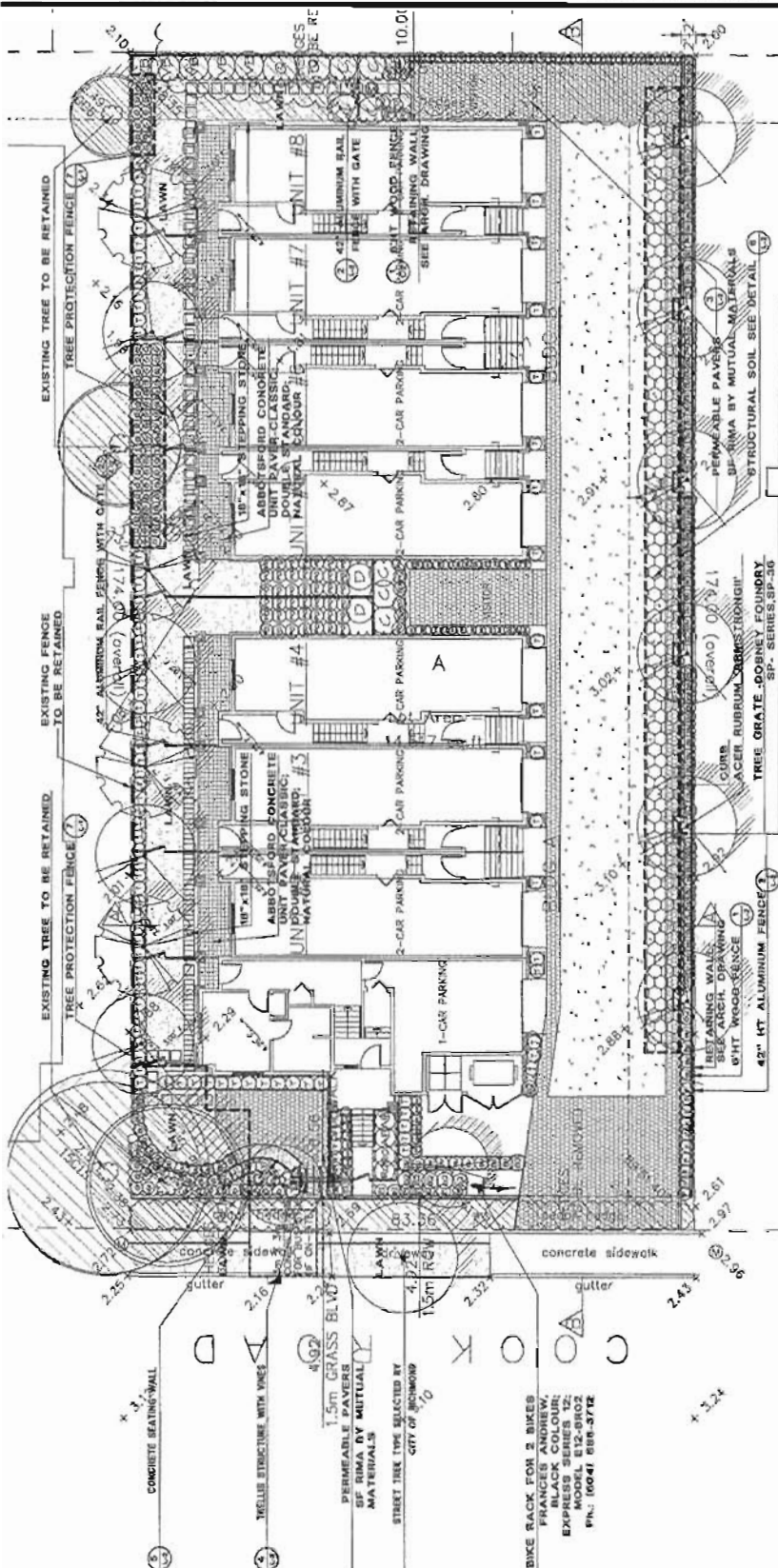


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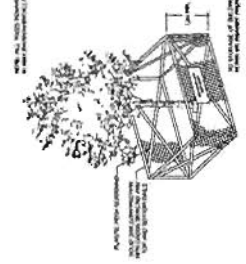
PROJECT
8 UNIT TOWNHOUSE
DEVELOPMENT
1751 COOK ROAD
RICHMOND, BC

LANDSCAPE
PLAN

DATE: 10/10/2010
SCALE: 1/8"=1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NUMBER: L1
CITY: [Signature]
JOB NUMBER: 10-148



PLANT SCHEDULE	PLANT SPECIFICATION	QUANTITY
1	40' CALIF. RED BAY	1
2	40' CALIF. RED BAY	1
3	40' CALIF. RED BAY	1
4	40' CALIF. RED BAY	1
5	40' CALIF. RED BAY	1
6	40' CALIF. RED BAY	1
7	40' CALIF. RED BAY	1
8	40' CALIF. RED BAY	1
9	40' CALIF. RED BAY	1
10	40' CALIF. RED BAY	1
11	40' CALIF. RED BAY	1
12	40' CALIF. RED BAY	1
13	40' CALIF. RED BAY	1
14	40' CALIF. RED BAY	1
15	40' CALIF. RED BAY	1
16	40' CALIF. RED BAY	1
17	40' CALIF. RED BAY	1
18	40' CALIF. RED BAY	1
19	40' CALIF. RED BAY	1
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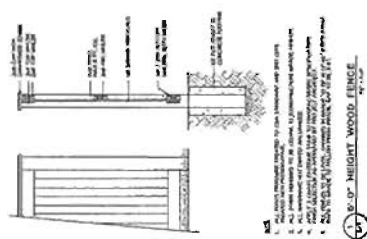
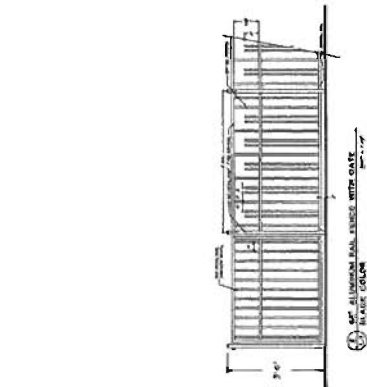
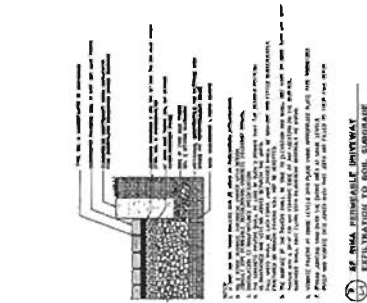
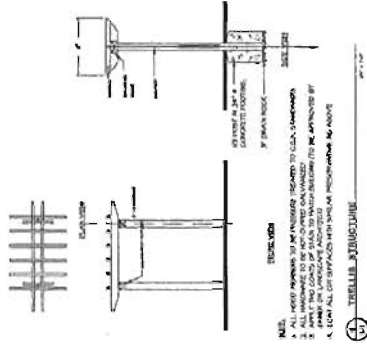


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pmg
LANDSCAPE ARCHITECTS
3400 CHURCH LANE, SUITE 200
ANNAPOLIS, MD 21403
TEL: 410.261.1111 FAX: 410.261.1122

10/16/2017



NO.	DATE	REVISIONS/DESCRIPTION
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10/16/2017

**8 UNIT TOWNHOUSE
DEVELOPMENT**
4751 COOK RIDGE
RICHMOND, VA

10/16/2017

**LANDSCAPE
DETAILS**

10/16/2017

10/16/2017

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City of Richmond

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

Development Application Data Sheet

RZ 04-265950

Attachment 3

Address: 8751 Cook Road

Applicant: Matthew Cheng Architect Inc.

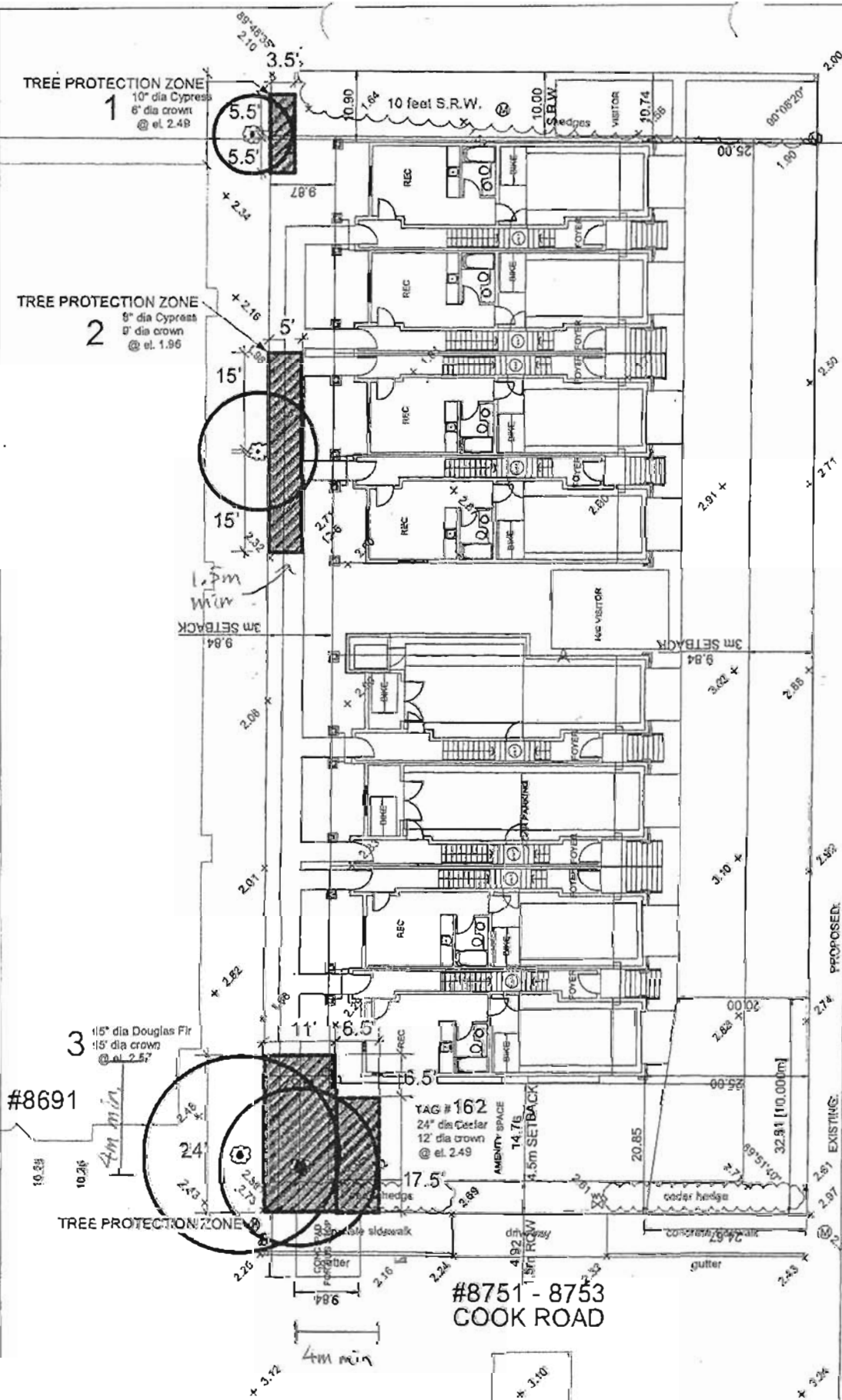
Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1

	Existing	Proposed
Owner:	Eluk Holdings Ltd.	No Change
Site Size (m ²):	1,345 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	General Urban (T4)	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Low Density Townhouses (RTL1)	High Density Townhouse (RTH3)
Number of Units:	1	8
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.85	0.83	none permitted
Lot Coverage – Building:	Max. 45%	44.3%	none
Lot Coverage – Building, Structures, & Non-Porous Surfaces	Max. 70%	70% Max.	none
Lot Coverage – Landscaping:	Min. 20%	20% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m min.	none
Setback – East Side Yard (m):	Min. 2.0 m	7.62 m	none
Setback – West Side Yard (m):	Min. 2.0 m	3.0 m	none
Setback – Rear Yard (m):	Min. 2.0 m	3.31 m	none
Height (m):	12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Size (min. dimensions):	20m wide x 30m deep	25.4m wide x 53.0m deep	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (area):	600 m ²	1,345 m ²	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.875 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	12	17	none
Tandem Parking Spaces:	not permitted	14	variance required
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	48 m ² Min.	none

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



CATHERINE MACDONALD INC.
648 East 5th Street
North Vancouver, BC
V7L 1M7
604.904.0302
catherine@cotherinamacdonald.ca

ISSUED: 22 September 2010

8.5" x 11" SHEET @ 100%



DO NOT SCALE PLAN.

REFER TO DIMENSIONS. DIMENSION TREE PROTECTION BARRIERS AS SHOWN AND BUILD AS PER CITY TREE BYLAW.

FENCING AND SIGNAGE EXAMPLES ARE ATTACHED TO PDF ARBORIST REPORT AND ARE AVAILABLE ON CITY WEBSITE.

NO ENTRY OF ANY KIND SHALL OCCUR WITHIN THE TPZ. THIS INCLUDES PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.

REFER TO ARBORIST REPORT.

CONSULT PROJECT ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (7TH EDITION) AS A MINIMUM. ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.

TREE PROTECTION PLAN
8751 COOK RD
Richmond, BC



Rezoning Considerations

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

Address: 8751 Cook Road

File No.: RZ 04-265950

Prior to final adoption of Zoning Amendment Bylaw 8917, the developer is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the Western Red Cedar trees to be retained. 50% of the security will be released at final inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the tree has survived.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. The granting of a 1.5m wide Public Rights of Passage (PROP) statutory rights-of-way (ROW) along the entire south property line for future frontage beautification.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. Contribution of \$1,000 per dwelling unit (e.g. \$8,000) in-lieu of on-site indoor amenity space.
8. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$24,661) to the City's affordable housing fund.
9. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
11. Enter into a Servicing Agreement* for the design and construction of storm upgrades and a bus pad along the site's frontage. Works include, but may not be limited to,
 - a) Upgrade the existing 450mm diameter storm sewer to 600mm diameter (with a length of 110 meters) from the proposed site's west property line to existing manhole STMHI 6432 (located approximately 110 meters east of proposed site's west property line); and
 - b) Installation of a 3m x 3m bus pad as far west as possible without damaging the Western Red Cedar trees being protected along the site's frontage.

Note: Existing/proposed City utilities, infrastructure and trees are located within rights-of-way on this site or located adjacent to this site, that may be impacted by the on-site development works (i.e. buildings, foundations, structures, services, construction, etc.) or the proposed off-site works. The Servicing Agreement design must include an impact assessment complete with recommendations to ensure the following conditions are met:

- that the City be able to construct, maintain, operate, repair or remove City utilities/infrastructure without impact to the on-site and offsite works, and
- that the on-site works, or their construction/maintenance of, not cause damage to the City utilities/infrastructure.
- the Engineering design, via the Servicing Agreement and/or the Development Permit and/or the Building Permit design must incorporate the recommendations of the impact assessment..

Prior to a Development Permit' being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submit a report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions comply with the City's Official Community Plan requirements for Aircraft Noise Sensitive Development. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8917 (RZ 04-265950)
8751 COOK 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 **HIGH DENSITY TOWNHOUSES (RTH3)**.

P.I.D. 013-852-485

Lot A Section 9 Block 4 North Range 6 West New Westminster District Plan 81460

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8917**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee

From: Brian J. Jackson, MCIP
Director of Development

Re: Application by Penta Builders Group for a Heritage Alteration Permit at
3531 Bayview Street

To: Planning Comm. June 19, 2012,

Date: May 30, 2012

File: HA 12-610486

Staff Recommendation

1. That a Heritage Alteration Permit be issued to authorize the demolition of structures and associated infrastructure at 3531 Bayview Street, on a site zoned Light Industrial (IL), including:
 - a) The demolition and removal of the building;
 - b) The excavation and removal of associated infrastructure;
 - c) The temporary storage of existing concrete as milled granular fill adjacent to and even in height with the raised area along the Bayview Street edge of the property. The fill will be re-used in future redevelopment;
 - d) The securing of the site; and
 - e) The installation of new fencing (if needed) with a landscape buffer.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF ACTING GENERAL MANAGER

Staff Report

Origin

Penta Builders Group has applied to the City for permission to demolish the existing building and associated infrastructure, and to secure the site at 3531 Bayview Street (**Attachment 1**), on a site zoned Light Industrial (IL).

The owners of the property are requesting permission for demolition due to the deteriorated condition of the vacant building. The applicant has applied for a Demolition Permit (DB 12-605822).

The site is situated within the OCP-Steveston Area Plan, Steveston Village Heritage Conservation Area, therefore the Heritage Alteration Permit (HAP) must be approved by Council prior to the work beginning.

History

The ownership of the property has recently changed and the new owners have withdrawn the development applications regarding the previous development proposal for the site by the previous applicant Cornerstone Architecture (RZ 10-547511 with HA 10-547513, and DP 10-548421 with HA 10-555098).

The previous development proposal was presented, reviewed and referred back to staff at the June 21, 2011 Planning Committee meeting with direction for staff to examine: parking requirements, bylaw compliance of residential use, and compliance of the architectural design with the Steveston Heritage Strategy.

The new owners are reviewing development options for the site and it is expected that Rezoning, Development Permit, and Heritage Alteration Permit applications will be submitted in the near future.

Findings Of Fact

The OCP-Steveston Area Plan requires a Heritage Alteration Permit (HAP) in the designated Steveston Village Heritage Conservation Area be issued prior to:

- Altering a building or structure (including building demolition) or land (including landscape features).

Approval of a Heritage Alteration Permit by Council does not require a Public Hearing.

Surrounding Development

The site is located directly east of the Gulf of Georgia Cannery complex at the corner of Bayview Street and 3rd Avenue in Steveston Village. The site lies within the Steveston Village Heritage Conservation Area. The OCP-Steveston Area Plan designates the site as “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above)”.

- To the north, are three (3) commercial buildings fronting onto Moncton Street, zoned “Steveston Commercial (CS2)”;
- To the east, is an existing commercial building fronting onto Bayview Street, zoned “Steveston Commercial (CS2)”;
- To the south, is a vacant site and surface parking lot, zoned “Light Industrial (IL)”;
- To the west, is the Gulf of Georgia Cannery National Historic Site, zoned “Light Industrial (IL)”.

Staff Comments

Development Applications and Richmond Fire and Rescue staff support demolition of the existing building. The building is in a deteriorated condition and is not an identified heritage resource.

Analysis

Engineering

There is an existing sanitary sewer within the right-of-way (ROW) at the northwest corner of the site. The existing sanitary sewer must be retained to maintain sanitary service to 3400 and 3420 Moncton Street.

There is an existing concrete box culvert storm sewer within the 5 m wide right-of-way along the entire Bayview Street frontage. Demolition and excavation activities will need to be carefully assessed to avoid possible impacts to the storm sewer.

Heritage Alteration Permit

The Permit is for the following activities only:

- Demolition and removal of the existing building.
- Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the sanitary sewer in the right-of-way at the northwest corner of the site, which needs to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street. The works are also not permitted to impact the storm sewer in the right-of-way along Bayview Street.
- Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property as a sustainability strategy.

- Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
- Installation of fencing (if needed) until the site is redeveloped in the future. New chain-link fencing to match existing chain-link fencing may be installed, except that:
 - New fencing is to be set back 0.9 m from the 3rd Avenue property line, and
 - New fencing is not to be located within the rights-of-way along Bayview Street or the northwest corner of the site.
- Installation of new grass landscaping buffer is required in front of any new fencing installed along the 3rd Avenue and/or Bayview Street frontages. No fencing or landscaping buffer is to be located within the right-of-way at the northwest corner of the site.

Financial Impact

None.

Conclusion

Staff recommends that the Heritage Alteration Permit be issued to authorize the demolition of the building, removal of associated infrastructure, temporary storage of existing concrete as milled granular for re-use in future redevelopment, securing the site, and, if needed, installation of new fencing with a grass landscape buffer along 3rd Avenue and Bayview Street.



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

SB:blg

Attachment 1: Location Map and GIS aerial photo



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Heritage Alteration Permit Development Applications Division

To the Holder: PENTA BUILDERS GROUP (PATRICK MULLIN) File No.: HA 12-610486
Property Address: 3531 BAYVIEW STREET
Legal Description: PID: 001-618-555
LOT SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
REFERENCE PLAN 249

(s.972, *Local Government Act*)

1. (Reason for Permit)
 - ☐ Designated Heritage Property (s.967)
 - ☐ Property Subject to Temporary Protection (s.965)
 - ☐ Property Subject to Heritage Revitalization Agreement (s.972)
 - ☒ Property in Heritage Conservation Area (s.971)
 - ☐ Property Subject to s.219 Heritage Covenant
2. The purpose of this Heritage Alteration Permit is to permit the following on the subject site:
 - a. Demolition and removal of the building in accordance with Demolition Permit (DB 12-605822).
 - b. Excavation and removal of infrastructure associated with the building. The works are not permitted to impact the storm or sanitary sewers located on the site. The sanitary sewer in the northwest right-of-way is required to remain operational for the continued use of the properties at 3400 and 3420 Moncton Street.
 - c. Temporary storage of milled concrete adjacent to and even in height with the raised area along the Bayview edge of the property. The existing concrete from the subject site will be recycled, milled to granular size, and temporarily stored onsite for re-use in the future redevelopment of the property.
 - d. Securing the site during demolition and clearing, except that security fencing is not to be located within the right-of-way at the northwest corner of the site.
 - e. New chain-link fencing (if needed) to match existing chain-link fencing may be installed to secure the site until the site is redeveloped in the future, except that:
 - i. new fencing is to be set back 0.9 m from the 3rd Avenue property line; and
 - ii. new fencing is not to be located within the two rights-of-way.
 - f. Installation of a grass landscape buffer is required along 3rd Avenue and/or Bayview Street in front of any new chain-link fencing. No landscaping is to be located within the northwest right-of-way.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

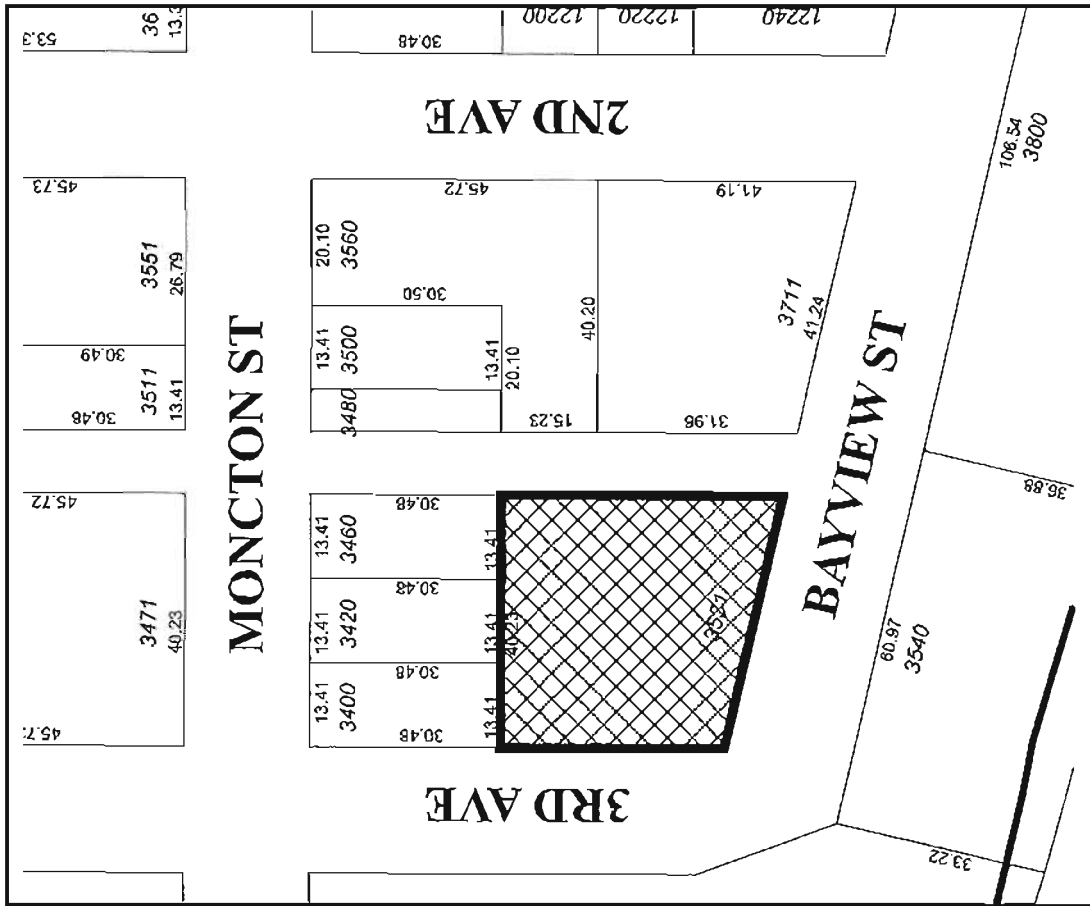
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

CNCL - 268

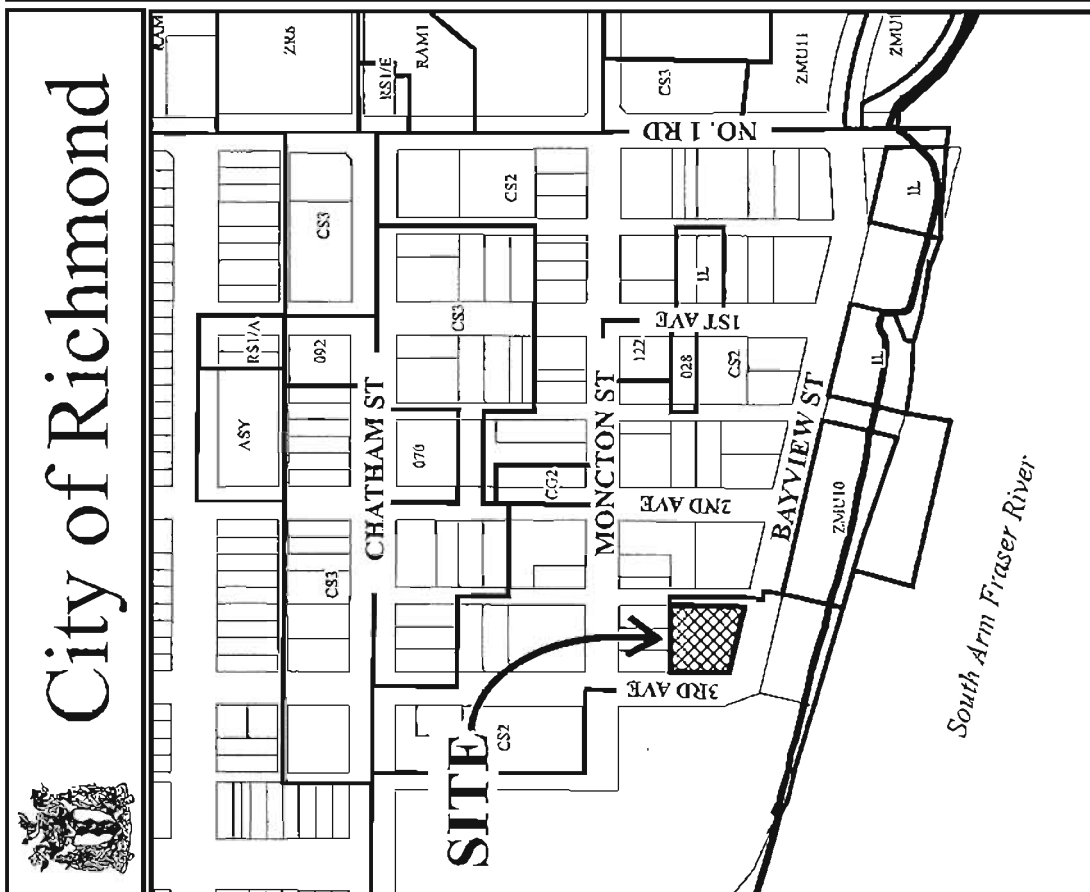
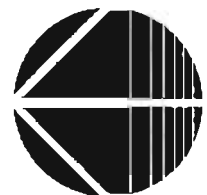


Original Date: 05/31/12

Revision Date:

Note: Dimensions are in METRES

HA 12-610486



City of Richmond





**SUBJECT
PROPERTY**

South Arm Fraser River



HA 12-610486

Original Date: 05/31/12

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 24, 2012

From: Victor Wei, P. Eng.
Director, Transportation

File: 10-6360-12-01/2011-
Vol 01

Re: **PROPOSED ROAD SECTIONS IN RICHMOND TO BE ADDED TO
TRANSLINK'S MAJOR ROAD NETWORK**

To: PWT Mtg. June 20, 2012

Staff Recommendation

That the map of road sections proposed to be added to TransLink's Major Road Network, as shown in Attachment 1 and described in Table 3 of the report dated May 24, 2012 from the Director, Transportation, be endorsed.

Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)

Att. 1

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Roads & Construction Engineering	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

TransLink initiated a review of the management and funding of its Major Road Network (MRN) in 2010. One component of the package of changes, approved by the TransLink Board at its May 2012 meeting, is a process to increase the size of the MRN by up to 10 per cent in lane-kilometres annually based on requests from member municipalities. This report seeks Council endorsement for new road sections in Richmond proposed to be added to the MRN via this process.

Analysis

1. Current Major Road Network

At its founding in 1998, TransLink was unique among North American transportation agencies as having not only a fully integrated transit system across all modes but also responsibility for a network of major arterial roads that connect many of Metro Vancouver's 22 municipalities. While ownership of and operational responsibility for the MRN remains with each municipality, TransLink provides funding for the operations, maintenance and rehabilitation of the MRN, and shares in the cost of eligible capital improvements.

1.1 Richmond Roadway Components of MRN

The current MRN comprises over 2,300 lane-kilometres, including 130.5 lane-kilometres (approximately five per cent) in Richmond as shown in Table 1. It should be noted that Westminster Highway between Knight Street and Nelson Road was removed from the MRN effective January 2012 following the opening of the Highway 91-Nelson Road Interchange.

Table 1: Richmond Roadway Sections in the MRN

Roadway	Between
No. 2 Road and Bridge	Russ Baker Way and Steveston Highway
Steveston Highway	No. 2 Road and Highway 99
Westminster Highway	No. 2 Road and Knight Street / Nelson Road and Boundary Road
Alderbridge Way	No. 3 Road and Shell Road
Bridgeport Road	Highway 99 and Knight Street
Knight Street Corridor	Westminster Highway and south end of the Knight Street Bridge
No. 3 Road	Sea Island Way and Westminster Highway
Gilbert Road	Westminster Highway and Dinsmore Bridge

At its inception, a roadway was included in the MRN if it:

- provides intra-regional access to pre-defined regional activity centres; and
- carries:
 - minimum 70 per cent of trips longer than 10 kilometres in the peak hour and peak direction and total peak hour, peak direction traffic volume greater than 800 vehicles per hour; or
 - minimum of 10 through buses in the peak hour and peak direction; or
 - minimum of 800 trucks per day; and
- meets an overall check for reasonableness and completeness.

1.2 Existing Funding for MRN

In accordance with TransLink's *2012 Supplemental Plan*, funding available to municipalities for operations, maintenance and rehabilitation (OMR) of the MRN is \$14,355 per lane-km with no requirement for municipalities to provide any proportion of matching funding. In addition, a total of \$20 million has been allocated to support capital upgrades, which are cost-shared 50-50 between TransLink and each municipality. Of the \$20 million, Richmond is eligible to receive up to \$1,849,500 based on the allocation criteria of the percentage of MRN lane-kilometres in the municipality, and the municipal share of population, employment and regional travel growth over the 1999-2006 period. In November 2011, Council endorsed the submission of four (4) road improvement capital projects that, if approved by TransLink, will fully assign Richmond's allocation for 2012.¹

2. Scope of Major Road Network Review

In 2010, TransLink initiated a review of MRN funding criteria with the objective of aligning MRN capital funding with the MRN goals to:

- establish an MRN that facilitates intraregional transportation of people and goods, and provides links to provincial highways and other inter-regional transportation modes;
- establish an MRN that connects designated regional town centres and major trip generators;
- optimize the capacity of the MRN for efficient movement of people and goods; and
- provide travel on the MRN that is safe and reliable.

This work included the completion in 2011 of sub-regional MRN reviews in cooperation with municipal staff (with Richmond forming one sub-region) that included the identification of possible MRN additions and deletions, and the identification and prioritization of future minor and major capital MRN projects. Key issues raised by municipalities during the sub-regional review process included the need for:

- increased operations, maintenance and rehabilitation funding;
- a process to add roads to the MRN to reflect new infrastructure/activity centres and changes in traffic patterns and goods movement;
- greater flexibility in funding guidelines and eligible projects to reflect the varying needs of sub-regions, which differ depending on how "built out" is the MRN within the municipality;
- ensuring continuity across municipal boundaries as well as connections across the MRN, particularly for cyclists and pedestrians; and
- recognition and consideration of non-motorized modes.

The outcomes of the sub-regional MRN reviews are being used to update the criteria that define major roads, funding program criteria and MRN operational and maintenance guidelines. In turn, this work will inform the development of a new long-range MRN plan to be integrated with TransLink's *Transport 2045* plan process.

¹ The four projects are: (1) Westminster Hwy widening (Nelson Rd-McMillan Way); (2) Westminster Hwy pedestrian and bicycle improvements (Gilley Rd-Fraser's Gate); (3) Gilbert Road improvements (Lansdowne Road-30 m south of former CP Rail); and (4) installation of video detection cameras at five MRN intersections.

3. Proposed Changes to MRN Funding Programs

In response to the concerns raised by municipalities regarding the funding levels and flexibility of MRN programs, TransLink is proposing changes to be effective in 2013 that:

- increase the amount of operations, maintenance and rehabilitation funding (i.e., the amount provided per lane-km);
- introduce greater flexibility in the use of pavement rehabilitation funding (i.e., ability to use up to 50 percent of the funds for capital projects provided the municipality provides 50 per cent matching funds);
- allocate a proportionally greater amount of capital upgrade funding to “higher growth” municipalities, which includes Richmond;
- combine the capital upgrade funding for MRN and bicycle infrastructure improvements (BICCS program); and
- keep the overall program envelope the same as the 2012 *Base Plan* with the result being that the total combined amount of funding available for MRN and bicycle infrastructure capital upgrades is reduced.

Table 2 identifies the effect of the proposed changes for Richmond by comparing the existing 2012 and proposed 2013 funding allocations. Note that to ensure direct comparison between the two (2) years, the funding available for capital upgrades assumes a total envelope of \$10 million, which is the original amount identified in the 2012 *Base Plan* (versus the actual \$20 million available this year as a result of the one-time approval of the 2012 *Supplemental Plan*).

Table 2: Impact of Proposed Changes to MRN and BICCS Funding

Category	Existing 2012	Proposed 2013	Change
Operations, Maintenance & Non-Pavement Rehabilitation	\$1,092,938 (\$8,375 / lane-km)	\$1,453,770 (\$11,140 / lane-km)	\$360,833 (+33.0%)
Pavement Rehabilitation	\$780,390 (\$5,980 / lane-km)	\$1,038,780 (\$7,960 / lane-km)	\$258,390 (+33.1%)
Sub-total OMR Funding	\$1,870,718 (\$14,335 / lane-km)	\$2,492,550 (\$19,100 / lane-km)	\$619,223 (+33.1%)
Capital Upgrade MRN Allocation	\$924,750	\$856,000	-
Capital Upgrade Bicycle Infrastructure Allocation	\$140,600		
Sub-total Capital Upgrade Funding	\$1,065,350	\$856,000	-\$209,350 (-19.7%)
Total	\$2,938,678	\$3,348,550	\$409,873 (+14.9%)

The effect of the proposed changes is that Richmond would receive a lower amount of base funding for capital upgrades for the MRN and bicycle facilities, which is more than off-set by increased funding for OMR such that the City would be eligible to receive up to an additional \$410,000 in annual funding under the proposed changes. Moreover, up to 50 per cent of the increased pavement rehabilitation funding (i.e., up to \$519,390) can be used towards capital upgrades. Thus, the City would have the flexibility to increase the proposed lower base amount of capital upgrade funding as desired.

Staff support the proposed funding changes as:

- the net effect is that the City is eligible for up to an additional \$410,000 in annual funding;

- the City has greater flexibility in the allocation of the total funding between capital upgrades and OMR; and
- the increased funding available for OMR is appropriate as Richmond's MRN roadway sections are approaching ultimate build-out and, as such, a greater proportion of funding will be required to maintain the infrastructure as it ages.

4. Proposed Roadway Sections in Richmond to be Added to the MRN

In the upcoming review of MRN additions to be submitted by municipalities, TransLink proposes that the network could increase by up to 10 per cent in lane-kilometres (i.e., approximately 230 lane-kms) each year based on municipal requests. The criteria for the inclusion of a roadway in the MRN will comprise the existing criteria (as listed in Section 1) plus a new criterion yet to be defined that measures the people moving capacity of the roadway to provide consistency of the collective criteria with the provincial legislation that governs TransLink.

As noted in Section 2, staff identified a number of possible MRN additions as part of the sub-regional MRN review and, in preparation for TransLink's process for such additions, staff are now seeking formal Council endorsement of the list of proposed roadway sections. Table 3 below identifies each proposed road section and the rationale for its inclusion in the MRN, which typically is related to goods movement and/or transit service. See **Attachment 1** for a map of the proposed additions.

Table 3: Richmond Roadway Sections Proposed for Addition to the MRN

Roadway		Between	Est. Lane-Km	Rationale for Inclusion
Knight St-Hwy 91-Crestwood Loop	Bridgeport Road	Knight Street and No. 6 Road	3.00	<ul style="list-style-type: none"> • high traffic volumes in peak hour and peak direction • connection to Knight Street truck route • access to Crestwood business parks • connection to Highway 91 • eliminate gap in MRN via connection between Knight Street and No. 6 Road
	No. 6 Road	Bridgeport Road and Westminster Hwy	2.50	
	Westminster Highway	Knight Street and No. 6 Road	1.60	
Riverport Industrial Area	Steveston Highway	Highway 99 and No. 6 Road	3.20	<ul style="list-style-type: none"> • high truck traffic volumes • access to industrial land uses (Fraser Wharves and Fraserport)
	No. 6 Road	Triangle Road and Steveston Hwy	0.70	
	Triangle Road	No. 6 Road and east end of roadway	2.20	
Fraserport Industrial Area	Nelson Road	Westminster Hwy and Blundell Road	5.20	<ul style="list-style-type: none"> • high truck traffic volumes • access to industrial land uses (Fraserport) • connection to Highway 91
	Blundell Road	Nelson Road and No. 7 Road	6.90	
Brighthouse Station	No. 3 Road	Westminster Hwy and Granville Ave	3.30	<ul style="list-style-type: none"> • high transit traffic volumes • access to future Brighthouse transit exchange

Roadway		Between	Est. Lane-Km	Rationale for Inclusion
No. 5 Road Institutions	No. 5 Road	Westminster Highway and Steveston Highway	16.00	<ul style="list-style-type: none"> high traffic volumes in peak hour and peak direction access to institutions that are regional destinations
Bridgeport Station	Great Canadian Way	River Road and Sea Island Way	2.60	<ul style="list-style-type: none"> high transit traffic volumes access to Bridgeport transit exchange and park-and-ride access to existing and future bus only lanes on Highway 99 access to industrial riverfront
	River Road	Great Canadian Way and No. 3 Road	0.40	
	No. 3 Road	Sea Island Way and River Road	0.40	
Frequent Transit	Springmont Drive	Williams Road and Steveston Highway	1.80	<ul style="list-style-type: none"> high transit traffic volumes
Connection to Future Hwy99-Blundell Rd Interchange	No. 6 Road	Westminster Hwy and Blundell Road	3.30	<ul style="list-style-type: none"> high traffic volumes in peak hour and peak direction high truck traffic volumes road connections to future Highway 99 / Blundell Road Interchange access to industrial land uses (Fraserport)
	Blundell Road	No. 2 Road and No. 6 Road	23.00	
		No. 6 Road and No. 7 Road	3.30	
	No. 3 Road	Granville Ave and Blundell Road	3.20	
Total Proposed Additional Lane-Kms			49.90	
Total Proposed Additional Lane-Kms upon Completion of Future Road Improvements			32.80	

Note: Roadway sections in *italics* would be requested to be added upon completion of future road improvements (i.e., Highway 99/Blundell Road Interchange and extension of Blundell Road from No. 6 Road to No. 7 Road).

TransLink is anticipated to initiate the process to consider MRN additions and deletions in Summer 2012. At this time, it is not known when the City may receive approval for any roadway sections requested to be added to the MRN.

Financial Impact

None. Should any requested roadway sections be added to the MRN, the additional funding from TransLink will be reflected in future operating budgets.

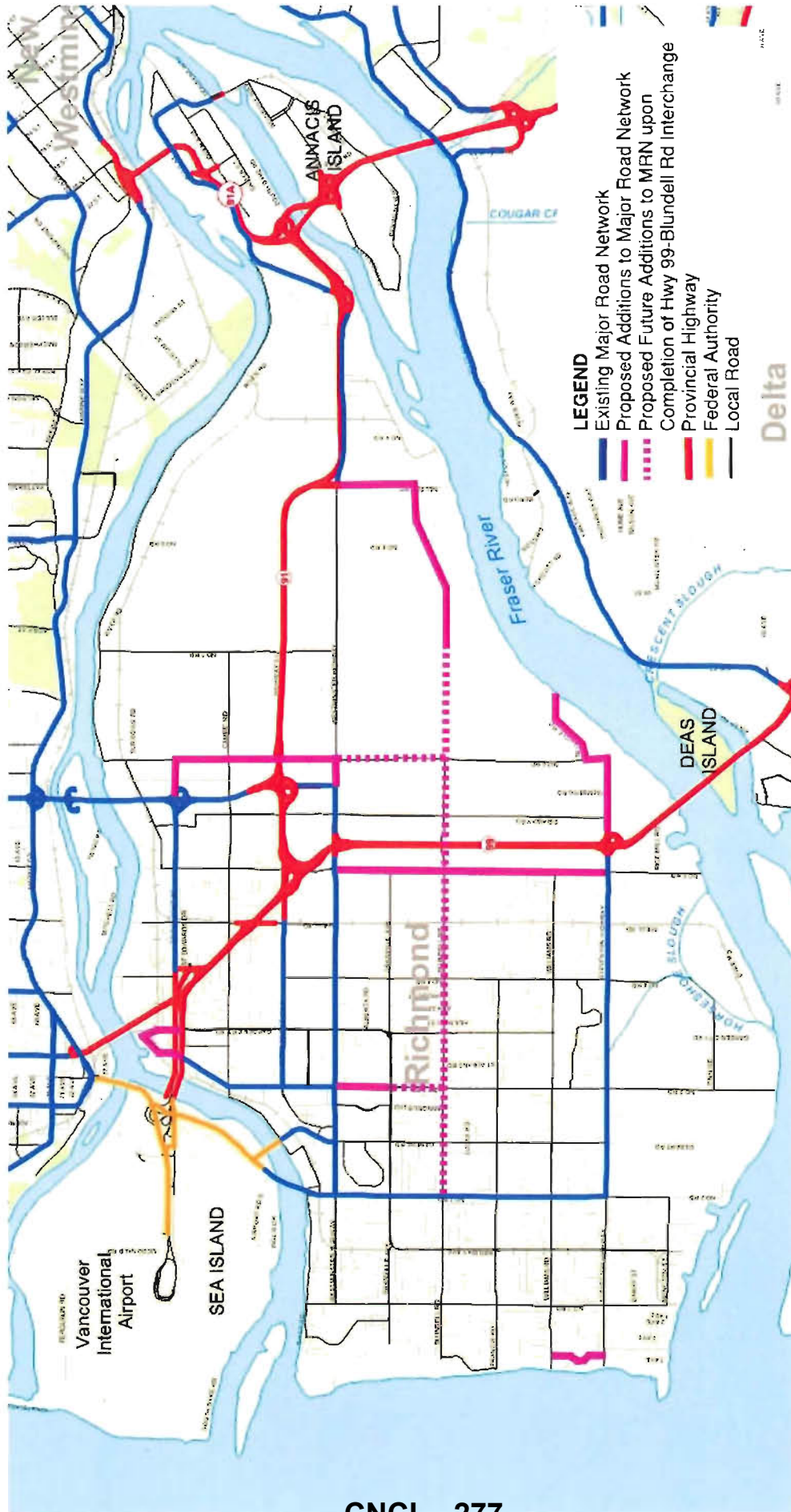
Conclusion

TransLink has approved changes to the management and funding of its Major Road Network (MRN), which include a new process to increase the size of the MRN by up to 10 percent in lane-kilometres annually based on requests from member municipalities. As part of the MRN review process, staff identified a number of new roadway sections to be added to the MRN. To facilitate TransLink's forthcoming process to consider additions to the MRN, staff are now seeking formal Council endorsement of the identified road sections in Richmond for future inclusion in the MRN.



Joan Caravan
Transportation Planner
(604-276-4035)

Existing and Proposed Major Road Network Roadway Sections in Richmond



CNCL - 277



City of Richmond

Report to Committee

To: Public Works & Transportation Committee

From: Victor Wei, P. Eng.
Director, Transportation

Re: Proposed Changes to TransLink's TaxiSaver Program

TO: PWT Mtg, June 20, 2012

Date: June 11, 2012

File: 01-0154-04/2012-Vol
01

Staff Recommendation

That TransLink be requested to maintain the TaxiSaver Program and that any changes to the program be proposed only upon full consultation with affected user groups, including the Richmond Centre for Disability and the Richmond Seniors Advisory Committee and other relevant stakeholders, in order to jointly develop mutually acceptable improvements to the combined HandyDART system that will result in enhanced transit service levels that better meet the needs of all of its users.

For: Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Community Social Services	<input checked="" type="checkbox"/>		
REVIEWED BY TAG SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS:

Staff Report

Origin

The Richmond Centre for Disability has requested that Council indicate its opposition to the planned cancellation by TransLink of its TaxiSaver program and request its reinstatement. This report provides an overview of the TaxiSaver program and the changes proposed by TransLink, and requests TransLink to undertake consultation with affected users groups in order to develop mutually acceptable changes that would result in enhanced transit service levels for users.

Analysis

1. HandyDART System and TaxiSaver Program

HandyDART is TransLink's door-to-door shared-ride service that uses specially-equipped vehicles designed to carry passengers with physical or cognitive disabilities who need assistance to use public transit. TaxiSaver is a supplementary service to HandyDART and available for people with permanent disabilities who have a HandyCard, which is a personalized card that allows passengers to travel for concession fares on the bus, SkyTrain, SeaBus, and West Coast Express.

Based on information provided by TransLink, the TaxiSaver program was instituted in 1990 to fill a "service gap" as, at that time, there was limited availability of HandyDART service after 6:00 pm or on weekends and nearly all buses were high-floor and non-accessible. The program allows HandyCard customers to purchase up to \$100 of TaxiSaver coupons per month at a 50 per cent discount (i.e., customers pay 50 per cent of the cab fare and TransLink pays the other 50 per cent). The coupons allow users to book and pay for discounted taxi service directly with a taxicab company without going through the HandyDART booking system.

2. Proposed Changes to TaxiSaver Program

As part of its on-going process to achieve greater operational efficiencies, TransLink reviewed its TaxiSaver program in light of two key improvements in the past few years that TransLink believes have eliminated the past service gap: (1) HandyDART now offers service until midnight, seven days a week; and (2) the conventional transit fleet is now 100 per cent accessible.

Given that the initial rationale for TaxiSavers no longer applied due to the above service improvements plus some evidence of abuse of the program (i.e., TransLink states that currently there is no "check" to prevent approved customers from giving away or re-selling their coupons to people who may not be qualified to receive them), TransLink proposed to phase out the TaxiSaver program beginning in July 2012 with coupons no longer being accepted as of June 2013.

If eliminated, TaxiSaver is expected to save \$1.1 million per year for the next three years. In the first year, \$200,000 would be re-invested within the HandyDART system to increase the existing use of taxis to supplement service when a HandyDART vehicle is not readily available and client care is not compromised. Based on the average supplemental taxi fare of \$12.56 in 2011 and a net cost of \$10.06 to TransLink (as the customer pays \$2.50), the re-invested \$200,000 would

provide nearly additional 19,900 trips, which is more than the 18,100 trip denials recorded in 2011.

TransLink presented the proposed changes to its Access Transit Users' Advisory Committee¹, who agreed to the changes provided that any money saved would be re-invested in the overall HandyDART system. To staff's knowledge, TransLink did not undertake any other consultation at that time before presenting the proposed changes to its Board in May 2012.

Following TransLink's announcement on May 16, 2012 that the TaxiSaver program would be phased out, a number of groups who represent seniors and people with disabilities, including the Richmond Centre for Disability, the Richmond Seniors Advisory Committee, and the Richmond Seniors Network, voiced concerns regarding the planned cancellation. In response to these concerns, the TransLink Board deferred cancellation of the TaxiSaver program on May 30, 2012 and TransLink staff will be undertaking further consultation with people with disabilities, special needs and seniors.

3. Key Concerns of User Groups

User groups have identified the following issues regarding the potential loss of the TaxiSaver program.

- Loss of Same Day and Timely Service: same day and timely transportation service for people with disabilities and seniors would be effectively eliminated as HandyDART bookings typically require three to five days advance notice. Same day service may be necessary for medical appointments and to accommodate variable health conditions that make it difficult to know in advance when a person will be well enough to travel and/or the inability to be involved in a ride for one hour or more, which is not uncommon. Although the proposed changes would see \$200,000 re-invested in HandyDART for increased supplemental taxi service, TransLink staff acknowledge that it may not be possible to guarantee same day service.
- Accessibility of Bus System: while all buses are fully accessible, a TaxiSaver user who is capable of using the bus may not be able to as not all bus stops and/or the access routes to the bus stop are accessible. Proponents also claim that pass ups are higher for people in wheelchairs due to a lack of space on the buses.
- Cost-Effectiveness per Ride: as not all passengers require the higher level of service provided by HandyDART, the TaxiSaver program is a far more cost-effective service based on per ride cost data available from the Canadian Urban Transit Authority. TransLink staff agree that, on a per ride basis, HandyDART service has an overall higher cost due to the higher cost of the vehicle and the driver, who is more highly trained and provides a greater level of

¹ Members of the Access Transit Users' Advisory Committee must be: a user of the TransLink system; a person with a physical, sensory or cognitive disability; or a senior (defined as age 60+); or a parent, guardian or caregiver of a person with a disability; or a representative for people with disabilities who attend educational institutions, from medical service agencies, or from social service agencies supporting or representing immigrants and new Canadians. The current Committee has 18 members with three members from Richmond.

service than a taxicab driver. TransLink staff recognize that there is an optimal balance to be achieved between the use of HandyDART versus taxi services to ensure that the range of transportation options available meets the varying needs of users.

- *Alleged Fraudulent Use of Coupons*: advocates note that TransLink has checks in place as users must show their HandyCard photo identification to the taxi driver and their HandyCard number is recorded on every TaxiSaver coupon, which would prevent people from giving or selling the coupons to persons who would not match the photo identification. Additional potential security measures, which are used by other transit systems in North America, include spot checks by TransLink staff of taxi driver compliance with verifying the HandyCard photo identification, and requiring taxi drivers to fill out a charge slip for each TaxiSaver ride that would be submitted with the coupon for reimbursement. As the charge slip includes pick-up and drop off locations and the user's signature, the forms can be spot checked for signature accuracy and address consistency.

4. Next Steps

With the recent direction of the TransLink Board, TransLink staff will be undertaking a more comprehensive public consultation process on the future of the TaxiSaver program during Summer 2012 with the intent of reporting back in Fall 2012. A range of stakeholder groups will be invited to express their concerns and provide feedback on the proposed changes. Staff have already notified TransLink staff that, at a minimum, the Richmond Centre for Disability, the Richmond Seniors Advisory Committee and the Richmond Seniors Network, should be included in these consultations.

Financial Impact

None.

Conclusion

Accessibility is a cornerstone of any public transit system. The use of supplemental taxi service within custom transit is a key element to ensure that a full range of public transit options are available to meet the needs of people with disabilities and seniors. Only through constructive consultation and dialogue will users and service providers be able to jointly develop and agree upon a revised TaxiSaver program that addresses concerns with the current program while also improving overall service.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:jc



City of Richmond

Report to Council


To: Richmond City Council
From: Andrew Nazareth
General Manager
Business and Financial Services



Date: June 19, 2012
File: 01-0105-08-01/2012-Vol 01

Re: Council Remuneration and Expenses for 2011

Staff Recommendation

That the Council Remuneration and Expenses report for the year ended December 31, 2011 be received for information.


Andrew Nazareth
General Manager
Business and Financial Services
604-276-4095

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

Staff Report

Origin

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 2011 was \$527,510 and the cost of benefits was \$49,115. Total expenses incurred were \$15,969. The schedule below provides a summary for each Council member.

NAME	BASE SALARY	BENEFITS ¹	EXPENSES
Mayor Brodie	\$108,715.57	\$8,962.64	\$2,436.50
Councillor Au	\$2,011.50	\$60.35	\$0.00
Councillor Barnes	\$52,265.52	\$2,044.00	\$2,688.33
Councillor Dang	\$52,265.52	\$7,033.36	\$314.50
Councillor E. Halsey-Brandt	\$52,265.52	\$2,276.12	\$3,063.86
Councillor G. Halsey-Brandt	\$50,589.26	\$4,779.16	\$3,199.66
Councillor S. Halsey-Brandt	\$50,589.26	\$4,779.16	\$429.60
Councillor Johnston	\$52,265.52	\$6,137.44	\$826.20
Councillor McNulty	\$52,265.52	\$8,456.12	\$1,221.60
Councillor McPhail	\$2,011.50	\$60.35	\$0.00
Councillor Steves	\$52,265.52	\$4,526.51	\$1,789.24
Total	\$527,510.21	\$49,115.21	\$15,969.49

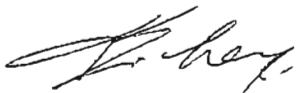
1. Consists of taxable and non-taxable benefits. The 2011 Statement of Financial Information issued under separate cover reports taxable benefits only.

Financial Impact

None

Conclusion

That the report on Council remuneration and expenses for the year ended December 31, 2011 be received for information.



Katherine Lecy
Manager, Business Advisory Services
(604-276-4103)

KL:lc



City of Richmond

Report to Council

To: Richmond City Council
From: Andrew Nazareth
General Manager, Business and Financial
Services

Date: June 19, 2012
File: 03-1200-03/2010-Vol 01

Re: 2011 Statement of Financial Information

Staff Recommendation

That Council approve the statements and schedules included in the attached 2011 Statement of Financial Information, prepared in accordance with the *Financial Information Act* and to be submitted to the Province of British Columbia.

Andrew Nazareth
General Manager, Business and Financial Services
(604-276-4095)

Att.

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

Staff Report

Origin

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 which are part of the 2011 audited financial statements and previously reviewed by Council on June 4, 2012 and are attached. Section 5 is not applicable as there were no guarantee and indemnity agreements given 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 2011 fiscal year is attached in Section 6.

For the City of Richmond, (excluding Mayor and Councillors) remuneration for 1,916 employees totalled \$100.8 million. Leave payouts totalled \$1.7 million primarily due to the retirement of long service staff. For the Richmond Public Library, remuneration for 140 employees totalled \$5.2 million.

Remuneration consists of base salary, taxable benefits, 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 \$60,000 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.

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, 2011 expenses for 494 employees earning over \$75,000 totalled \$0.46 million as compared to \$0.53 million for 433 employees reported in 2010.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2011 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

Staff recommend that Council approve the statements and schedules included in the attached 2011 Statement of Financial Information, prepared in accordance with the *Financial Information Act* and to be submitted to the Province of British Columbia.



Katherine Lecy
Manager, Business Advisory Services
(604-276-4103)

kl:tlm

CITY OF RICHMOND
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2011

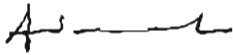
INDEX

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

CITY OF RICHMOND

2011 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,
Business and Financial Services

Malcolm D. Brodie
Mayor

Prepared pursuant to the Financial Information Regulation, Schedule 1, section 9

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2011



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

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

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council

We have audited the accompanying consolidated financial statements of the City of Richmond, which comprise the consolidated statement of financial position as at December 31, 2011 and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

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

Chartered Accountants

May 14, 2012

Burnaby, Canada

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

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CITY OF RICHMOND

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

December 31, 2011, with comparative figures for 2010

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

Commitments and contingencies (note 18)

See accompanying notes to consolidated financial statements.

General Manager, Business and Financial Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

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

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

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2011

1. Operations:

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

2. Significant accounting policies:

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

(a) Basis of consolidation:

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

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

(b) Basis of accounting:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Accounts receivable:

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

(g) Development cost charges:

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

(h) Post-employment benefits:

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

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

(i) Non-financial assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

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

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

(v) Interest capitalization:

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

(vi) Leased tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(vii) Inventory of materials and supplies:

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

(j) Deferred revenue:

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

(k) Deposits:

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

(l) Debt:

Debt is recorded net of related sinking fund balances.

(m) Budget information:

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

(n) Use of accounting estimates:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

2. Significant accounting policies (continued):

(o) Segment disclosures:

A segment is defined as a distinguishable activity of group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City of Richmond has provided definitions of segments used by the City as well as presented financial information in segment format (note 22).

3. Recast of comparative figures:

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

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

Accumulated surplus at January 1, 2010

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

Annual surplus for 2010

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

Tangible capital assets, December 31, 2010

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

CITY OF RICHMOND

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

Year ended December 31, 2011

4. Investments:

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

5. Accounts receivable:

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

6. Debt reserve fund deposits and contingent demand notes:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

7. Accounts payable and accrued liabilities:

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

8. Deposits and holdbacks:

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

9. Deferred revenue:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

10. Development cost charges:

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

11. Obligations under capital leases:

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

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

Year ending December 31:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

12. Debt, net of MFA sinking fund deposits:

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

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

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

13. Tangible capital assets (continued):

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

(a) Assets under construction:

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

(b) Contributed tangible capital assets:

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

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of Art and Historical Treasures:

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

(e) Write-down of tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

14. Accumulated surplus:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

15. Reserves:

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

16. Post-employment future benefits:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

16. Post-employment future benefits (continued):

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

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

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

17. Pension plan:

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

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

18. Commitments and contingencies:

(a) Joint and several liabilities:

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

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(b) Lease payments:

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

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

(c) Litigation:

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

(d) Municipal Insurance Association of British Columbia:

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

(e) Contractual obligation:

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

18. Commitments and contingencies (continued):

(g) Community Associations:

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

(h) Contingent liabilities:

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

19. Trust funds:

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

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

20. Collections for other governments:

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

21. Non-monetary transaction:

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

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

22. Segmented reporting:

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

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

22. Segmented reporting (continued):

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

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

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

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

CITY OF RICHMOND

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

Year ended December 31, 2011

22. Segmented reporting (continued):

	2011										2010
	Law and Community Safety	Engineering, Public Works and Project Development	Parks, Recreation and Community Services	General Government	Utilities	Planning and Development	Library Services	Richmond Olympic Oval	Consolidated	Consolidated	(recast - note 3)
Revenues:											
Taxation and levies	\$ -	\$ -	\$ -	161,821	\$ -	\$ -	\$ -	\$ -	161,821	\$	156,071
User Fees	-	7,109	-	-	62,250	-	-	-	69,359		68,365
Sales of Services	4,857	2,085	8,808	7,862	12,782	768	278	4,070	41,518		37,403
Development Cost Charges	-	2,514	4,580	8,483	744	-	-	-	14,321		17,804
Provincial and Federal Grants	91	2,014	210	2,385	188	8	430	2,739	8,065		6,353
Other Capital Funding Sources	190	14,889	2,609	22,891	8,115	-	1,279	-	50,063		53,217
Payments-in-Lieu of taxes	-	-	-	13,726	-	-	-	-	13,726		13,203
Other revenue from own sources:											
Investment Income	-	-	-	19,702	626	-	-	-	20,328		16,864
Gaming Revenue	567	1,400	-	11,761	-	-	-	-	13,728		12,563
Licenses and permits	190	66	-	3,153	-	4,115	-	-	7,524		7,328
Other	1,445	292	305	19,565	713	13	224	1,031	23,588		10,335
	7,340	30,379	16,510	269,439	85,419	4,904	2,211	7,840	424,042		399,506
Expenditures:											
Wages and Salaries	34,669	19,501	25,460	18,439	9,717	8,942	6,286	5,347	128,361		121,244
PW Maintenance	18	11,518	2,227	23	4,600	54	4	-	18,444		16,348
Contract Services	35,548	866	1,603	2,486	4,780	199	77	128	45,687		46,582
Supplies and Materials	2,756	(3,162)	11,146	7,987	40,238	1,261	884	2,645	63,765		78,972
Interest and Finance	15	(1)	-	2,405	2,742	-	3	-	5,184		6,002
Transfer from (to) capital for tangible capital assets	87	2,035	547	(128)	225	9	-	-	2,755		(11,518)
Amortization of tangible capital assets	1,423	20,745	4,966	10,893	5,683	1,095	1,384	527	47,698		47,725
Loss (gain) on disposal of capital asset	87	835	8	18	445	-	-	-	1,373		(3,897)
	74,563	52,337	45,957	42,133	69,430	11,560	8,618	8,647	313,245		301,456
Annual surplus (deficit)	\$ (67,223)	\$ (21,958)	\$ (29,447)	\$ 227,306	\$ 15,989	\$ (6,656)	\$ (6,407)	\$ (807)	\$ 110,797	\$	98,050

CITY OF RICHMOND

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

Year ended December 31, 2011

23. Budget data:

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

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

CITY OF RICHMOND
SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

Section 5

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

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Elected Officials for 2011

NAME		BASE SALARY	BENEFITS	EXPENSES
Brodie, Malcolm	Mayor	108,716	6,117	2,437
Au, Chak Kwong	Councillor	2,012	60	0
Barnes, Linda	Councillor	52,266	2,015	2,688
Dang, Derek	Councillor	52,266	3,467	315
Halsey-Brandt, Evelina	Councillor	52,266	2,015	3,064
Halsey-Brandt, Greg	Councillor	50,589	1,964	3,200
Halsey-Brandt, Sue	Councillor	50,589	1,964	430
Johnston, Ken	Councillor	52,266	3,323	826
McNulty, William B	Councillor	52,266	8,195	1,222
McPhail, Linda	Councillor	2,012	60	0
Steves, Harold	Councillor	52,266	1,741	1,789
Number of Elected Officials	11	527,510	30,921	15,969

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Achlam, Cecilia	131,913	20,117	9,204
Adair, Darrin Robert	75,462	2,131	76
Adams, Reg	85,340	207	0
Alves, Luis	80,912	932	76
Anderson, David Brian	110,346	2,212	1,232
Anderson, Doug	107,779	20,924	2,228
Arcari, Lorenzo	100,601	2,019	76
Armstrong, Robb	99,609	5,273	488
Aujla, Jag	78,559	928	616
Ayers, Elizabeth	116,344	10,641	1,064
Bachynski, Laurie	98,965	7,162	0
Badyal, Sara	85,786	545	1,358
Bagg, Edward	79,831	0	0
Bains, Joginder	83,327	4,187	139
Baker, Steven J	82,419	1,360	194
Barnes, Richard	118,457	4,168	0
Barstow, Gordon	130,843	2,394	317
Bartley-Smith, Brenda	99,454	5,151	3,121
Bateman, Grant	85,348	4,839	5,243
Bath, Paul	81,577	1,392	0
Batkin, Wayne	96,187	4,308	1,803
Bauder, Kristine	82,233	780	272
Bavis, Nathan	80,412	2,392	0
Beare, Adam	77,417	1,654	0
Beavis, Lynn	82,050	780	579
Beeby, James	83,728	1,658	0
Beetsla, Jack	99,853	1,703	509
Bell, Andrew	89,362	5,424	1,394
Bennett, Adam	82,207	1,422	0
Bennett, Shayne	78,616	1,510	0
Beno, Dena Kae	84,696	4,704	600
Bergsma, Peter J	82,053	2,184	107
Bicego, Romeo	115,373	10,751	176
Bie, Lloyd	118,272	8,328	1,401
Billings, Alan	81,072	1,658	781
Bissett, Lorraine	87,324	6,387	2,615
Bogner, Christopher	85,092	1,334	59
Bohnen, Joshua	74,269	1,493	0
Bola, Kulwinder	77,473	928	0
Bonato, Steven	81,947	202	3,589
Bowley-Cowan, Laura Dee	79,688	3,646	1,141
Bowyer-Smyth, Mike A	83,158	6,152	107
Brannen, Andrew	76,906	1,347	163
Brevner, Mark	83,084	206	249

1. Consists of taxable benefits (ie. MSP, group life, education, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Brownlee, David	91,213	372	0
Brunet, Mary H.	103,787	929	997
Brunette, Terence	91,970	5,590	0
Brunskill, Jason	81,741	1,563	85
Buchanan, James G	35,077	61,778	0
Buchannon, William Victor	95,177	5,265	0
Buie, Dovelie	91,155	248	291
Bulick, John	77,736	1,653	0
Burke, Holger	124,587	2,485	505
Burns, Tony	78,567	1,242	411
Bursey, Bradley Ross	85,240	2,843	137
Busich-Veloso, Eva	85,348	5,880	71
Bycraft, Jeff R	85,348	207	397
Bycraft, Suzanne J	118,503	22,552	2,858
Camacho, Alexander	80,909	2,010	787
Cameron, Alan	166,564	23,427	938
Cameron, Glenn S	82,160	1,785	0
Candusso, Giorgio	73,938	1,585	279
Caravan, Bob B	79,002	1,256	1,630
Caravan, Joan	85,348	1,253	0
Carllie, Cathryn Volkering	162,265	26,868	1,295
Carlson, Erland	75,280	763	0
Carlyle, Phyllis	200,133	57,074	7,734
Carron, Kimberley L.	74,305	949	0
Carter, Chris	75,649	4,197	76
Carter-Huffman, Suzanne	103,314	2,723	0
Cerantola, Davin	80,806	1,658	0
Chaichian, Carnyar	77,409	1,350	324
Chan, Kavid	86,241	1,966	425
Chan, Milton	120,847	5,443	2,824
Chiang, Paul Chi-Kin	74,665	1,342	856
Chima, Jaspal	87,520	2,490	56
Chin, Donald	82,549	932	0
Ching, Mike	77,481	966	860
Chong, Jerry	151,792	26,468	5,108
Christy, June	106,171	1,976	0
Clou, David	59,417	43,097	62
Collinge, Chris	75,773	1,060	409
Coombs, Brian M	97,427	988	424
Cooper, Brad D	80,229	1,666	0
Cordonl, Raymond M	148,777	16,384	2,563
Cornelssen, Kelvin	83,679	1,514	0
Corrigal, Stuart	110,346	1,600	0
Craig, Wayne	114,821	6,884	505

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CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Creighton, Gregg	84,395	1,762	61
Crowe, Terence	136,376	13,970	639
Csepany, Andras	72,790	2,627	61
Curry, Anthony	77,779	928	76
Dal Cengio, Kim	91,341	2,608	3,680
D'Altroy, Curtis Arthur	88,040	5,567	62
Davidson, Frank P	80,912	2,476	46
Dawson, Evelyn	84,808	207	413
Day, Jeff	196,704	62,734	6,167
Daykin, Margot	102,838	5,764	143
Dean, Lloyd A	82,795	2,059	136
Deane, Gregory Thomas	99,686	1,703	0
DeBrouwer, Dave	96,808	2,894	76
Decker, Kim	97,710	5,517	1,563
DeCrom, Theodore G	95,495	14,647	1,302
Deer, Angela	81,957	4,616	1,088
DeGlanni, Rod	82,972	1,658	0
Dhallwal, Kamaljit "Bill"	72,200	3,874	73
Dhanowa, Dalvinder	72,938	3,432	76
Dhillon, Kearnbir	73,755	1,644	76
Dias, Ben Jack	111,313	20,078	1,353
Dickson, James	80,654	2,795	0
Dineen, Scott	77,114	6,291	0
Dlon, Harold K	100,179	1,703	0
Discusso, Peter	84,291	1,352	519
Dixon, Scott	79,551	1,126	0
Douglas, Lesley	97,061	5,484	3,139
Douglas, Stewart	77,119	5,002	76
Draper, Jason	82,087	1,658	0
Dubeau, John	75,377	1,229	0
Duncan, George	278,300	28,205	4,781
Duncan, Jeremy	83,514	1,658	0
Duncan, Scott	84,309	1,703	0
Dunn, Darrell	97,346	1,703	0
Duranleau, Sonia	79,750	928	0
Dusanj, Ravandeep	92,800	4,896	1,082
Dyer, Sean	88,234	767	96
Edinger, David G	99,695	1,711	0
Edwards, Brenda	79,842	600	0
Edwards, Sara	76,566	1,500	1,801
Edwards, William J	71,928	4,301	0
Einarson, Craig L	90,843	4,503	189
Elshof, Eric R	81,348	3,462	76
Enefer, John	79,883	2,528	0

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29

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Eng, Kevin	81,138	763	0
Erceg, Joe	200,133	32,334	5,870
Esko, Jamie	92,452	1,453	1,438
Estabrook, Russell	74,469	1,646	0
Falconer, Todd James	88,700	2,139	2,114
Falls, Gordon M	34,903	42,303	0
Fernyhough, Jane Lee	134,688	21,440	6,953
Ferraro, Domenic	75,057	3,671	1,373
Fiss, Eric	91,430	2,163	2,527
Fitton, Russell	80,263	1,658	0
Flore, Fred G	79,478	1,796	0
Forrest, Rebecca	77,008	3,756	1,511
Foster, John	114,510	9,354	3,366
Frederickson, Gordon D	74,740	1,336	51
Froelich, Judy	75,155	2,205	0
Fu, Anthony	88,219	4,003	386
Fylling, Robert Leith	77,412	755	0
Galbraith, Adam	82,976	1,658	76
Gelz, Earl Steven	81,506	1,352	61
Gilchrist, Robert	81,917	2,691	0
Gilfillan, Cindy	107,420	788	8,861
Gilfillan, Terry K .	71,466	4,693	0
Gill, Raminder	78,995	1,658	0
Gillis, David M	92,493	1,568	0
Gillis, Kerry	75,295	1,229	2,327
Glahn, Brad	82,473	1,514	1,540
Goddard, M. Elaine	103,165	3,982	4,847
Goll, Sharil	74,307	4,109	0
Gonzalez, Roberto	197,851	32,451	3,551
Goshko, Gary	73,131	2,003	76
Graebel, Gordon	118,776	3,217	0
Graeme, Kirby	112,391	7,305	7,003
Gray, Kevin Edward	97,274	4,355	1,120
Griffin, Kevin	75,981	1,658	0
Gronlund, Todd	80,058	1,658	2,567
Grover, Roger William	97,177	1,703	0
Gunthner, Ronald	78,390	1,514	76
Gushel, Brad J	78,669	1,951	0
Guzzi, Brian	99,608	6,189	1,264
Haddow, James William	34,946	48,836	0
Hahn, Ruth H.S.	89,111	1,134	1,186
Halldorson, Arnie	83,273	1,864	78
Hama, Caroline	109,627	25,733	9,230
Hansen, Terry Donald	91,283	2,527	0

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CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Harris,David	76,915	5,003	0
Harris,Douglas	99,500	15,452	0
Harris,Peter	72,493	3,596	60
Hay,Gerald	88,545	1,255	0
Heinrich,George	94,281	3,832	185
Hemsted,Ron	102,701	1,559	0
Hingorani,Sonali	97,561	5,911	560
Ho,Jason	82,663	4,780	554
Hoff,Paul	95,683	2,350	0
Hoff,Tresse	74,764	2,703	2,453
Hogg,Philip James	103,159	9,583	290
Hooker,Thomas	94,811	251	1,008
Howell,Kim	134,990	12,984	966
Howie,Neil	76,491	1,336	0
Hui,Ka Yi	85,348	788	3,730
Humhej,Jerry John	79,987	7,209	0
Hung,Edward H P	146,703	41,796	2,083
Hunter,Derek	97,158	5,411	78
Hyde,Tim	77,368	1,964	107
Ince,David R	86,875	3,944	10
Irving,John D.	151,792	26,045	4,509
Isaac,Darryl	74,137	1,637	173
Isherwood,Ted	75,780	1,498	0
Isley,Dale	80,656	1,234	61
Jackson,Brian	148,981	25,882	5,589
Jacques,Vernon	131,970	24,154	1,431
Jaggs,Gordon	88,265	6,688	521
Jameson,Marty	81,381	10,920	61
Jansen,R Peter	78,523	1,266	348
Jansen,Sandra	107,927	3,792	734
Jauk,Liesl	82,587	1,988	294
Jeffcoatt,Steven Paul	89,315	1,955	76
Jochimski,Walter	78,906	191	153
Johal,Bill	72,215	3,395	81
Johnson,David	78,779	1,293	0
Johnson,Gail	100,998	8,178	76
Johnson,Larry R	90,550	7,965	984
Johnson,Thomas Andrew	97,127	1,724	327
Johnson,Trevor William	99,511	1,703	915
Johnston,David W	102,407	1,875	76
Jones,Bill	48,381	31,016	317
Jones,Debra	72,454	2,566	39
Jones,Karen E	81,917	368	295
Jorger,Ben	75,261	1,086	139

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CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Kam, Richard	76,156	4,616	563
Karpun, Mark Edward	74,270	1,995	76
Karpun, Mike A	90,511	1,360	0
Kates, Robert	112,238	8,117	1,509
Keating, Roger	81,360	1,150	700
Keatley, Roger H	73,844	1,227	0
Kelder, Randall M	99,589	1,743	76
Kelly, Michael J	82,383	1,682	0
Kiesewetter, Harold Michael	101,098	1,703	0
Kinney, Gary	80,425	7,336	0
Kinsey, David P	95,522	1,703	0
Kirichuk, Iryna	85,348	2,635	5,660
Kirk, Michael	210,000	33,533	811
Kita, Jason	98,022	5,248	4,568
Kivari, Mia	77,901	1,510	693
Klassen, Bryan	87,748	5,210	0
Klies, Grant Allan	84,940	977	0
Klomp, Frederik J	98,326	2,110	1,759
Knapp, Barry	99,706	251	0
Kongus, Bryan	86,295	2,647	0
Kopp, Brent D	82,329	2,719	0
Kulusic, Stephen	75,984	765	0
Kurta, Ed	87,569	888	83
Lannard, Kevin D	78,523	1,352	331
Lapalme, Karina	113,835	8,213	8,631
Larsen, John	78,635	174	162
Laursen, John D	107,406	2,600	826
Law, Randy G	95,962	2,745	0
Lecy, Katherine	115,730	5,860	1,238
Ledezma, Gonzalo	80,582	1,654	0
Lees, Brooke	74,827	1,221	0
Lehbauer, Jordan	79,021	1,654	0
Lei, Loletta	100,905	1,396	0
Lemaire, Joel	82,100	1,658	0
Leney, Kyle	79,596	1,658	0
Lentz, Douglas Warren	73,879	5,522	0
Leung, May	136,083	8,096	4,278
Lewis, Arthur Michael	93,673	6,904	0
Lilova, Neonila	103,958	8,564	4,211
Lim, Derrick	102,979	10,528	64
Lin, Fred	112,457	6,371	2,646
Lindenbach, Greg	87,750	5,026	0
Liu, Marcus	85,089	2,929	211
Livingston, Steve R	80,363	932	0

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32

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Long,Doug	169,489	28,567	8,338
Loran,Gerry	73,653	1,792	61
Ma,Cliff	80,796	2,368	1,518
MacDonald,David	108,022	2,976	454
MacEachern,Karen R	82,048	780	60
Mack,Kelly	88,140	1,726	3,959
Mackie,Sue J	79,105	1,730	1,680
Mackinnon,Deb	85,618	3,182	12
MacLeod,Brian	79,542	932	0
Mah,Geoffry	85,603	855	2,260
Makaoff, Frank	73,555	4,900	51
Malone,Dianne	113,835	6,761	1,241
Manke,Gordon	77,164	907	0
Marion,John	75,977	4,792	0
Markova,Yelena	84,648	1,253	0
Martin,Paul	77,931	1,654	0
Massender,Ian	82,580	1,658	662
Matsos,Konstantinos	77,368	4,573	0
Maxwell,Michael L.	102,580	2,099	0
McBride,David E	122,637	10,824	211
McCaffrey,John	96,830	2,744	0
McCluskey,Shawn P	80,899	1,769	0
McCullough,Charles M	103,657	5,973	3,362
McDonald,Bruce	52,200	24,667	76
McGowan,William J	155,987	18,433	4,452
McGrath,Alan J	82,480	1,685	208
McKenzie-Cook,Christopher	83,218	3,936	485
McKnight,Bjarne	79,230	3,746	76
McLaughlin,W Glenn	124,014	11,297	700
McLeod,W Craig	78,113	772	61
McMillan,Richard	100,232	1,703	249
McVea,Aidan M	89,384	2,085	799
Meauseffe,Steve	82,646	1,182	0
Medhurst,Colin	78,494	2,184	1,439
Melnychuk,John	78,523	3,682	293
Memon,Wasim	102,364	9,876	826
Mercer,Barry J	81,932	2,157	0
Mercer,Wayne	103,161	8,508	749
Metzak,Brian	74,895	5,453	76
Mohan,Colin	101,045	1,703	2,199
Molema,Kenneth	80,201	1,658	2,387
Molina,Francisco	101,069	1,496	725
Monkman,Thomas William	102,586	1,703	2,010
Morris,Allen Jay	74,205	798	0

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33

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Moses Jr,Vern A.	81,341	809	0
Moss,Kelly	82,976	5,928	0
Moxin,Greg Alan	75,236	1,380	137
Muir,Morgan	72,215	3,746	0
Muis,Fred	82,248	3,302	0
Mulder,Wilhelmus	96,548	1,703	85
Mullock,Kevin	89,490	1,942	0
Murray,Ken	71,626	4,832	0
Nathorst,Dave	73,848	4,168	0
Nazareth,Andrew	200,133	56,538	2,399
Neidig,Brad A	101,074	1,703	0
Newell,Allan D	79,027	8,346	85
Newton,Douglas	82,006	199	144
Ngan,Venus	94,831	4,471	1,849
Nikolic,Diana	83,151	3,538	505
Nishi,Ernest S	85,348	1,369	331
Northrup,Trevor	80,490	206	173
Norton,Robert E C	76,199	1,231	0
Nurse,Roy	83,726	1,778	0
Olson,Norma	80,546	1,573	0
Ostafiew,Alan D	85,204	1,790	76
Owens,David Michael	86,347	897	700
Paller,Elena	91,512	4,499	641
Parhar,Gurdawar	80,556	928	76
Parker,Cory Dean	96,916	3,095	621
Patkau,Brad	82,465	1,658	76
Patrick,Terry	97,443	1,703	0
Pearson,Sandra L	85,235	2,004	694
Pellant,Mike	148,981	20,620	2,397
Penney,Daniel	73,360	4,261	765
Peppler,Reginald G	92,796	1,559	0
Perkins,Michael	81,090	1,658	0
Petraschuk,Douglas A	98,370	1,744	1,120
Pighin,Darren	79,365	1,658	27
Piluso,Riccardo	88,011	3,292	122
Pitts,Dermott	88,254	6,496	0
Pommier,Lionel Jay	80,201	2,224	43
Postolka,Alen	105,712	5,556	5,858
Poxon,Gerald	79,525	1,658	0
Price,Peter	111,048	2,048	743
Priest,Stephen	80,855	4,904	327
Procter,Deborah	99,606	6,642	7,539
Protz,Gregory A	81,557	1,745	0
Purver,William H.	85,389	356	0

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34

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Qaddoumi, Hikmat	92,029	1,568	0
Racic, Mile	85,090	4,010	1,360
Rattan, Amarjeet	135,200	19,292	2,342
Redlinski, Jacek	78,523	3,085	440
Redpath, Michael	126,469	16,753	5,565
Redzic, Vesna	84,256	1,253	802
Rende, Michael	81,562	932	0
Renwick, Rick	97,861	1,711	0
Robson, Mark	79,793	1,654	76
Rocha, Carlos	79,405	2,628	982
Rodriguez, Edgar	78,244	1,550	598
Romanas, Amy	75,816	1,303	6,775
Romas, Mike	79,667	6,404	6,979
Rowley, Darren	80,721	1,658	3,498
Rumley, Gerald K	68,316	8,270	0
Russell, Catherine	73,623	4,845	238
Russell, Paul	78,851	1,654	76
Ryle, Brendan	71,918	3,685	250
Sage, Barbara	128,260	7,568	3,531
Saggers, Paul	78,667	3,146	593
Saito, Aaron	79,978	1,658	76
Sakai, Ross	76,717	1,597	2,023
Salmasi, Kamran	76,103	1,691	1,608
Salzl, Maria	99,314	7,365	1,167
Samson, Brent	75,208	5,342	0
Sangha, Rajvinder	77,229	1,510	76
Savoie, Gilbert	72,215	4,081	0
Sayson, Alda Co-Hee	82,445	5,138	1,580
Sayson, Alexander	81,685	162	2,260
Schell, Terry Peter	97,112	1,703	1,124
Schroeder, Scott	82,717	1,360	121
Schultz, Jeremy	75,559	4,727	0
Schultz, Susan Leilani	148,981	23,059	4,534
Sciberras, Francis G	85,996	788	0
Scott, Douglas V	85,410	2,082	2,076
Scott, Greg	148,981	23,778	11,782
Scyebel, Robert George	76,624	4,403	61
Sejberg, Carole A L	75,560	994	127
Selinger, Edward A	83,841	1,722	85
Sellers, J Larry	72,763	7,285	51
Semple, David C	193,846	67,745	4,887
Shapiro, David	96,505	3,060	0
Shaw, John	79,447	1,502	112
Shearer, Doug	85,348	2,016	1,165

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CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Shepherd, Bryan A	88,724	2,872	390
Sherlock, Lesley	89,725	10,184	5
Shum, Chi Ting	89,408	2,083	3,973
Sihoe, Clarence	85,348	1,369	0
Sikora, Rose	72,525	4,108	1,000
Simas, Antonio	80,359	2,596	476
Simkin, Eric	72,133	5,261	60
Sinclair, Karen L	76,795	1,229	130
Skippen, Lisa	90,555	4,937	3,489
Smallwood, Walter	94,811	1,605	0
Smith, Mark	83,470	1,658	0
Smith, Michael	78,258	1,666	0
Somerville, Kim M	103,599	1,691	1,711
Sparolin, Eric	92,482	5,960	414
Standerwick, Jeffrey	83,953	1,658	0
Stannard, Martin	64,920	13,295	0
Starchuk, Gordon	87,887	1,495	1,024
Stene, Ryan	81,815	1,658	0
Stepura, Eric	99,603	9,440	2,833
Stevens, Anne	122,133	10,522	2,044
Stewardson, Kevin	81,375	1,658	0
Stewart, Tom	130,385	24,269	724
Stich, Yvonne	88,230	1,254	1,046
Stock, Dennis	79,455	1,655	0
Stock, John M	68,652	12,754	0
Stockdale, Todd	78,686	1,654	76
Stolker, Ronald	100,007	26,369	0
Stowe, Syd	99,470	7,367	968
Sung, Paul	121,534	5,763	1,439
Sutton, Stuart	98,452	2,072	1,012
Swanigan, Sandra	105,223	7,584	240
Swift, Brad D	84,961	1,853	0
Tack, Troy	95,692	1,703	0
Tait, Jim	113,502	8,212	345
Tait, Kyle	78,869	1,510	717
Talmey Jr, Patrick	81,427	4,486	0
Talmey, Paul Kelly	90,930	1,291	0
Tambellini, Denise	88,140	6,693	1,099
Tanaka, Martin M	84,070	1,370	518
Tarr, Christopher	78,284	928	76
Tateyama, Lenny M	82,953	1,237	0
Taylor, Mervyn	80,912	206	76
Teo, James	91,140	2,757	3,130
Tetlock, Dan	90,372	1,120	1,281

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36

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Thomas,Cindy	99,706	5,295	1,018
Thomas,Marianne	98,677	2,568	1,364
Thorburn,Alex G	78,632	7,171	215
Thornley,Rich	89,696	2,341	173
Thorsteinson,Jordan	103,907	5,277	1,019
Tillyer,Steve	78,591	1,723	61
Tinkley,Glenn E	41,241	47,474	0
Toda,Richard K	101,969	6,446	4,166
Toews,Curt	73,892	1,237	537
Tompkins,Lucy	102,367	8,209	1,382
Townsend,Ted	136,299	11,659	2,120
Ubial,Jessie F	75,984	5,852	0
Van Bruksvoort,Alex W	95,705	5,099	3,385
Van Den Boogaard,Leonardus	115,172	1,936	0
Van Iperen,Aaron	80,299	932	1,626
Varley,Sue	81,936	1,360	60
Vaughn,Jerret	84,030	2,213	1,324
Veerman,Maarten	145,657	6,610	3,164
Villaluz,Jaime	75,901	1,909	335
Vrba,Karol	75,430	1,644	76
Vrooman,Rowan	80,677	932	2,575
Wahl,Kevin E	83,356	2,277	0
Walker,Wesley	93,062	1,730	510
Wall,Anthony	81,379	1,658	0
Walters,Bryan	81,268	5,928	705
Warkentin,Daryle Dean	99,706	4,308	0
Warren,Darren	77,906	2,378	187
Weber,David	149,089	26,373	0
Weber,Rose	97,059	3,749	236
Wei,Victor	148,981	21,434	1,460
Weissler,Forrest	99,545	5,677	2,812
Wellsted,Darryl	82,379	932	0
Welsh,Michael	78,684	1,658	0
Wheeler,Gregg	84,631	2,293	60
White,Simon J	74,766	1,556	451
Whitehead,Janet	109,723	7,232	51
Whitty,Robert	80,156	1,658	2,543
Whyman,William	85,186	2,526	0
Wighton,Roy Scott	95,028	1,703	0
Wild,Danyon	94,553	2,378	0
Wilke,Steve	71,710	5,091	279
Wilkinson,Timothy J G	131,369	12,281	859
Williams,Steve J	98,881	1,737	0
Wishlove,Jim	121,359	10,810	6,130

1. Consists of taxable benefits (ie. MSP, group life, education, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

37

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2011

NAME	BASE SALARY	BENEFITS & OTHER ¹	EXPENSES
Wong, Ivy	113,854	8,213	432
Wong, William	84,150	1,654	82
Woo, Gavin	136,709	9,587	2,155
Wright, Nora Ann	67,610	10,684	68
Wynenberg, Grant	90,150	2,135	230
Wynne, Philip	89,111	3,161	383
Yee, Wayne	72,366	3,577	61
Young, Jim	123,196	8,707	5,402
Young, Kenneth F	114,180	5,843	0
Zanardo, Angela	80,891	1,352	0
Number of Employees - 494	<u>45,451,417</u>	<u>2,730,357</u>	<u>458,806</u>

1. Consists of taxable benefits (ie. MSP, group life, education, and vehicle) and lump sum payments, including for example, leave balance payouts (ie. banked vacation, gratuity, and overtime).

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Grand Total For 2011

NAME	No. of Employees	REMUNERATION*	EXPENSES
Employees Over \$75K	494	48,181,774	458,806
Employees Under \$75K	1,422	52,632,715	398,870
Grand Total	1,916	<u>100,814,489</u>	<u>857,677</u>

* Combines salary, taxable benefits, and other lump sum payouts

RICHMOND PUBLIC LIBRARY
SCHEDULE OF REMUNERATION AND EXPENSES FOR 2011

Section 6 - Board of Trustees

NAME		REMUNERATION	EXPENSES
Watson, Pat	Chair	0	3,008
Kafka, Peter	Vice-Chair	0	1,592
Barnes, Linda	Trustee	0	0
Bostwick, Mark	Trustee	0	0
Cuenca, Dulce	Trustee	0	88
Cousar, Diane	Trustee	0	176
Khangura, Sanjiv	Trustee	0	0
Koch, Susan	Trustee	0	88
Tang, Simon	Trustee	0	1,548
Number of Board Trustees	9	<u>0</u>	<u>6,500</u>

Section 6 - Employees Earnings

NAME	No. of employees	REMUNERATION*	EXPENSES
Buss, Gregory A.		171,605	2,403
Ellis, J. Mark		105,414	1,149
He, Ping		79,240	8
Jang, Wendy		82,418	2,688
Jeffrey, Beryl		105,972	0
McCreedy, Virginia		77,760	698
Walters, Susan		90,216	1,128
Number of Employees	7	<u>712,625</u>	<u>8,074</u>
Employees Less Than \$75,000			
Number of Employees	133	<u>4,460,802</u>	<u>17,373</u>
Grand Total	140	<u>5,173,427</u>	<u>25,447</u>

* Combines salary, taxable benefits, and other lump sum payouts

CITY OF RICHMOND
STATEMENT OF SEVERANCE AGREEMENTS FOR 2011

Section 6

There were 6 severance agreements between the City of Richmond and its employees during 2011.

These agreements represent from 4 weeks to 6 months of salaries.

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES
For the year ended December 31, 2011

Section 6

Reconciliation of Remuneration to Financial Statements

Total Remuneration Per Section 6 - Schedule of Remuneration and Expenses:

Elected Officials	\$558,431
Employees - City of Richmond	\$100,814,489
Employees - Richmond Public Library	\$5,173,427
	<u>\$106,546,347</u>

Total Salaries Per Financial Statements

Wages and Salaries	\$128,361,000
Capital Programs and Billings	<u>\$5,581,066</u>
	\$133,942,066
Less Employer share of non-taxable payroll remittances (City)	(\$18,850,761)
Less Employer share of non-taxable payroll remittances (Library)	(\$1,053,661)
Less 2011 payroll accrued in financial statements paid in 2012	(\$2,645,839)
Plus 2010 payroll accrued in financial statements paid in 2011	\$2,499,459
Less 2011 payroll accrued liabilities in financial statements	(\$28,201,879)
Plus 2010 payroll accrued liabilities in financial statements	\$26,203,962
Deduct Richmond Olympic Oval Corporation salaries	(\$5,347,000)
	<u>\$106,546,347</u>
Difference	<u>\$0</u>

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
3R Demolition Corp	44,656
4Refuel Canada LP	36,121
A J Forsyth & Co Ltd	32,360
A R Mower & Supply Ltd	70,984
A. Craig & Son Ltd	50,715
ABM Consulting INC	133,228
Acklands - Grainger Inc	224,332
Acom Building Maintenance Ltd	280,854
Action Electric Ltd	45,386
AECOM Canada Ltd	198,896
Airon Heating & Air Conditioning Ltd	552,005
Aligned Flooring Inc	280,051
Allstar Show Industries Inc	75,828
Ampco Manufacturers Inc	33,911
Andrew Sherel Ltd	434,249
Andrew Todd Conservators Ltd	39,264
Aon Reed Stenhouse Inc	1,083,871
Apex Communications Inc	29,041
Aplin & Martin Consultants Ltd	66,881
Armtec Limited Partnership	53,650
Ashland Consulting Ltd	56,471
Ashton Mechanical Service Group Ltd	1,078,564
Asserive Excavating & Demolition Ltd	167,225
Associated Engineering (BC) Ltd	74,277
AtFocus Inc	89,519
Athens Masonry	171,132
Atlas Power Sweeping Co Ltd	57,107
Avtex Solutions	69,716
Axa Assurances*	38,475
Axisource Inc	125,581
Bakbone Software	29,183
Bal Global Finance Canada Corp	79,721
Barski Industries Ltd	48,331
BC Assessment*	4,488,859
BC Hydro	3,301,339
BC Library Association	55,298
BC Life & Casualty*	801,915
BC Plant Health Care Inc	86,333
Belzona Molecular (BC) Ltd	45,731
Benchmark Ltd	754,722
Bert's Electric Ltd	40,609
Beyond Tech Solutions	77,773
BFI Canada Inc	238,708
Birmingham & Wood Architects & Planners	35,463
Black Press Group Ltd	136,503
Bobcat Country Inc	65,520
Bowden, Tony	33,783
Brandt Tractor Ltd	297,160

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 In 2011

Section 7

PAYMENTS	Amount
Brenford Environmental Systems	102,813
Broadway Refrigeration	3,269,268
Brock White Canada Company	41,549
bruce carscadden ARCHITECT Inc	37,505
Busby Perkins & Will	106,477
Caliber Sport Systems	79,314
Canada Post Corporation	169,877
Canada Revenue Agency*	28,556,760
Canada Savings Bonds*	580,158
Canada Scaffold Supply Co Ltd	27,249
Canadian Dewatering Ltd	26,412
Canadian Lawn Care Services Ltd	111,750
Canadian Linen Supply	57,092
Canadian National Railway Company	58,967
Canadian Red Cross*	52,662
Canadian Springs Water	31,544
Canadian Turner Construction Company	223,575
Can-Tec Electrical Services Ltd	43,559
Cascadia Design Products	29,361
Cascadia Sport Systems Inc	150,040
CDW Canada	98,622
CEI Architecture Planning Interiors	53,766
Centaur Products Inc	432,748
Central West Project Management Inc	132,277
Chase Payment Tech	194,977
Chevron Canada Ltd	1,797,878
Chinese InforMedia Consulting Group Inc	49,097
Christopher Bozyk Architects	761,046
CHS Hardware Ltd	221,879
Churchill Armoured Car Service Inc	34,937
Cimco Refrigeration	124,953
Cilloc Systems Ltd	114,563
City of Vancouver / Revenue Services	1,538,418
Claymore Clothes Ltd	27,705
Cleartech	89,343
CMNR Holdings Ltd	89,238
Cobra Electric Ltd	1,329,783
Cold Fire Fire Prevention Inc	42,628
Colter Developments	30,770
Columbia Bitulithic Ltd	450,850
Columbia Glazing Systems Inc	74,785
Colwin Design Ltd	101,464
Commander Warehouse Equipment Ltd	29,884
Commercial Electronics Ltd	34,573
Commercial Lighting Products Ltd	172,996
Comprint Systems Inc - DataFix	26,048
Concept Aluminum Products Inc	1,064,134
Concord Excavating & Contracting Ltd	106,074

* Payments include tax transfers and third party remittances.

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
Core Concept Consulting Ltd	27,279
Corix Group of Companies	224,420
Creative Door Services Ltd	31,238
Crighton, El	31,443
CSDC Systems Inc	78,666
CTH Systems Inc	38,304
Cullen Construction Ltd	96,276
Cullen Diesel Power Ltd	123,193
CUPE 394*	497,426
CUPE Library 3966*	176,955
CUPE 718*	743,405
CVS Midwest Tape	92,615
Cygnus Group	40,980
D Litchfield & Co Ltd	27,805
Dallas Watt Demo Ltd	104,632
Damon Oriente Ltd	29,138
Davis LLP	15,030,351
DB Perks & Associates	78,880
Deanne Achong or Faith Moosang	183,566
Deemo Home Improvement Services	32,734
Delcan Corporation	320,357
Dell Canada Inc	233,701
Dhasl, Raj	33,374
Dillon Consulting	126,225
Direct Energy Marketing Ltd	742,955
Directional Mining & Drilling Ltd	1,307,850
DMD & Associates Ltd	28,821
Dominion Fairmile Construction Ltd	1,935,469
Dorset Realty Group Canada Ltd	58,135
Dueck Lansdowne Pontiac Buick Cadillac	225,394
E B Horsman & Son Ltd	32,258
E S K Enterprises Ltd	33,781
Eagle Eye Traffic Control	32,451
East Richmond Nurseries	44,163
EBB Environmental Consultants Inc	44,973
Ebsco Canada Ltd	29,136
Ecomm, Emergency Communications for SWBC	2,901,218
Econolite Canada Inc	314,090
Ecowaste Industries Ltd	161,918
ECS Electrical Cable Supply Ltd	44,249
EdgeCeptional Catering Ltd	28,702
Election Systems & Software Inc	28,640
Elgar Electric Ltd	1,946,882
Elite Systems	25,501
Ellsdon Corporation	2,176,152
Entech Environmental Consultants Ltd	50,875
Enterprise Rent-A-Car Canada Ltd	73,263
Envision Leasing Ltd	26,629

* Payments include tax transfers and third party remittances.

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
ESRI Canada Ltd	118,766
Evergro Canada Inc	81,867
Extreme Glass Ltd	27,930
Fairway Disposal Services	157,981
Fast-Track Floors Ltd	208,161
Federation of Canadian Municipalities	25,684
Finning Canada	168,902
First Truck Centre Vancouver Inc	26,792
Fishbone Etc Design	36,251
Fitness Town Commercial	190,731
Fjord Equipment Ltd	99,391
Flocor Inc	116,490
FortisBC / Terasen	617,903
FP Infomart	27,489
Fraser Milner Casgrain LLP	221,386
Fraser Richmond Soil and Fibre Ltd	395,360
Fraser Valley Refrigeration Ltd	28,619
Fraservalley Equipment	90,280
Fred Surridge Ltd	1,380,507
G B Bobcat Service	94,719
G P Rollo & Associates Ltd	78,577
Galaxy Paving Ltd	46,909
General Paint Corp	79,493
Genesis Integration Inc	160,876
Genivar Consultants Limited Partnership	34,303
George Bubas Motors Ltd	28,706
Gladluk Contracting Ltd	47,334
Glentel Inc	34,265
Global Knowledge Network (Canada) Inc	44,625
Global Medical Services	93,494
Golder Associates Ltd	84,233
Grand & Toy	34,430
Graphically Speaking Services Inc	25,899
Grays Harbor Historical Seaport	32,640
GRC Columbia Roofing	81,374
Great West Equipment	355,533
Greater Vancouver Regional District*	26,841,579
Greater Vancouver Water District	18,300,430
Greer Contracting Ltd	53,705
Greystone Tile & Stone Ltd	120,171
Guillevin International Inc	249,269
Habitat Systems Inc	164,824
Hansen Information Technologies	93,992
Hapa Collaborative	63,065
Harris & Company	287,122
Hazelmere Contracting Ltd	134,232
HB Lanarc Consultants Ltd	45,708
Hemmera Envirochem	78,354

* Payments include tax transfers and third party remittances. **CNCL- 337**

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
Heritage Office Furnishings Ltd	755,746
Hetek Solutions Inc	26,985
Hexcel Construction Ltd	129,675
Holland Imports Inc	31,544
Home Depot, The	32,784
Horseshoe Press Inc	29,299
Hot Sun Industries Ltd	136,141
HR Architects	124,405
Hughes Condon Marler: Architects	151,118
Hunter Litigation Chambers Law Corp	59,605
I2I Advertising + Marketing Ltd	46,569
IDR Commercial Construction	201,573
Impact Ironworks Ltd	43,470
Imperial Paving Ltd	5,547,709
Imperial Sign Corporation	115,373
Indigo Books & Music Inc	69,942
Inprolect Systems Inc	29,970
Insight Canada Inc	29,311
Insights Learning & Development Van Ltd	45,561
Interprovincial Traffic Service Ltd	399,522
Intrepid Security	149,411
Ironwood Developments	145,837
ISL Engineering and Land Services Ltd	53,187
Island Carpet Sales Ltd	42,763
Island Key Computer Ltd	240,457
ITT Water & Wastewater Canada	98,982
J Cote & Son Excavating Ltd	2,655,663
Jason Hartshorne	31,339
Jego, Miyouki	31,400
Johnston Ross & Cheng Ltd	28,080
JSP Enterprises	31,600
Jump Start Athletics Inc	36,471
Justice Institute of B C	63,177
Kal Tire	155,568
Kay, Lydia	53,705
Kenco Construction Ltd	141,378
Kerr Wood Leidal Associates Limited	302,293
Kokanee Enterprises Ltd	34,286
Kone Inc	109,687
Konica Minolta Business Solutions	82,212
KPMG LLP	134,582
Kutny's Richmond Soils	55,663
Kwan, Tommy	42,250
L. Parker Consulting Services Inc	42,735
Lafarge Canada Inc	362,257
Lafrentz Road Marking	57,743
Langley Concrete Limited Partnership	50,914
Larkin IT Consulting Inc	107,244

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
Layfield Poly Films Ltd	73,763
Lehigh Materials	57,076
Levelton Consultants Ltd	69,944
Lewco Consulting Inc	73,638
Lewis & Graham Distributors	28,658
Library Bound Inc	744,610
Lidstone & Company	26,726
LifeMark Sport Medicine	41,162
LIT Aquatics Ltd	159,071
LMS Limited Partnership	40,919
London Drugs Ltd	99,856
Lordco Parts Ltd	101,941
Lumec Inc	34,615
Lyngsoe Systems	176,558
Lynx System Developers Inc	25,033
M J Pawlowski & Associates	252,820
M&L Painting Ltd	137,600
MacAulay Trucking Ltd	219,896
MailChannels Corp	38,899
Mainland Sand & Gravel Ltd	443,749
Mainroad Lower Mainland Cont	127,864
Mainroad Maintenance Products	75,585
Maple Leaf Tree Movers	69,058
Marine Repair & Maintenance	88,510
Matson Peck & Topliss BC Land Surveyors	71,125
Maydanyk Trucking Ltd	49,620
McElhanney Consulting Services Ltd	126,262
McGinn Engineering & Preservation Ltd	25,953
McRae's Environmental Services Ltd	1,368,082
Medical Services Plan*	1,313,373
Merletti Construction (1999) Ltd	3,128,413
Metro Motors Ltd	95,639
Mickelson Consulting, Inc	74,649
Microserve, V8205	78,658
Mills Printing & Stationery Co Ltd	212,213
Minister of Finance*	1,162,089
Minoru Place Activity Centre	45,988
Mosaic Planet	72,242
Mostad Print & Design Group	33,733
Mundie Trucking	78,313
Municipal Insurance Association of B.C.	914,113
Municipal Finance Authority*	856,979
Municipal Pension Plan*	16,728,492
Muse Atelier Limited	61,777
NAPA Auto Parts	115,934
Nas Recruitment Communications	29,754
Nedco	80,169
Neptune Technology Group (Canada) Ltd	778,233

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 In 2011

Section 7

PAYMENTS	Amount
Network Paper and Packaging Ltd	32,417
Norpac Controls Ltd	96,034
Northwest Tech-Con Systems Ltd	57,164
Novax Industries Corp	498,137
Nutech Facility Services Ltd	62,505
OA Solutions	49,126
Oakcreek Golf & Turf Inc	46,431
Ocean Pipe	87,554
On Side Restoration	49,874
Open Text Corporation	156,153
OPUS DaytonKnight Consultants Ltd	33,870
Oracle Canada ULC	386,658
Orbis Canada Limited	48,286
Oris Development (Camble) Corp	361,090
Oris Geo Energy Ltd	1,712,954
OverDrive Inc	41,640
P D Trucking	115,743
Pacific Blue Cross*	3,056,818
Pacific Cutting and Coring Ltd	198,713
Pacific Door Closer Service Ltd	45,806
Pacific Flow Control Ltd	58,640
Pacific Industrial and Marine Ltd	823,232
Pacific Restoration	388,102
ParkSmart Inc	42,237
Paul Sahota Trucking	34,182
PDF Construction Management Ltd	112,554
Petro Canada	27,250
Phillips Farevaag Smullenberg	26,816
Phoenix Glass Inc	66,646
Phoenix Truck & Crane Services	111,083
Pitney Bowes / Pitneyworks	38,540
PJB Mechanical	252,819
Plan Group	238,340
Planet Clean	262,751
PMC Builders Ltd	412,785
Porteau Management Corp	50,948
Postage By Phone	81,400
PPC Worldwide Canada EAP Services Ltd	56,098
PrairieCoast Equipment	78,383
Precise Parklink Inc	71,668
Profire Emergency Equipment Inc	43,594
Progressive Contracting Ltd	1,567,937
ProSafe Traffic Services	47,172
Public Library Interlink	75,032
Purchase and Associates	206,844
Purtech Cleaning Services Inc	57,742
PW Trenchless Construction Inc	48,676
Qualichem Industrial Products	83,402

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
R F Binnie and Associates Ltd	124,949
Raider-Hansen Inc	33,728
RCMP - E Division FSS	25,299
RDH Building Engineering Limited	27,103
Read Jones Christoffersen Ltd	30,919
Receiver General for Canada - E Division FSS	97,311
Receiver General for Canada - Industry-Radio	27,137
Receiver General for Canada - RCMP-ONT	32,319,685
Rectec Industries Inc	65,642
R-Four Contracting Ltd	168,183
Richard Anderson Marine Services	34,465
Richelleu Hardware Ltd	41,695
Richmond Animal Protection Society	368,960
Richmond Art Gallery Association	25,763
Richmond Chamber of Commerce	71,006
Richmond Chrysler Dodge Jeep	40,307
Richmond Elevator Maintenance Ltd	30,685
Richmond Firefighters' Association / Local 1286	390,047
Richmond Fitness & Wellness Association	179,742
Richmond News	60,848
Richmond Olympic Oval	3,024,644
Richvan Holdings Ltd	98,351
Rite-way Metals Ltd	81,369
Riverport Business Park Portfolio Inc	3,633,466
River Road Investments Ltd	52,641
RMT Contracting Ltd	1,687,680
Rocky Mountain Phoenix	34,767
Rod's Building Supplies Ltd	203,571
Rogers Wireless Inc	36,104
Rollins Machinery Ltd	84,259
Ronald C.T. Lee Systems Consulting Inc	106,773
Ron's Backhoe Service	151,180
Royal City Fire Supplies Ltd	53,545
Safe & Sound Security Systems Ltd	152,471
Sandale Utility Products	124,463
Scada Controls Central Ltd	52,174
School District 38 Richmond*	99,088,226
Scotia Asset Management L.P.	208,239
Scotia Bank	45,540
Scott Construction Management Ltd	732,968
Select Art Advertising Inc	27,353
Seven Group Data Management Inc	944,536
Shanahan's Limited Partnership	124,951
Shaw	55,933
Sidhoo Trucking Ltd	98,198
Sierra Waste Services Ltd	5,064,694
Sino United Publishing (Canada) Ltd	97,463
Smith Bros & Wilson (BC) Ltd	315,169

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
SoftChoice Corporation	90,279
South Arm Contracting Ltd	252,377
South Arm Excavating	188,996
Space 2 Place Design Inc	27,491
Spandrel Construction Corp	83,165
Sparky Electric Inc.	42,011
Sportstown BC Operations Ltd	222,279
Stantec Consulting Ltd	115,948
Status Electrical Corporation	119,126
Streamline Fencing & Contracting Ltd	61,756
Sun Life Financial*	32,020
Super Save Group of Companies	118,497
Suttle Recreation Inc	34,994
Sutton Road Marking Ltd	42,010
Switch United Design Incorporated	28,286
T M Johnston Gradall Ltd	72,866
Targa Contracting Ltd	1,842,541
Target Products Ltd	32,345
Taylor Devices, Inc	115,224
Team Projects Inc	38,665
Team Skyline Sports Ltd	25,595
TEC Floor Coverings Ltd	57,601
Telus Communications	1,152,804
Tempest Development Group Inc	103,499
Tempo Projects Ltd	75,350
Terra Design Inc	120,530
TerraLink Horticulture Inc	61,295
The Active Network, Ltd	252,084
The Butler Did It Catering Co	121,542
The Cat Rental Store	55,505
The Gordian Group Inc	82,090
Thomas Trucking	98,561
Three M Canada Inc	28,799
TND Technical Services	75,625
Torbram Electric Supply	37,351
Toshiba of Canada Limited	90,597
Touchstone Family Association	118,750
Tourism Richmond*	2,729,028
Trane Canada	34,116
TransLink*	31,282,075
Triahn Enterprises Ltd	397,823
Trident Millwork	39,341
TSC Nurseries Sales Ltd	30,538
Turnbull Construction Services Ltd	266,458
Twining & Short Barristers	46,488
Tyam Civil Constructors Ltd	185,314
UBCM	94,583
UCC Group Inc	36,712

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2011

Section 7

PAYMENTS	Amount
Ulmer Contracting Ltd	495,888
Unisource Canada Inc	43,920
United Library Services Inc	107,456
United Way of The Lower Mainland*	42,784
Urban Agriculture Consulting Inc	30,710
Val Marl Door Sales Ltd	33,445
Valkyrie Law Group LLP	131,602
Vancouver Coastal Health Authority	225,504
Vancouver Fraser Port Authority	197,384
Vertegic Construction	37,342
VFA	39,800
VFA Inc (US)	29,838
Vimar Equipment Ltd	507,848
Walker's Gradall Services Ltd	308,623
Watson, Morley	30,412
Weber Supply Company Inc	63,659
Weinberg, Mia	30,481
Wescan Disposal Ltd	33,019
Wesclean Sales Ltd	39,786
Wesco Distribution Canada Inc	128,756
West Coast Electric Ltd	40,806
West Coast Engineering Group	45,360
West Coast Equipment Rentals Ltd	43,793
Westcoast Drainage & Contracting	99,171
Western Pacific Paper Ltd	28,477
Westlund - Div of EMCO Corporation	30,729
Westview Sales Ltd	162,127
Whitewater Communications	77,182
Whitewater West Industries Ltd	174,286
Wilco Civil Inc	149,951
Wilco Landscape Westcoast Inc	844,659
Wing Kuen Leung & Arabel Tak Yung Luk	81,981
Winvan Paving Ltd	72,384
Wong's Greenhouse	33,885
Wood Wyant Inc	31,470
WorkSafe BC	1,758,226
WPS Canada Inc	204,643
Young, Anderson Barristers & Solicitors	130,809
 Payments > \$25,000	 <u>396,711,198</u>
 Consolidated Payments < \$25,000	 8,977,211
	<u><u>405,688,409</u></u>

CITY OF RICHMOND
Statement of Grants and Subsidies in 2011

Section 7

Grants and Subsidies	Amount
Canadian Mental Health Assoc (Richmond)	27,405
CHIMO - Crisis Services	44,660
City Centre Community Association	44,350
Family Services of Greater Vancouver	45,675
Richmond Addiction Services	174,530
Richmond Centre For Disability	136,090
Richmond Gateway Theatre Society	1,073,800
Richmond Summer Project	52,612
Richmond Therapeutic Equestrian Society	56,760
Volunteer Richmond Information Services	35,525
 Grants > \$25,000	 <u>1,691,407</u>
 Consolidated Grants < \$25,000	 274,772
 Total Grants & Subsidies	 <u><u>1,966,179</u></u>

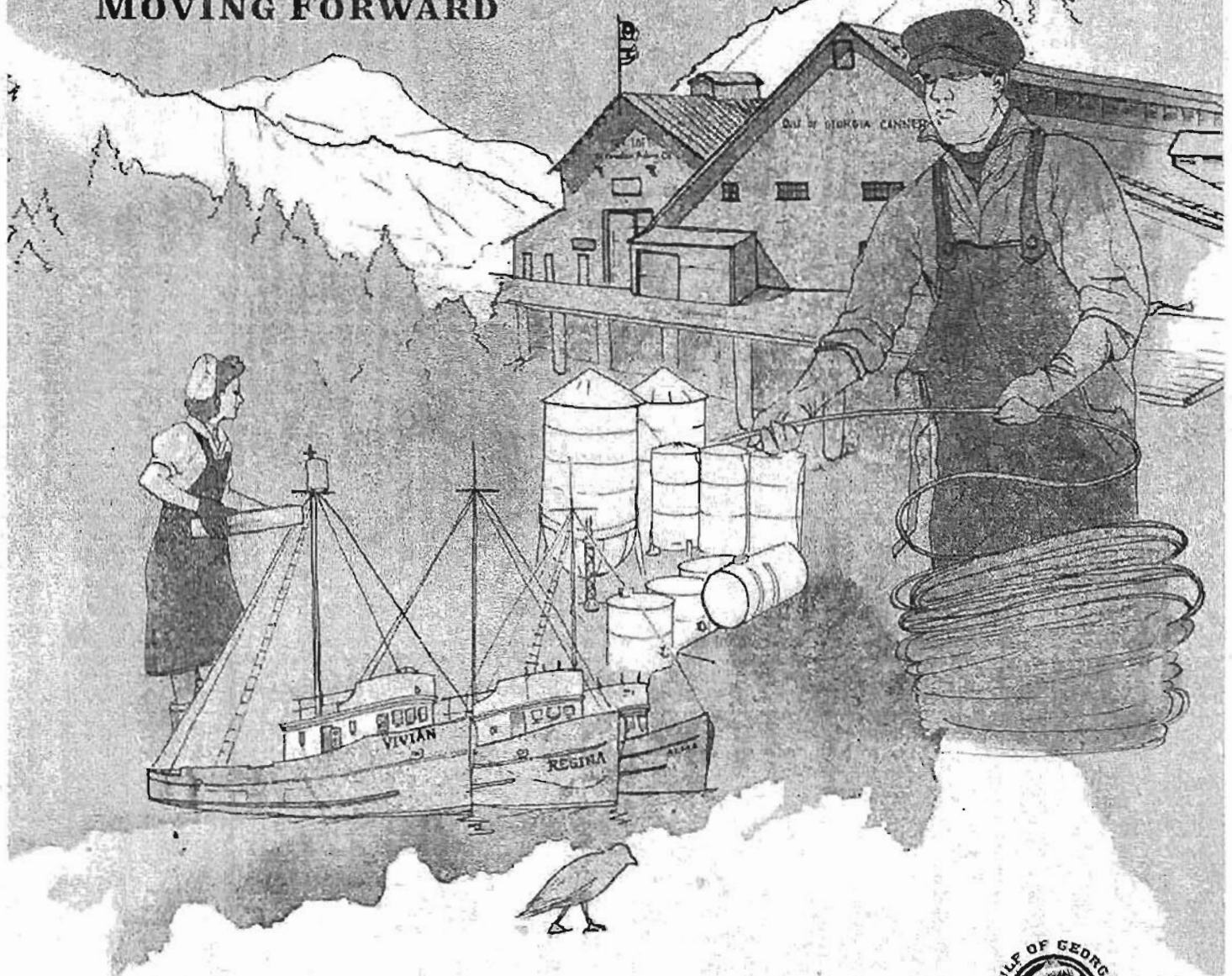
Section 7

Total payments to Canadian & US Suppliers (Section 7)	\$405,688,409
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CNCL₅₄- 345

25 *years*

**LOOKING BACK,
MOVING FORWARD**



Annual Report 2011 & Business Plan 2012

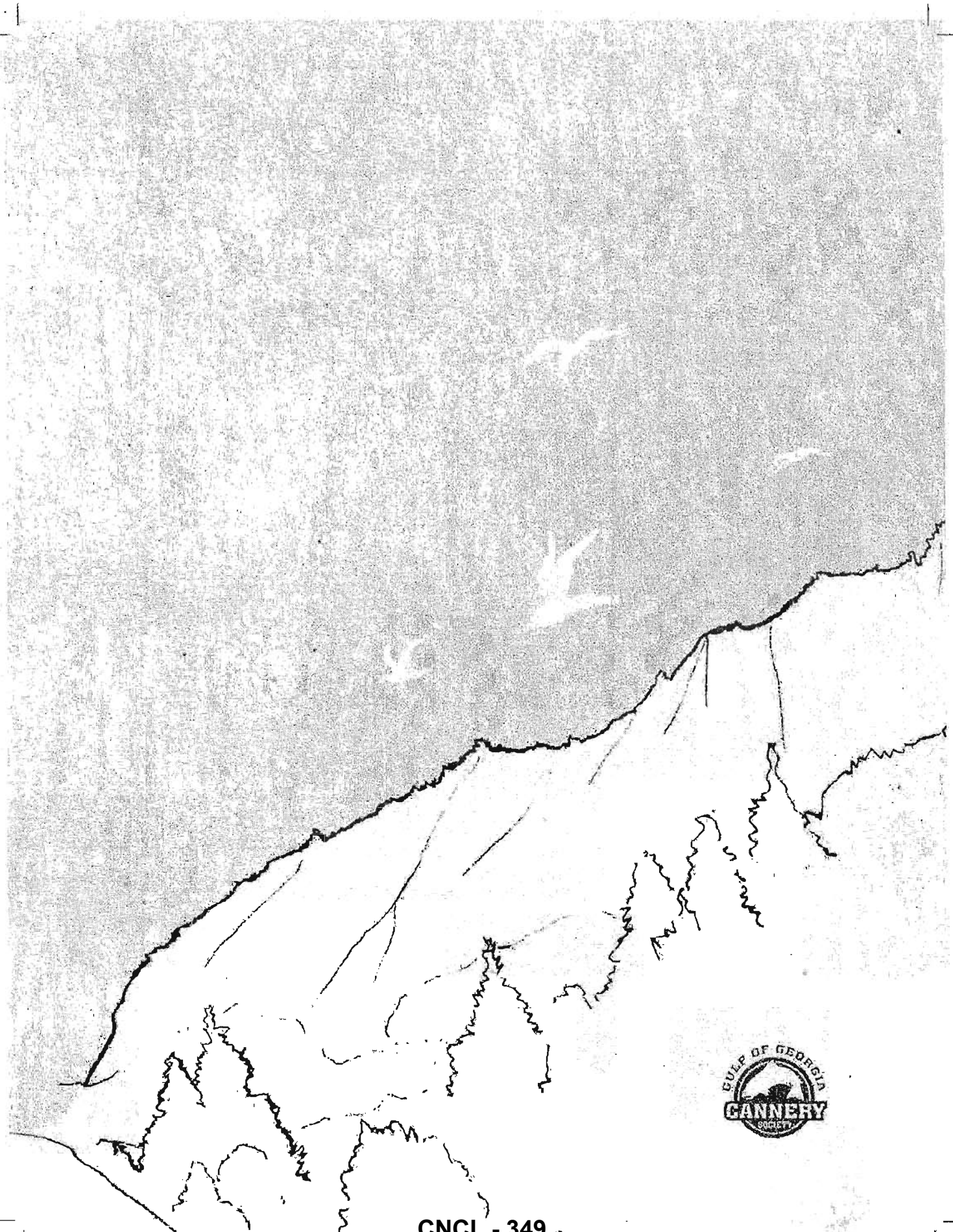


CNCL - 347

Annual Report 2011 & Business Plan 2012

BOARD OF DIRECTORS, 2011-2012

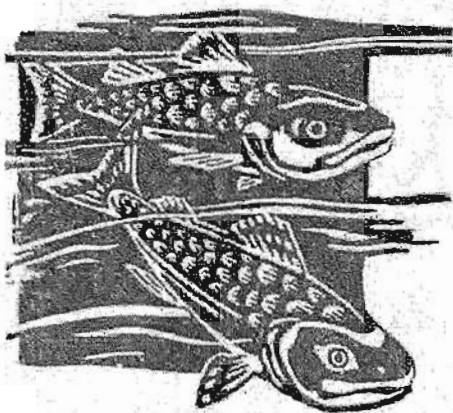
Chair	Ralph Turner
First Vice-Chair	Kim Evans
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Secretary	Nora Medenwaldt
Directors	Eileen Carefoot Dave Semple Ross Rothergill Mel Goudwin Carl Bibburt Ed Zyblat Geoff Matheson Everett Pierce Loren Stye Kit Gruner Danny Leung
Ex Officio	John Aldag, Parks Canada Councillor Linda Barnes, City of Richmond



CHAIR'S AND EXECUTIVE DIRECTOR'S MESSAGE

In 2011 the Society marked its 25th anniversary and, as with any major milestone, this led our organization to reflect on both our past and our future. Not only have we been considering this in organizational terms, but also in terms of the state of the fishing industry and the needs of the community in general.

OPPOSITE RIGHT
Cannery workers load vacuum-sealed one-pound cans of salmon onto metal trays in preparation for cooking in the retorts, ca. 1930s.



An anniversary event in September welcomed hundreds of past and current supporters to the Cannery for a celebration of the accomplishments from the past 25 years. Everyone was reminded of how changes in the fishing industry led to the closure of the Gulf of Georgia Cannery in its incarnation as a salmon cannery, herring reduction plant, fish depot and net loft, and its rebirth as a national historic site and museum. Key to this transformation was the community's commitment to preserving this important piece of its history, and Parks Canada's commitment to community-based stewardship of nationally significant historic sites. These commitments remain strong to this day and continue to define the relationship between the Society and Parks Canada.

As we look ahead to the next 25 years, the Gulf of Georgia Cannery Society will continue to look at issues and stories related to the past, but it will also make a

stronger commitment to explore current matters with an eye to the future. Exploring contemporary issues will be a higher priority in the years ahead. The history of fishing on the West Coast did not end in 1979 when the Cannery ceased operations, nor did it end yesterday, nor will it end tomorrow. It is an ongoing narrative, and just as the past impacts where we are today, so will current actions affect the future.

In this report, we are pleased to share the Gulf of Georgia Cannery Society's past accomplishments and vision for the year ahead. We invite you to consider the important role that the Cannery plays in the community, to reflect on our shared history and the threads that link this history to our common future.

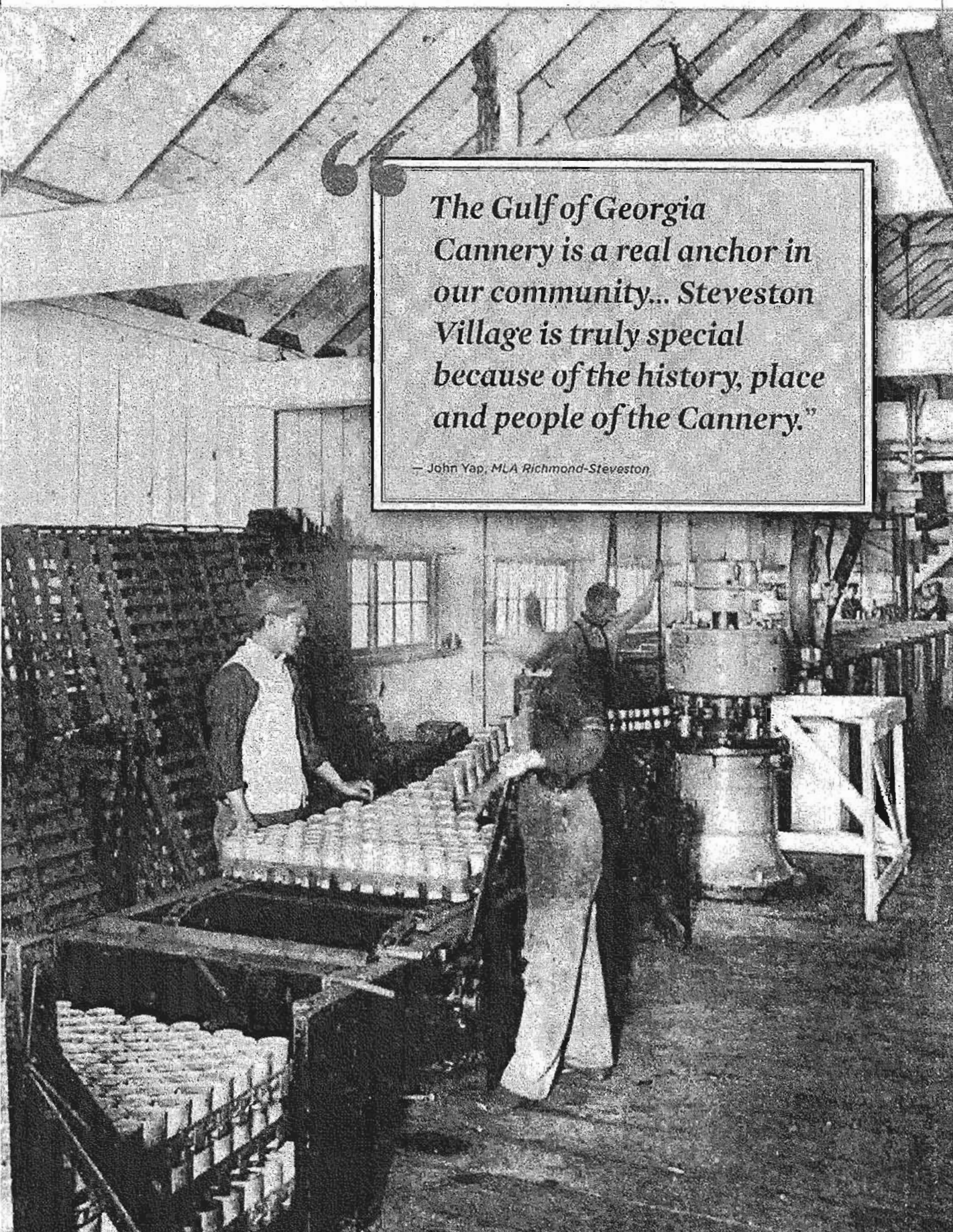
We look forward to hearing your thoughts on this new direction, and to welcoming you at the Cannery again soon -

Marie Fenwick

MARIE FENWICK

Ralph B. Turner

RALPH TURNER



*The Gulf of Georgia
Cannery is a real anchor in
our community... Steveston
Village is truly special
because of the history, place
and people of the Cannery."*

— John Yap, MLA Richmond-Steveston

2011 YEAR IN REVIEW

THE GULF OF GEORGIA CANNERY SOCIETY CELEBRATES 25 YEARS

In the mid-1970s members of the local community started on the long road that led to the Gulf of Georgia Cannery becoming the National Historic Site and active museum that it is today. The Steveston Historical Society Committee Concerned with the Preservation of the Gulf of Georgia Cannery was formed and approached other local community groups, businesses and individuals to tell them of the urgent need for action to save the Cannery. As the movement grew, it became clear that establishing a separate society devoted to the Cannery was the next logical step. On December 11, 1986 the Gulf of Georgia Cannery Society was incorporated, and as they say, the rest is history.

On September 23, 2011 the Society celebrated this important milestone with the launch of the book *The Monster Cannery: The History of the Gulf of Georgia Cannery*. This well-attended event is a testament to how much the Cannery means to the community to this day – it continues to foster a connection to Steveston's history and cultivates the sense of community that was responsible for saving the building before it suffered the same fate as Steveston's other canneries.

LEFT A fisherman stands proudly atop his full load of fish, ca. 1935-1940.

Local passion and knowledge of the West Coast fishing industry combined with technical expertise and funds from Parks Canada to create a vibrant site that neither party could have accomplished on their own."

— Anne Landry, Society Member and Parks Canada employee, recounting what she learned while working at the Cannery in her acceptance speech for her CEO Award for Outstanding Career, June 2011.

THE MONSTER CANNERY: THE HISTORY OF THE GULF OF GEORGIA CANNERY

Building changes, industry changes, fishing method changes, social changes, ownership changes... the Gulf of Georgia Cannery has seen them all. *The Monster Cannery* explores the story of the Gulf of Georgia Cannery National Historic Site and connects the history of one of British Columbia's most unique structures to the



larger story of industrial and social change that occurred in the province since 1890. The book was produced to accomplish a number of

goals, including: reaching new audiences who may be unable to visit the site in person, creating an additional resource for outreach education kits for use in schools, providing members of the community opportunities to connect and contribute to the Cannery in meaningful ways, producing a unique souvenir product that extends the experience of a visit to the Cannery and serves as a marketing tool to encourage future visits to the Cannery, and producing a legacy project in honour of the Gulf of Georgia Cannery Society's 25th Anniversary.

The manner in which *The Monster Cannery* book was conceived and developed is a reflection of the way in which the Cannery itself was saved and re-imagined as a museum. Unlike the process involved in creating most books, this project was highly participatory and brought together the combined experience, knowledge and expertise of many stakeholders. The

book was started nearly 10 years ago by the Collections Committee of the Gulf of Georgia Cannery as a way to consolidate and share the extensive knowledge that Society members and Parks Canada staff had about the Cannery itself and the wider fishing industry. The first draft was researched and written entirely by volunteers. Due to shifting priorities and limited resources, this initial draft sat on a shelf for eight years, used only by staff and volunteers for training or reference. As the operations of the Cannery grew, the awareness of the value of outreach activities increased and as the 25th anniversary of the Society approached, completing this project became a higher priority. The Cannery's Collections Manager took on the role of project manager and worked with the volunteer committee, many of whom had been involved in producing the original draft, as well as with a professional editor and an award-winning graphic design team.

The committee established the goals for the project; produce a book that would appeal to a broad audience by creating a product that was editorially accessible, visually appealing and affordable to an average visitor to the Cannery. While the initial draft formed the basis of this new book, the process remained inclusive through to completion. Society staff and volunteers were asked to share their favourite stories and artifacts from the Cannery — the

LEFT *The Monster Cannery: The History of the Gulf of Georgia Cannery* was the result of the collaborative efforts of many Society staff, members, volunteers, and partners.

BOTTOM On September 23, 2011, the Society hosted a gathering of past and present Society members, staff, and partners to celebrate its 25th Anniversary and the launch of its new book *The Monster Cannery: The History of the Gulf of Georgia Cannery*. Photo credit: Amy Ramph



things they connected to most, as well as things they felt visitors connected to the most. These contributions were integrated seamlessly into the book and helped to create a sense of ownership and connection to the final product among the entire team at the Cannery.

Drafts were written and re-written, and new sections were added, everything being reviewed by volunteer subject matter experts every step of the way. Once the manuscript was deemed complete by the volunteer committee, the graphic designers worked with the Collections Manager to finalize the selection of artifacts, archival photographs and other materials to illustrate the book. This was all pulled together, with further review and input from the committee, and produced in time for the Society's 25th anniversary.

Since its publication in September, the book has been widely circulated and initial feedback has been overwhelmingly positive. Both Cannery visitors, who likely knew very little about the fishing industry or the Cannery prior to their visit, and local residents who actually lived the stories told in the book have been pleased with *The Monster Cannery*. Sales in the Cannery Store have been steady and copies have been distributed to The Vancouver Public Library, the West Vancouver Library, Vancouver City Archives, the BC Provincial Archives, The National Library (Library and Archives Canada), the Irving K Barber Learning Centre at UBC, the City of Richmond Library, the City of Richmond Archives and local elementary and secondary schools.

This highly informative and visually-stunning book promotes physical, intellectual and social outreach by engaging audiences unable to visit the Cannery due to physical, geographic or other barriers. It also serves as both a promotional tool to create interest in a visit to the Cannery, and as a souvenir to help remember and share a visit. The quality of the book speaks for itself – it is engaging and attractive. The success of the project demonstrates that museums can and should tell their stories outside the confines of their walls.

On September 23, 2011 the Society celebrated its 25th Anniversary with the launch of the book *The Monster Cannery: The History of the Gulf of Georgia Cannery*. This well-attended event is a testament to how much the Cannery means to the community to this day – it continues to foster a connection to Steveston's history and cultivates the sense of community that was responsible for saving the building before it suffered the same fate as Steveston's other canneries.



“

The program was great for problem solving, cooperation and critical thinking.”

— Cannery Stories program participant, Grade 6 teacher

25 YEARS, 25 OBJECTS

In honour of the 25th Anniversary of the Gulf of Georgia Cannery Society, the Collections Team hand-picked a series of memorable artifacts that represent the Cannery's important contribution to the preservation of the West Coast fishing industry.

Each month, four objects appeared on the Cannery's website and in the "Treasures of the Collection" display case located in the main Cannery lobby.

ARCHIVAL PHOTOGRAPH COLLECTION GOES ON-LINE

In September, an on-line database of over 5,000 photographs from the Society's collection went live on the gulfofgeorgiacannery.com website. The goals of this multi-year project were to provide better physical and intellectual control of the Society's historic photograph collection for both in-house exhibit and program development and marketing and communications purposes, to better engage the public and raise awareness of the history of Canada's West Coast fishing industry. The public is now able to browse or search through this unique photograph collection from their home or office and order prints from the collection.

The Society has already had many opportunities to make use of its digitized historic photograph collection in a variety of projects including: the revitalization of several permanent exhibits in the Cannery (Fishing Issues Touch Screen, Fishing in the Family Album), the temporary exhibit *Salmon People*, the production of the Society's book *The Monster Cannery: The History of the Gulf of Georgia Cannery*, the development of promotional and marketing materials and the fulfillment of several outside research requests and photo reproduction orders.

This publicly available database will continue to grow and showcase the current and future holdings of the Society's historic photograph collection.



LEFT Herring sounder reel — This herring sounder reel is an example of pre-sonar fish finding technology. A scout would use a technique called "feeling" to locate a school of herring. This technique involved dragging a weight, which was attached to the end of the long thin wire on the sounder reel, through the water behind the boat's skiff. When the skiff passed over a school of herring, an experienced scout would be able to feel the vibrations of fish hitting the taut wire, and could then tell the rest of the crew where to drop their nets to catch the fish.



SALMON PEOPLE: COAST SALISH FISHING ON THE FRASER RIVER

Since 2002 the Gulf of Georgia Cannery Society has produced an annual seasonal exhibit and interpretive programming to complement the exhibit. Previous exhibits have included *Hong Wo – Living in Harmony*, *What's Afloat: A Boat Spotters Guide to the South Arm of the Fraser River*, *Nifty 150: Skiffs, Nets and GPS*, *Uprooted: A Journey of Japanese Canadian Fishing Families* and *Head's Up: A Look at Cannery Architecture*. These exhibits, overseen by our Exhibits and Public Programs Committee and Public Programs Manager, are researched, developed and designed in-house.

The 2011 exhibit, *Salmon People*, explores the culture of Coast Salish fishing on the Fraser River in both its historic and contemporary context. Long before

canneries were established, Aboriginal people fished B.C.'s waters. The banks of the Fraser River have traditionally served as Coast Salish fishing grounds. The exhibit was constructed inside the Cannery's temporary exhibit space and consists of artifacts from Cannery's collection, as well as artifacts on-loan from other institutions, interpretive panels in both English and French, video clips and several activities to encourage children to interact and explore the exhibit further.

The exhibit was developed in consultation and with the support of a diverse group of individuals and organizations including the Musqueam, Sto:lo, and Tsawwassen bands, Richmond Museum and Archives, Langley Centennial Museum, Fort Lang-

ABOVE Cannery Interpreter Robert Price with Lieutenant Governor Steven Point's canoe *Shwaxitotot*, on loan for the Cannery's temporary exhibit, *Salmon People*.

Photo Credit: klahowya.nautsaint.com

ley National Historic Site, Visionkeeper Film Productions and the Simon Fraser University Teaching and Learning Centre.

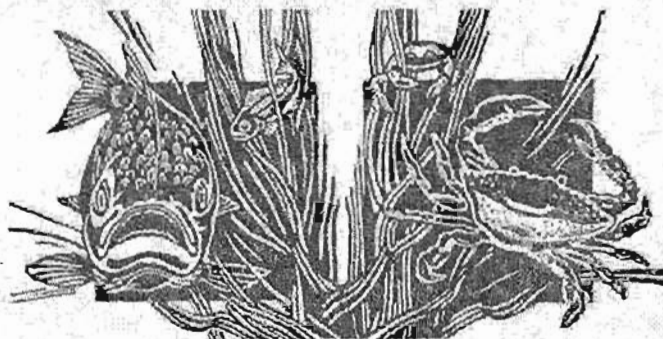
A very special part of the exhibit is a dugout canoe hand carved by British Columbia's Lieutenant-Governor Steven L. Point (*Xwē lī qwēl tēlm*), former Chief of Skowkale First Nation, with the help of master carver and KwaGulth chief Tony Hunt (*Naguapenkim*).

Named *Shxwtitōstet*, a Hul'q'umí'num word meaning "a safe place to cross the river", the canoe was launched on April 10, 2010 at Ross Bay on Vancouver Island. A working river canoe, the sides are engraved with Point's father's crest and the canoe has the shovel nose, eyes, scales, and tail of the legendary monster of Chilliwack's Cultus Lake, which Aboriginal people called *Slahkum*.

"I've had this belief for some time that if people see our world like a canoe — like we're together — we're not individuals in separate canoes," Point said. "We're in the same canoe it's called the Earth, the world. It's like we're travelling through space. We have to try and work together, paddle in the same direction. Maybe we can accomplish something."

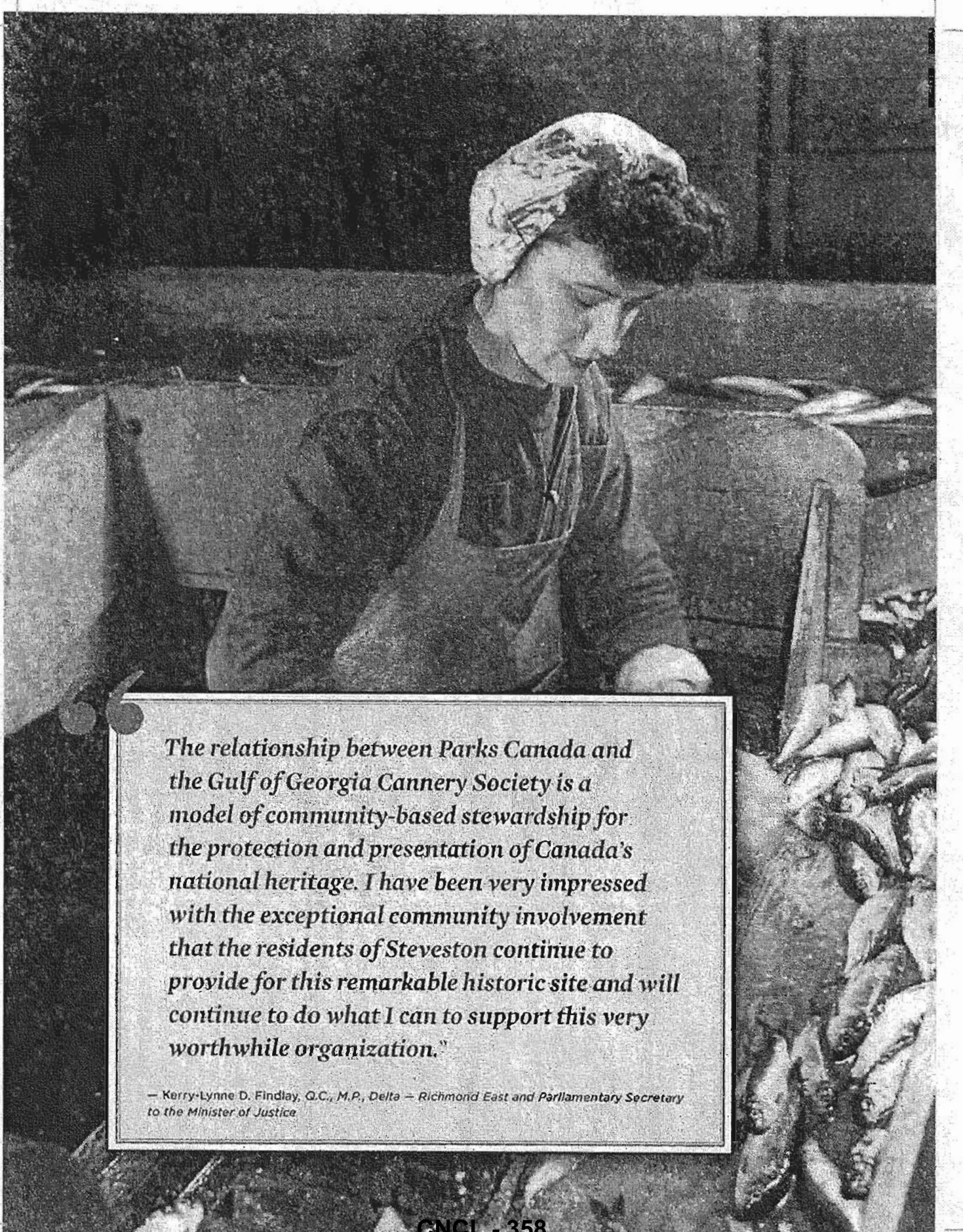
To support the exhibit, special activities were held for National Aboriginal Day in June as well as workshops, crafts, games and activities for children throughout the summer. Over 60 drop-in medicine pouch workshops were also held. The workshops introduced visitors to the concept of a talking circle, including circle etiquette and the importance of listening, sharing and familial relationships.

As a legacy of the 2011 temporary exhibit, a new school program, *Salmon People: Coast Salish Fishing Educational Program*, was launched to complement the prescribed learning outcomes for the grades 4-6 social studies curriculum. Using object-based inquiry, students are encouraged to explore the significance of fish in Coast Salish culture and compare fishing and preservation methods.



“Whenever I visit the cannery, I am inspired by the stories of the people who worked in cannery towns up and down the British Columbia coast, helping to build strong, vibrant communities.”

— Andrew Campbell, Parks Canada



The relationship between Parks Canada and the Gulf of Georgia Cannery Society is a model of community-based stewardship for the protection and presentation of Canada's national heritage. I have been very impressed with the exceptional community involvement that the residents of Steveston continue to provide for this remarkable historic site and will continue to do what I can to support this very worthwhile organization."

— Kerry-Lynne D. Findlay, Q.C., M.P., Delta — Richmond East and Parliamentary Secretary to the Minister of Justice

HISTORIES REVEALED: SALMON CAN LABEL DESIGN AND CULTURE DAYS

Did you know that you can uncover interesting facts about Canadian history simply by looking at an old salmon can label? How did canneries re-use their labels years before recycling programs came into effect? Which labels perpetuated Canadian stereotypes abroad? How did elements of Canada's darker history appear on cans?

As part of Culture Days, a collaborative pan-Canadian volunteer movement to raise the awareness, accessibility, participation and engagement of all Canadians in the arts and cultural life of their communities, the Cannery produced a special display of our extensive and rarely seen salmon can label collection. Visitors were able to discover more about how accurately salmon can label designs reflect their social and historical contexts. Additionally, guests were invited to seek out new histories through participation in can label activities and investigation of the display.

THE CANNERY'S REGULAR ONGOING OFFER OF SPECIAL EVENTS, EXHIBITS, SCHOOL AND PUBLIC PROGRAMS CONTINUED, INCLUDING:

- Christmas at the Cannery with a special visit from Santa Claus, Classic Christmas movies and the Festival of Trees, decorated by local merchants, Tin Can Challenge which raised 553 pounds of food for the Richmond Food Bank, Easter Scavenger Hunt, Doors Open Richmond, Steveston Salmon Festival, Parks Day, Music at the Cannery, Salmon Stomp, Culture Days, Fishing the West Coast Photography Show and Contest, Talk like a Pirate Day, and the Haunted Cannery Halloween Tours.
- The Cannery delivered programming at several off-site events and festivals throughout the year including: Richmond's Winterfest at the Olympic Oval, Ships to Shore in Garry Point Park, the Richmond Maritime Festival at Britannia Heritage Shipyards, Richmond Heritage Fair, Fingerling Festival in Port Moody, Parks Day in Stanley Park, Hyack Festival in New Westminster, the Steveston Grand Prix of Art, BC Field Trip Fair, BC Social Studies Teachers' Association Conference, Provincial Intermediate Teachers' Association Conference and the BC New Teachers' Conference.
- The Geocaching program was expanded with the launch of a second cache in the area that used to be home to Cannery workers housing. Geocachers who track down this location will learn more about the lives and living conditions of Cannery workers.
- The Cannery hosted a variety of community, private and corporate events throughout the year including: the Farmland Defence League Dinner recognizing Harold Steves for his advocacy work around farmland, food security, fisheries and heritage, the Steveston Rotary Club's Wine and Seafood Festival, the Fisherman's Memorial on the National Day of Mourning for people injured and killed on the job, the Steveston High School Class of 1971 Reunion, and book launches for *Steveston: A Community History* by Richmond City Councillor Bill McNulty and *The Good Hope Cannery: Life and Death at a Salmon Cannery*.

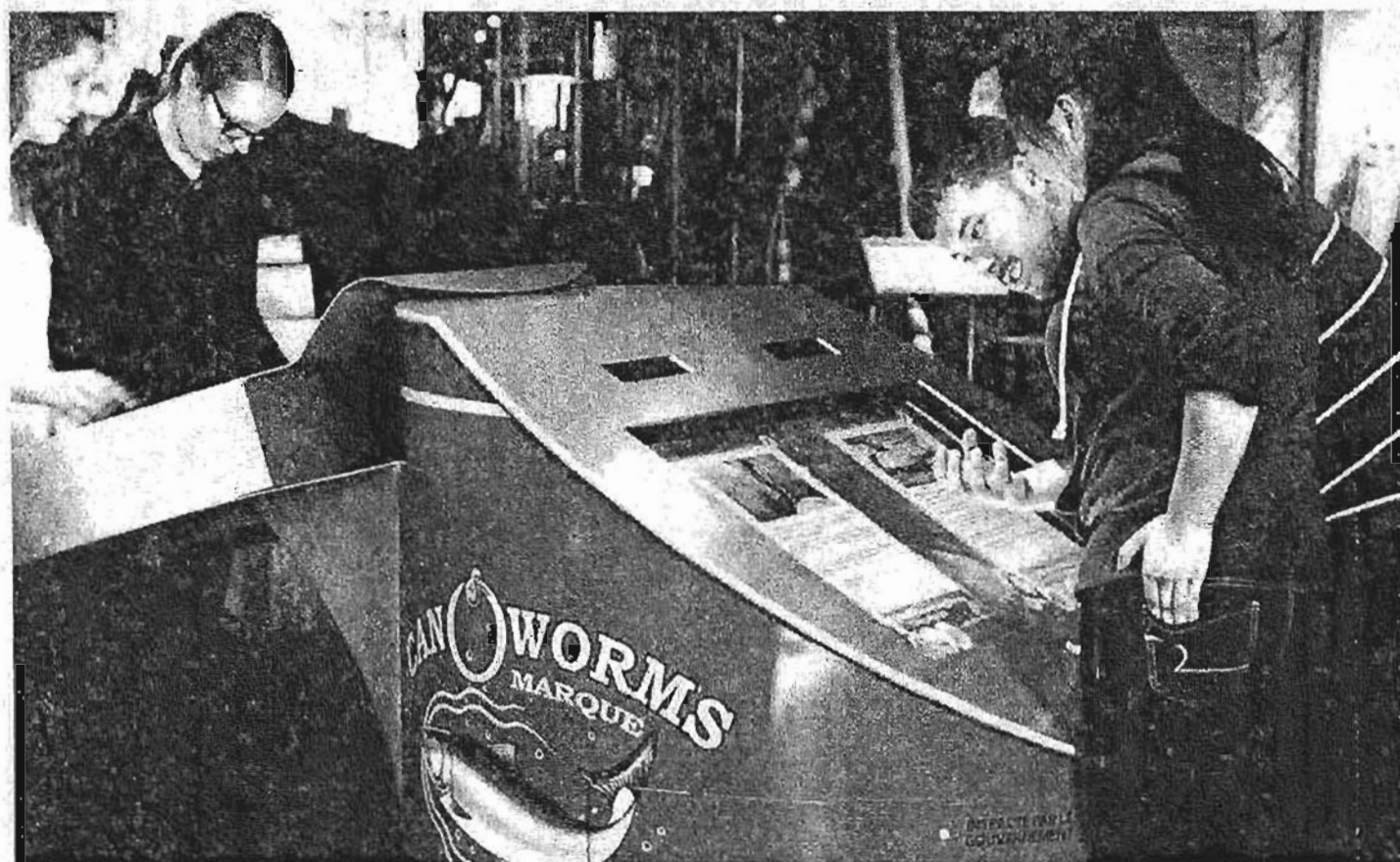
OPPOSITE LEFT

Herring are placed in a gibbing machine by a worker at BC Packers' Imperial Plant in Steveston, ca. 1940s.

BELOW

The visitors to the Cannery during the Steveston Winter Market can shop for a wide variety of products while enjoying the exhibits inside the Cannery at the same time.





PARKS CANADA CAPITAL INVESTMENT AT THE CANNERY

Parks Canada provided the funding and the Cannery's Exhibits and Programs Committee provided the expertise for the development of two new permanent exhibits, as well as an interactive virtual post card kiosk, a site map brochure and an updated Fishing in the Family Album.

FISHING ISSUES TOUCH SCREEN EXHIBIT

What is the Aboriginal food fishery? Wild or farmed - what's a better choice for my family? Can one fish really cost \$400,000?

These are some of the questions raised in the new *Fishing Issues Exhibit* at the Cannery. Issues ranging from conservation, the politics of fish and the Pacific Salmon Treaty, the Aboriginal food fishery and fish farms are explored through the eyes of a concerned consumer, a commercial fisherman, a young Coast Salish woman and a fourth-generation Japanese-Canadian teenager.

ABOVE Visitors explore the new *Fishing Issues* exhibit.
Photo Credit: Kelly Jili

Designed to appeal to a youth audience, the interactive touch screen allows visitors to learn more about these wide-ranging and complex issues and consider how their actions play a role in the broader picture.

EVOLUTION OF THE CANNERY TOUCH SCREEN EXHIBIT

How did changes in the local community and around the world influence the evolution of the Cannery structure?

Before European settlement, grasses and elderberry covered the southern shore of Lulu Island. Deer were plentiful, as were bear, beaver, and muskrat. Aboriginal groups camped along the shoreline to fish the summer runs. By the end of the 19th century, this was all changing. Steveston had everything a successful salmon cannery required; it was located at the mouth of the Fraser River, an important transportation corridor already well known for its abundant salmon stocks, and the local expertise in salmon canning and exporting. It was a boom time for Steveston and the need to can more salmon for export led to the construction of the original Gulf of Georgia Cannery in 1894. In 1897, the Cannery filled almost 2.5 million 1 lb. cans of sockeye - the largest pack of any cannery in B.C.

Through this exhibit, visitors can trace the evolution of the original 1894 L-shaped Cannery through its many alterations, designed to accommodate changing processes and demands

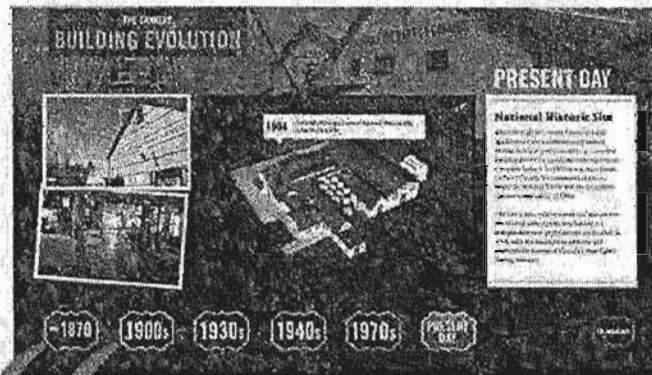
VIRTUAL POST CARD KIOSK

As part of the Cannery's goal to extend the visitor experience beyond its walls, and offer opportunities for visitors to share and remember their visit to the Cannery, a virtual post card kiosk was installed in 2011. This booth allows guests to take their photo or record a video and email it to a friend along with a personalized message and an image from the Cannery of their choosing.

EXPLORE! VISITOR SITE MAP

A new site map for self-guided visitors was produced to help visitors immerse themselves in the sights and sounds of Canada's West Coast fishing history by exploring at their own pace.

BELOW The new Evolution of the Cannery exhibit invites visitors to explore how changes in the local community and around the world influenced the evolution of the Cannery structure through an interactive touch screen display.

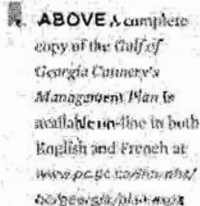


*Excellent – first visit
but will definitely make
it an annual trip.”*

— Cannery Stories program participant, Grade 5 teacher

On November 4, the Parks Canada Management Plan for the Gulf of Georgia Cannery National Historic Site was tabled in parliament by the Honourable Peter Kent, Minister of the Environment and Minister responsible for Parks Canada. This is the key Parks Canada reference document that guides decisions and actions in sharing, protecting, managing and operating the Cannery. The 2011 plan is the third plan for the Cannery.

Integrating the three elements of Parks Canada's mandate (the protection of heritage resources, the facilitation of visitor experiences and the provision of public outreach education) this plan includes several key strategies.



- **Weathering the Storm** focuses on improving the conservation of the Cannery and its collections, ensuring our heritage can be shared with present and future generations. A multi-year collections rationalization project is now underway as a result of this strategy.
- **The Steveston Experience** builds ties between the Cannery and community, so both can grow together. The site intends to nurture current and new relationships to enhance promotions and programs, making the Cannery the anchor of the 'Steveston Experience'
- Explore the Cannery, in person or from afar, and get *Caught up in the Real West Coast*. This strategy aims to ensure continued connection with the hearts and minds of Canadians through a program offer which responds to the needs and expectations of visitors, in addition to creating new and improved outreach education opportunities and products for people who may not visit the site in person.
- The Cannery can sometimes be mistaken for an active commercial fishing operation. The area management approach focusing *Outside the Cannery Walls*, will enable the site to welcome visitors, improve wayfinding and branding, and investigate new experiences and products outside the Cannery complex.

As part of the Cannery's commitment to environmentally sound business practices, the Society, with the support of the BC Hydro Power Smart Incentive Fund, upgraded 750 light fixtures to LED bulbs. Not only will the replacement of inefficient technology result in significant energy savings, 65,000 kWh a year, it will also result in an annual financial savings of \$4,000.



ABOVE An aerial view of Steveston, looking northwest over the BC Packers Imperial Plant, ca. 1950s.

RECOGNITION FROM THE COMMUNITY

The Gulf of Georgia Cannery Society was honoured to be nominated for the Richmond Chamber of Commerce Business Excellence Award for Association of the Year, and Volunteer Richmond's Nova Star Award which honours organizations that have carried out their objectives with creativity and innovation and responded to the needs of the community.

IMPROVING ACCESS FOR ALL CANADIANS

The Richmond Centre for Disability conducted a site survey at the Gulf of Georgia Cannery in June 2011. Their report concluded, "We are pleased to report that we found it very accessible... you are to be commended for your fine establishment. It is wonderful to find people who are trying to help make improvements to the already very high level of accessibility of our city."

In follow up to this visit, the Cannery implemented several improvements immediately, including adding an Accessibility

page to our website to address concerns of visitors of all abilities when planning a trip to the site, creating a guide for staff and volunteers on helping people with disabilities, creating a large-print guide for the *Salmon People* exhibit available for the visually impaired and written transcriptions of the audio kiosks for the hearing impaired. A report detailing future recommendations was also produced and will inform future exhibit and capital planning to ensure the best possible visitor experience for all guests at the Cannery.

VISITATION

46,469 people visited in the Cannery in 2011 including 2,892 elementary and secondary students who participated in our educational programs, 1,272 English as a Second Language students, 12,397 visitors to the Steveston Winter Farmers and Artisans Market and a record 4,494 on Canada Day.

DONATIONS AND SPONSORSHIPS

The Gulf of Georgia Cannery Society gratefully acknowledges the following organizations and individuals for their generous financial and in-kind support.

\$10,000 +	Canadian Heritage, Young Canada Works in Heritage Organization, BC Hydro Power Smart Incentive Fund
\$7,500 +	BC Gaming Commission, Direct Access Program, Human Resources and Skills Development Canada, Canada Summer Jobs
\$2,500 +	CSE Financial Group
\$1,000 +	City of Richmond, Steveston Merchants Association
\$500 +	Steveston High School Alumni, Class of 1971
\$100 +	Margaret Hewlett and Elria Morris, Ben Gwaltney, Denyse Butler and Richard Gregory
Donors	Claudette Sakamain, Joan Kellingerson, Maria Lynch, Keith and Cheryl MacDonald, Helen MacDonald, JR and Peggy Cartledge, Dale and Nancy Peterson, Dan and Colleen Newton and Sheila Dethlefs

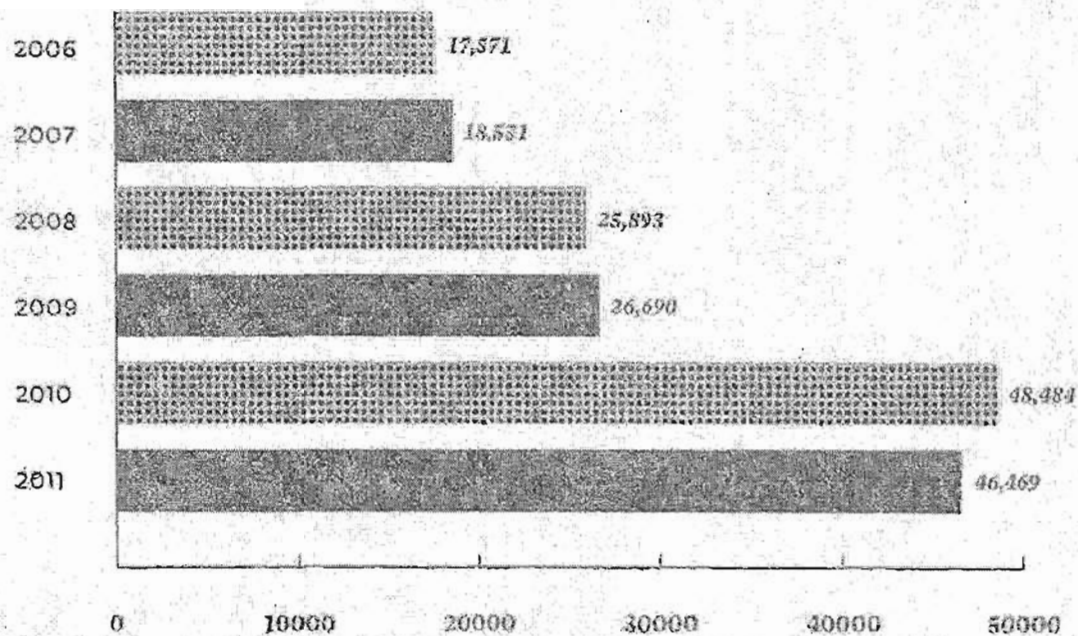
IN-KIND SUPPORT PROVIDED BY:

Axis Technical Services, Canfisco, Steveston Community Society, Steveston Farmers and Artisans Market, Safeway, Ichiro Japanese Restaurant, Fort Langley National Historic Site, Langley Centennial Museum, Musqueam First Nation, Richmond Museum and Archives, Port Moody Station Museum, Stó:lō Research and Resource Management Centre, Tsawwassen First Nation, Visionkeeper Film Productions, Leonard Ham, Susan Point, Debra Sparrow, Leona Sparrow and Harold Steves.

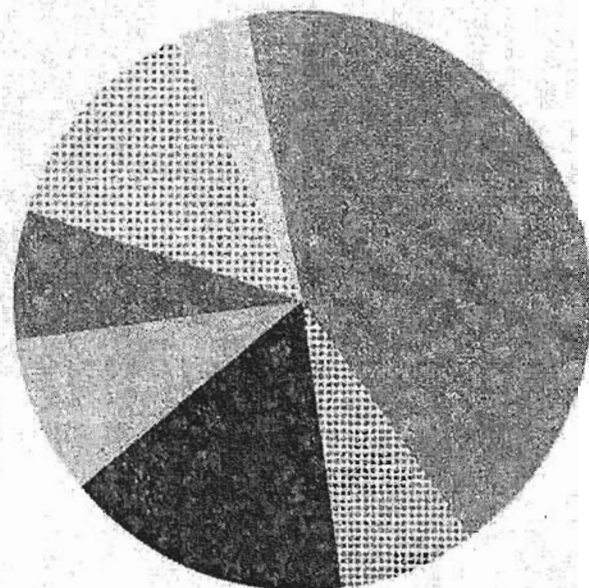
Operational Funding for the Gulf of Georgia Cannery National Historic Site is provided by Parks Canada. Parks Canada's support for community-based stewardship through its ongoing relationship with the Gulf of Georgia Cannery Society ensures the conservation and presentation of the Gulf of Georgia Cannery as a nationally significant piece of Canadian heritage. Parks Canada provided over \$ 500,000 of operational and maintenance funding, plus capital investments, program grants, professional and support services. In 2011 this accounted for 60% of the Society's operating budget.

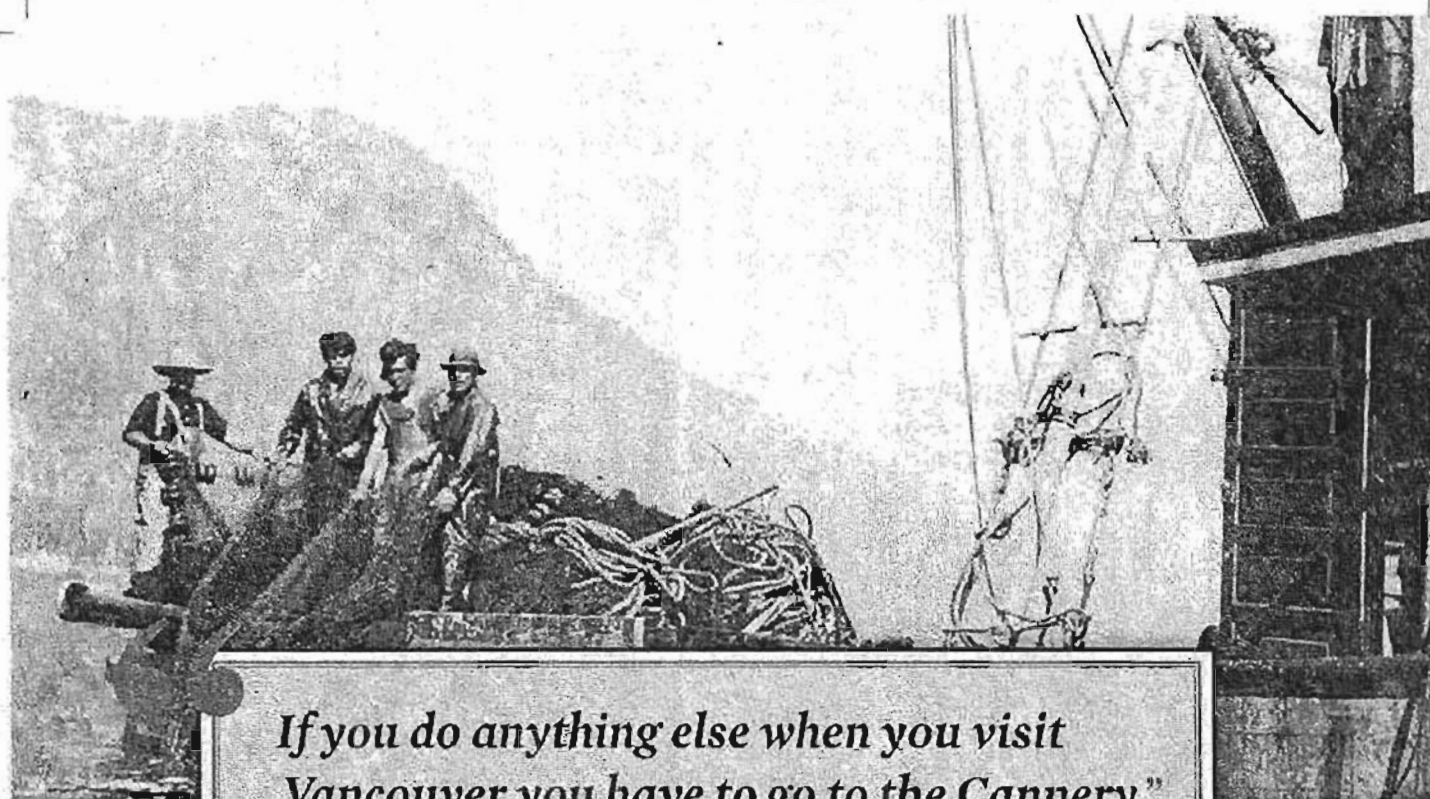
A special thank you to the individual members of the Gulf of Georgia Cannery Society whose consistent support contributes immeasurably to the success of this unique site.

ATTENDANCE BY YEAR, 2007-2011



WHERE DO OUR VISITORS COME FROM?



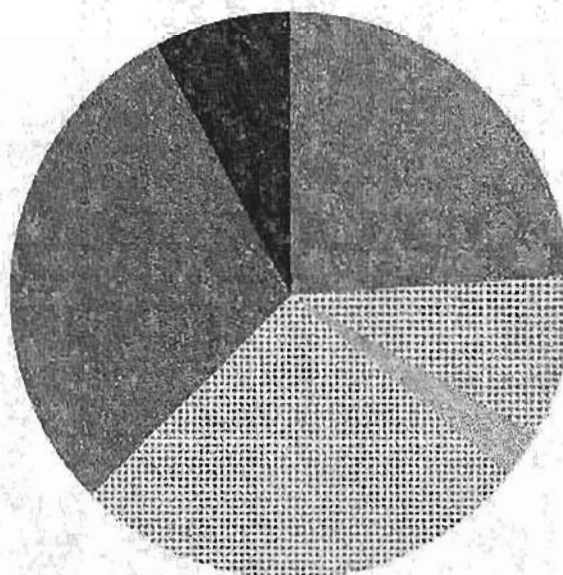


*If you do anything else when you visit
Vancouver you have to go to the Cannery."*

— TripAdvisor.ca visitor review

GULF OF GEORGIA CANNERY NATIONAL HISTORIC SITE ATTENDANCE BY CATEGORY 2011

■	Individuals	11,123
■	Educational Programs	4,263
■	Senior and Other Group Programs	1,281
■	Farmer's Market Admissions	12,397
■	Promotional Admissions	13,831
■	Sponsored and Rental Admissions	3,574



ABOVE Uzeu members on the herring
seine boat Neelie's haul in a net by hand,
ca.1900-1934.

EDUCATIONAL PROGRAM ASSESSMENT - 2011

The Gulf of Georgia Cannery Society continuously solicits feedback from teachers who participate in our educational programs. The following summary is based on 70 evaluations that were returned to the program staff in 2011. Copies of complete evaluation forms with comments are available upon request.

01. Overall, how would you rate this program?

1	2	3	4	5
0	0	1	14	55
0%	0%	1%	20%	79%

02. How would you rate the content of the program?

1	2	3	4	5
0	0	0	9	61
0%	0%	0%	12%	88%

03. How would you rate the presenter's knowledge of the material?

1	2	3	4	5
0	0	0	4	66
0%	0%	0%	6%	94%

04. How relevant was the program to your curriculum?

1	2	3	4	5
0	0	2	8	60
0%	0%	3%	11%	86%

05. Would you recommend this program to other teachers?

YES	NO
70	0
100%	0%

06. How did you hear about the program?

COLLEAGUE	PREVIOUS VISIT	BROCHURE	WEBSITE	OTHER
17	35	14	7	4
24%	50%	20%	10%	6%

07. Program

CANNERY STORIES	FISHY BUSINESS	GUIDED TOUR	SALMON'S JOURNEY	MACHINE AT WORK	OTHER
17	19	16	4	6	4
24%	27%	23%	6%	9%	6%

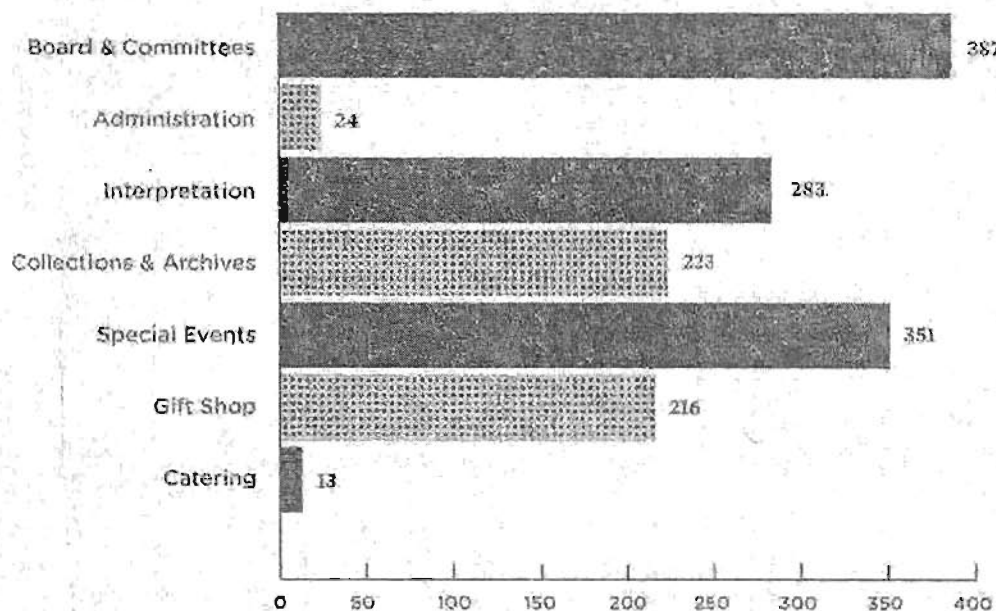
08. Group Level/Group Type

PRIMARY	INTERMEDIATE	SECONDARY	ESL	ESL	OTHER
16	41	1	2	3	1
25%	64%	1.5%	3%	5%	1.5%



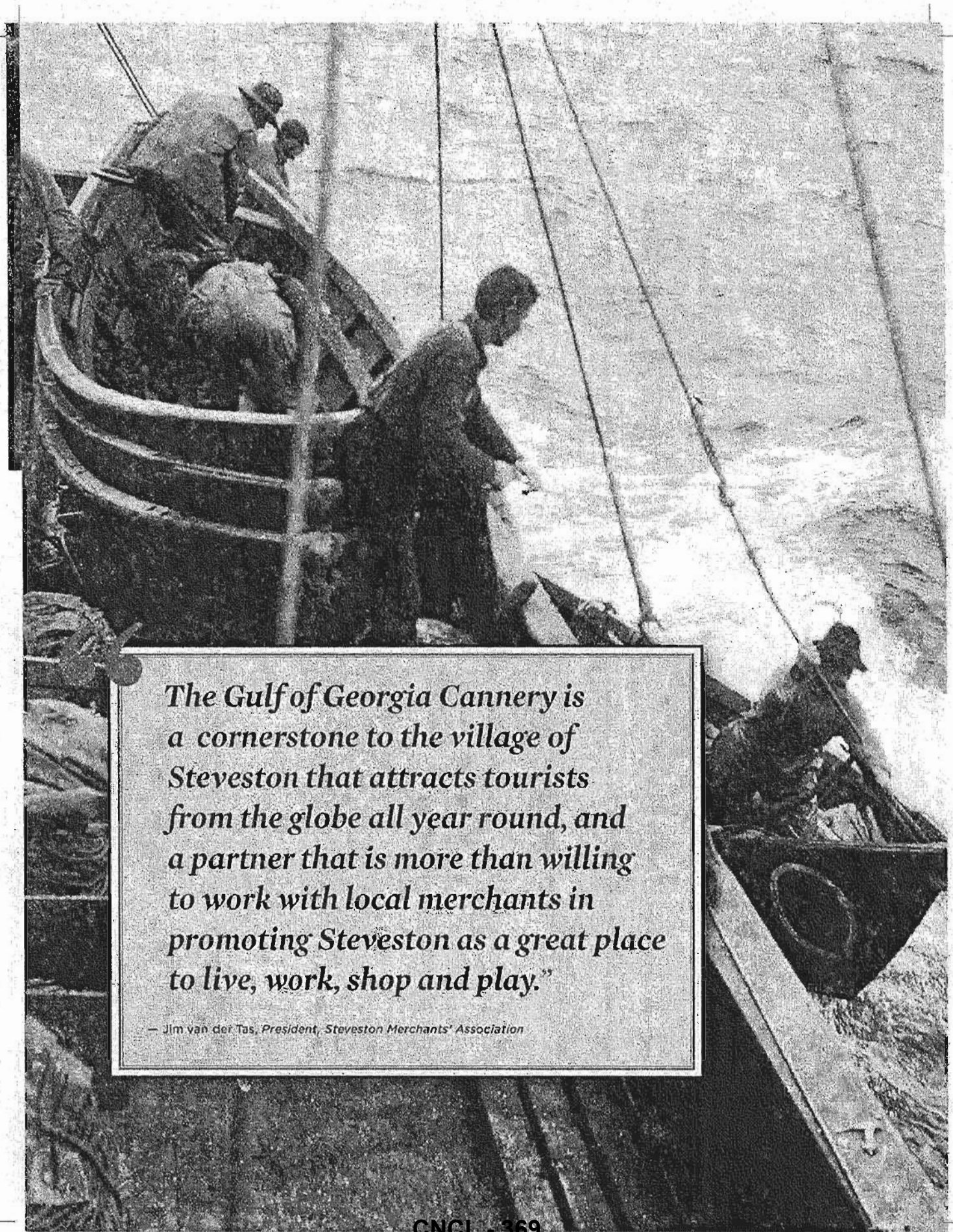
VOLUNTEER PARTICIPATION

The Gulf of Georgia Cannery Society has over 60 volunteers who contribute to all aspects of the site's operations. In 2011 volunteers contributed a total of 1,497 hours of service.



ABOVE Volunteers promote the Canada Day spirit by greeting visitors and handing out flags inside the Cannery.

OPPOSITE RIGHT Crew members on a half-hur fishing boat lower a skiff into the water, ca. 1915-1935.



The Gulf of Georgia Cannery is a cornerstone to the village of Steveston that attracts tourists from the globe all year round, and a partner that is more than willing to work with local merchants in promoting Steveston as a great place to live, work, shop and play."

— Jim van der Tas, President, Steveston Merchants' Association

2012 BUSINESS PLAN HIGHLIGHTS

In 2012, the Society will maintain its focus on providing high quality visitor experiences while expanding the offer available to local residents, school groups and tourists. A key addition to our offer this year will be greater opportunities for visitors to consider contemporary issues and how their personal choices affect the environment.

The objectives outlined in the business plan were developed based on the priorities established by the Board of Directors in consultation with the staff, the wider priorities of the local community and Parks Canada, as well as the current social and economic climate.

OPPOSITE RIGHT
2011 Fishing the West
Coast Plain Cannery,
"Sealac"

Photo Credit: Joel Baziuk

BELOW Costumed
interpreters lead
programs on-site and
represent the Cannery
at off-site events
throughout the summer.



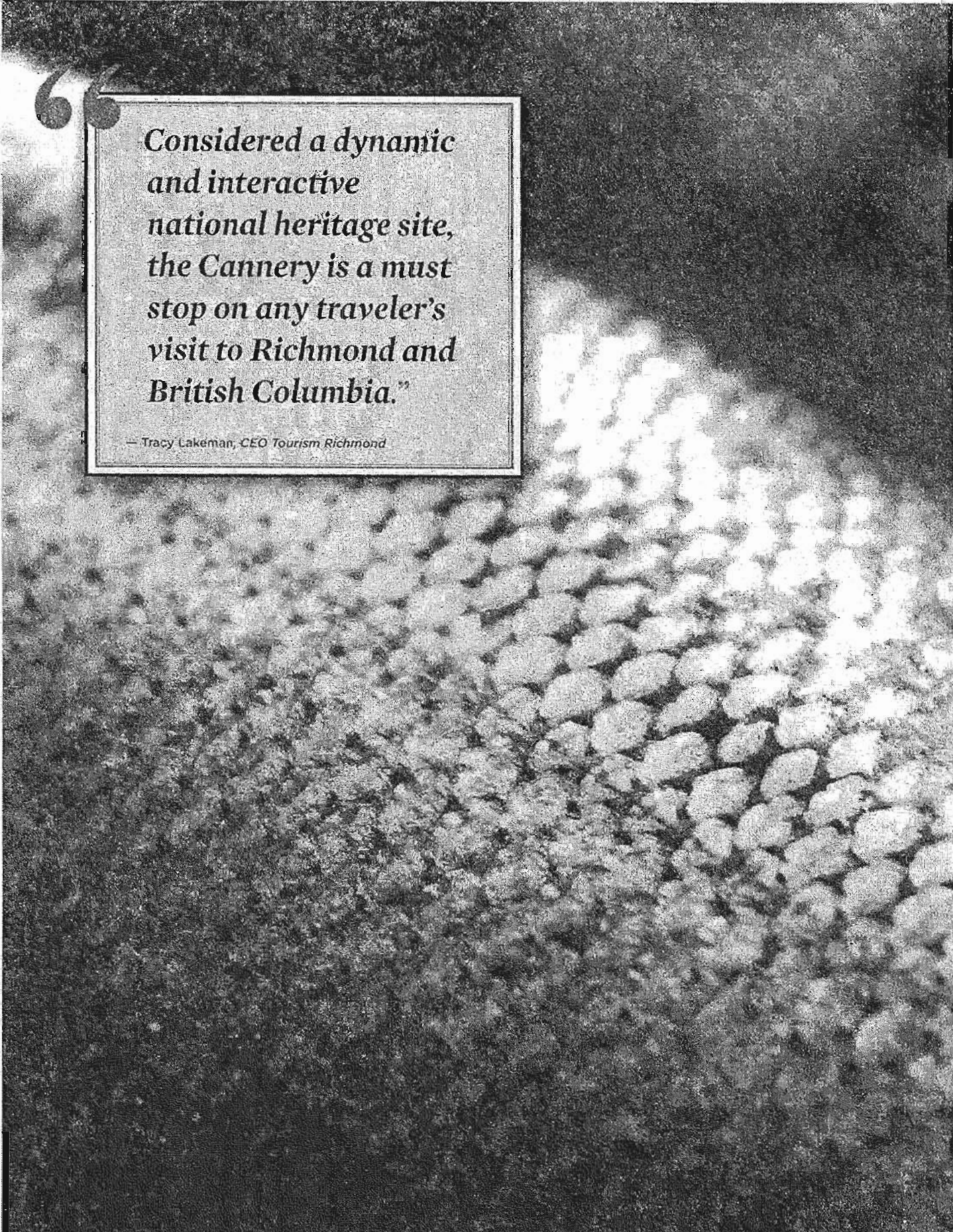
Copies of the complete business plan are available upon request.

SEAFOOD FOR THOUGHT EXHIBIT

The Gulf of Georgia Cannery's 2012 exhibit aims to help visitors learn about ocean-friendly seafood and make choices that benefit our waterways. The exhibit is divided into seven sections, with each addressing a different question about ocean-friendly seafood:

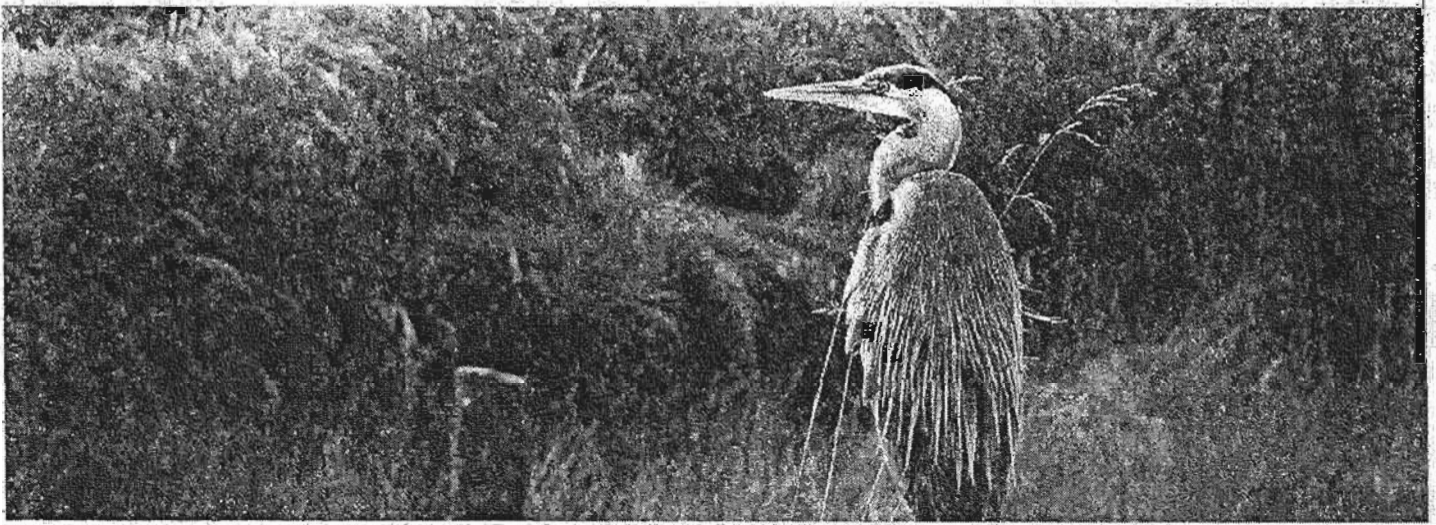
1. What is sustainability?
2. What is happening to our waters?
3. Wild or farmed?
4. Is there enough fish?
5. What's in a label?
6. What is the future of fish?
7. What are the best choices?

The exhibit will make use of art, film, video, and multimedia elements. Marine-themed artwork from local artists will be displayed throughout the exhibit space. Films to be screened for the exhibit include *Shark Water*, *End of the Line*, and *Sushi: A Global Catch*. Videos of four Ted Talks will be available throughout the exhibit and visitors will have the chance to participate in the discussion through a discussion board. Short dramatic pieces will add to the public program offer and a school program geared toward the science curriculum will be developed to further the exhibit's message.



*Considered a dynamic
and interactive
national heritage site,
the Cannery is a must
stop on any traveler's
visit to Richmond and
British Columbia."*

— Tracy Lakeman, CEO Tourism Richmond



SUSTAINABLE SEAFOOD FESTIVAL

The first annual Gulf of Georgia Cannery Sustainable Seafood Festival will be launched on Sunday September 9 in Fisherman's Park. This free community event will support the temporary exhibit *Seafood for Thought* and will feature sustainable seafood themed cooking competitions, chef demonstrations, information booths, entertainment, and complimentary admission to the Cannery.

Many community partners will be invited to contribute and participate in the event, including local Oceanwise restaurants, Ocean Wise, SeaChoice, sustainable producers (BC Salmon Marketing Council, the Canadian Sablefish Association, Canadian Pacific Sardine Association, Pacific Urchin Harvesters Association) and local conservation organizations (Pacific Salmon Foundation, Great Canadian Shoreline Clean-up, the Living Oceans Society, the David Suzuki Foundation) as well as local heritage and community organizations (Steveston Historical Society, Britannia Heritage Shipyards, London Farm, the Steveston Farmers and Artisans Market, Steveston Community Society).

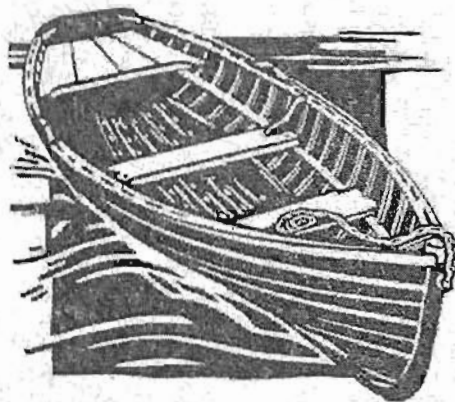
BEST CATCH MULTI-TOUCH SCREEN

The aim of the *Best Catch* multi-touch screen exhibit is to educate visitors about making ocean-friendly seafood choices that will support healthy waterways and oceans. Visitors will gain a better understanding of the marine life in the Strait of Georgia and how different fishing methods affect the area. This permanent exhibit will build on the research and content explored in the Gulf of Georgia Cannery Society's 2012 temporary exhibit, *Seafood for Thought*, and will complement the Cannery's permanent exhibits that deal with local fish species, fishing methods and contemporary issues in the fishing industry. While the exhibit will be accessible to all visitors, the content and interface will be designed to appeal to a youth audience, including school groups, and to complement the *Seafood for Thought* educational program. The exhibit will be in both French and English.

ABOVE "Silent Sentinel" from the 2011 Fishing the West Coast Photo Contest.
Photo Credit: Joel Szabo

OTHER NEW EXHIBITS AND PROGRAMS FOR 2012 INCLUDE:

- The Cannery from A-Z which tells the story of the Cannery through the display of rarely seen artifacts and the 26 letters of the alphabet. This exhibit will be available both on-site and on-line.
- Taking its inspiration from the US National Parks Service's, the Parks Canada Xplorers Program will offer children aged 6 – 11 and their families the opportunity to explore and discover the Cannery in an engaging and fun way through games, questions and discovery activities.
- The Cannery's Girl Guide and Boy Scout Program will enable guides and scouts to earn their heritage badge.
- A program of live demonstrations will further animate the Cannery during the peak summer months with net mending, rope making, fish cleaning and other hands on activities that bring the Cannery to life.
- The development and installation of an off-site exhibit at Fort Langley will both help to promote the Cannery and foster closer working relationships with our colleagues at other National Historic Sites.
- The launch of a multi-cache Geocache Education Program for Grade 11 and 12 geography students. The program's focus is on the physical and cultural geography of the local area and how this geography is integral to both the development of the fishing industry and the development of the Steveston community.
- Previously successful programs, events, exhibits and projects will continue and grow, including:
 - The Steveston Farmers and Artisans Market, Music at the Cannery, Doors Open Richmond, Spring Break Programming, Easter Programming, Canada Day Open House, Fishing the West Coast Photo Show and Contest, Parks Day, Culture Days, Strolling through Steveston Walking Tour, Talk like a Pirate Day, Haunted Cannery Tours, Christmas in Steveston Village, Santa's visit to the Cannery, the Festival of Trees and Classic Christmas Movies.
 - The Cannery Store will continue to offer unique and local products and greater sense of atmosphere and seamless transition from store to Cannery
 - Work with City of Richmond, the Steveston Harbour Authority and the local community to create a more dynamic sense of place in the area surrounding the Cannery
 - Maintain commitment to preserve the building and the collection
 - Ensure long-term stability of the Society by fully developing all sources of revenue, maintaining a balanced budget and investing in the development of the Board of Directors, staff and volunteers.



***Congratulations to the
Gulf of Georgia Cannery
Society on another
successful year."***

— Mayor Malcolm Brodie, City of Richmond

ORGANIZATIONAL OVERVIEW

ABOUT US

Established in 1986, the Gulf of Georgia Cannery Society is an independent non-profit society and registered charity responsible for the operation of the Gulf of Georgia Cannery National Historic Site. The Society's mandate is to preserve and promote the history of Canada's West Coast fishing industry. An elected volunteer Board of Directors oversees the site's operation.

After the Gulf of Georgia Cannery ceased operations, the local community lobbied various levels of government to preserve the Cannery due to its significant contribution to Canadian history. In 1979 it was purchased by the federal government and transferred to Parks Canada. Development of the site began in the early 1990s and the first phase opened to the public in 1994. 46,469 people visited the Gulf of Georgia Cannery in 2011.

OPPOSITE LEFT
Visitors of all ages enjoy
the molar stations at the
Cannery.

BELOW An aerial
view of the Nootka
Packing Company
complex at Friendly
Cove on Nootka Island,
B.C., ca. 1920s.



EXHIBITS AND COLLECTION

The Cannery was built in 1894 and was the largest building of its kind in British Columbia. It stopped canning in the 1930s, but remained active as a net loft, fish depot and later as a herring reduction plant. Key exhibits include a functioning salmon canning line that presents both the social and technological history of the canning industry; a herring reduction plant and a flexible exhibit space. The featured temporary exhibit for 2011 was *Salmon People* — an exploration of the culture of Coast Salish fishing in both its historic and contemporary context.

The site is home to over 10,000 artifacts, documents, photographs and books relating to both the Gulf of Georgia Cannery specifically and the West Coast fishing industry in general. There are two distinct collections on site; one belonging to the Gulf of Georgia Cannery Society and one belonging to Parks Canada. Both collections are cared for by the Society.

LOCATION

The Cannery offers a wide range of interactive school programs designed to complement the social studies and science curricula for students in grades K-7 and for English as a Second Language programs. 2,991 students visited the Cannery to participate in our programs in 2011.

SCHOOL AND PUBLIC PROGRAMS

The Cannery offers a wide range of interactive school programs designed to complement the social studies and science curricula for students in grades K-7 and for English as a Second Language programs. 2,991 students visited the Cannery to participate in our programs in 2011.

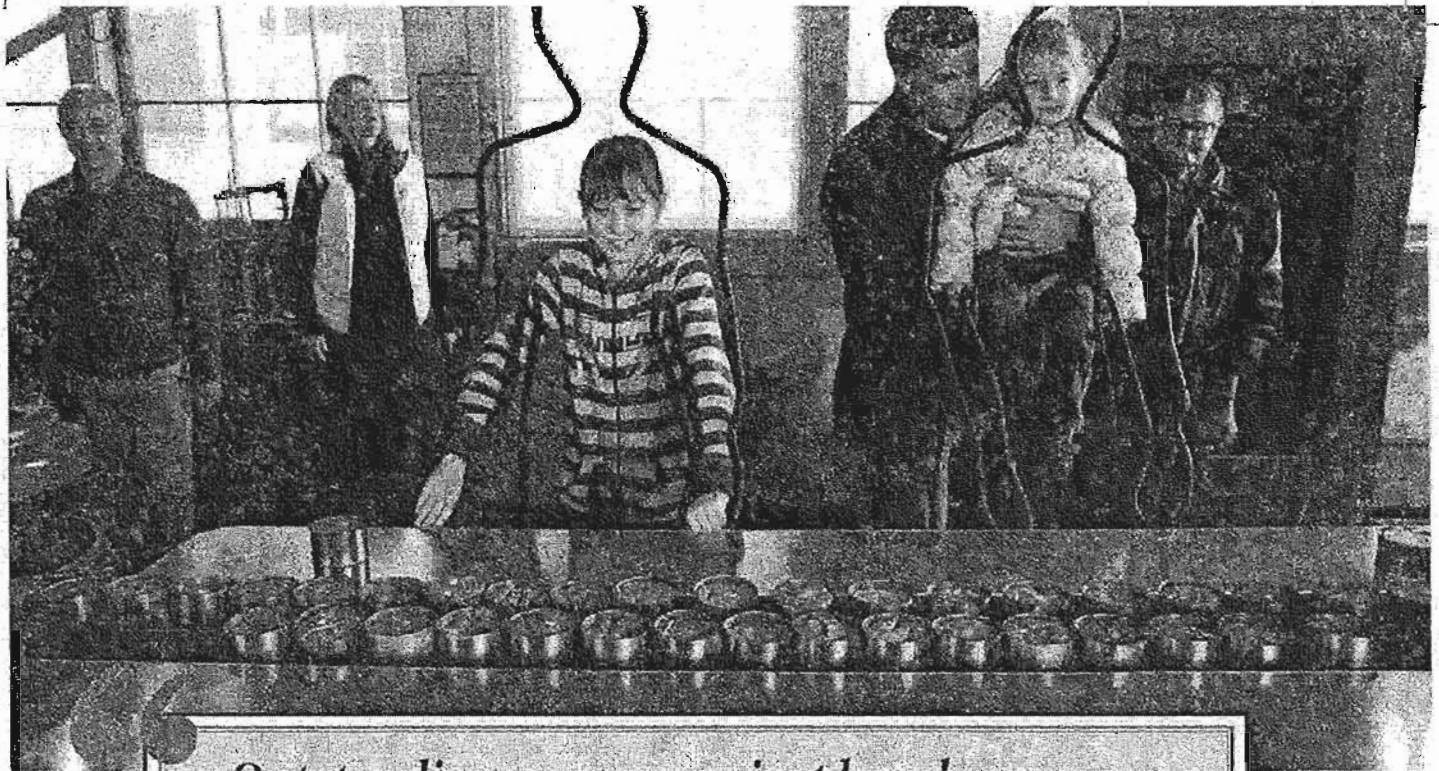
- *Salmon's Journey* (Grades K-2) explores the salmon life cycle.
- *Cannery Quest* (Grades 3-5) investigates the evolution of the salmon canning process over the 20th century.
- *Fishy Business: A Century of Change* (Grades 3-5) introduces students to the history of the local fishing industry.
- *Cannery Stories* (Grades 4-6), introduces students to the multicultural history of B.C.'s fishing industry.
- *Machines at Work* (Grade 5) explores how simple and compound machines work.
- *Des Poissons et des Conserves* (Grades 4-7) brings the French language to life outside the classroom.
- *Strolling Through Steveston Walking Tour* (Grades 8-12, ESL) brings Canada's social history to life through a unique walking tour that weaves its way through a century of laughter and hardship in Steveston.
- *Seafood for Thought* (Grades 5-8) uses dramatic techniques to analyze the marine food web and compare fishing methods to find the best choices for themselves and their families.
- *Salmon People: Coast Salish Fishing* (Grades 4-6) uses object-based inquiry to explore the importance of fish, the fishing methods and preservation techniques of British Columbia's Coast Salish people.
- *My Monster Cannery* and *B.C.'s Fishing History Education Kits* bring the Gulf of Georgia Cannery into the classroom. The kits contain artifacts, historical photographs and activities that are adaptable for different grade levels.

The Cannery offers a variety of interpretive programs for the general public including tours of the canning line and herring reduction plant, drop-in children's activities, Music at the Cannery (an outdoor music series), Strolling through Steveston (a walking tour of the village of Steveston), Fishing the West Coast (an annual photography contest and exhibition), and Haunted Cannery Halloween tours and Christmas at the Cannery.

Both school groups and the general public can also watch the 20-minute *Journey Through Time* film in the Boiler House Theatre. The film provides an overview of the history of fishing in the region from traditional First Nations' fishing techniques to the challenges of commercial fishing at the end of the 20th century.

The Cannery's interpretive programs are available in both French and English.

200 OPPOSITE RIGHT
Visitors enjoy the Canning Line tour.



Outstanding program — just loved every minute of it ... so fascinating, very well presented... (an) excellent history lesson."

— Fishy Business School Program participant, Grade 5 Teacher

ADMISSION RATES AND HOURS

In 2012 the Cannery will be open to the public from 10 AM-5 PM daily.

Admission rates are: Adults \$7.80, Seniors \$6.53, Youth \$3.90, Family \$19.60

Admission is free for Society members and children under 6.

MEMBERSHIP AND SUPPORTERS

The Society currently has over 300 individual and corporate members. Membership rates are \$18 for individuals, \$30 for families, \$15 for seniors and \$50 for corporations and organizations.

FUNDING

The Gulf of Georgia Cannery Society receives funding under a contract for services from Parks Canada to support the site's operations. Additional funds are generated through admission fees, memberships, gift shop sales, site rentals, grants, sponsorships and fundraising.





REVENUE ANTICIPATION BORROWING (2012) BYLAW NO. 8896

The Council of the City of Richmond enacts as follows:

1. Council shall be and is hereby empowered and authorized to borrow upon the credit of the City, from a financial institution, a sum not exceeding \$7,500,000 at such times as may be required.
2. The form of obligation to be given as acknowledgement of the liability shall be \$3,000,000 in the form of standby letters of credit, demand promissory notes or bank overdraft, and \$4,500,000 in the form of leasing lines of credit, bearing the corporate seal and signed by the authorized signing officers for the City, pursuant to Council's banking resolution.
3. All unpaid taxes and the taxes of the current year (2012) when levied or so much thereof as may be necessary shall, when collected, be used to repay the money so borrowed.
4. Revenue Anticipation Borrowing Bylaw No. 8755 is hereby repealed.
5. This Bylaw is cited as "Revenue Anticipation Borrowing (2012) Bylaw No. 8896".

FIRST READING

JUN 11 2012



SECOND READING

JUN 11 2012

THIRD READING

JUN 11 2012

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.

APPROVED for legality by Solicitor


MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 8822 (RZ 11-588990)
10391 FINLAYSON DRIVE

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS1/B)**.

P.L.D. 009-275-321

The South 134 Feet of Lot "B" Section 23 Block 5 North Range 6 West New Westminster District Plan 22503

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8822".

FIRST READING

NOV 14 2011

A PUBLIC HEARING WAS HELD ON

DEC 20 2011

SECOND READING

DEC 20 2011

THIRD READING

DEC 20 2011

OTHER DEVELOPMENT REQUIREMENTS SATISFIED

JUN 21 2012

ADOPTED

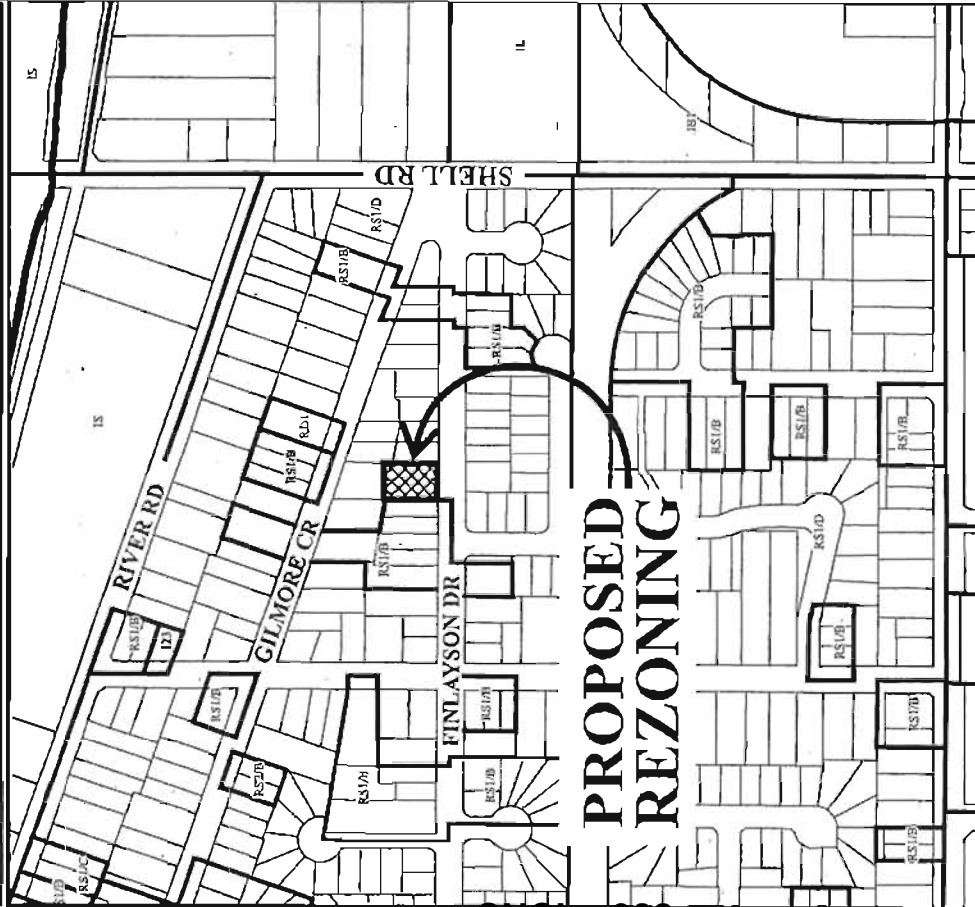


MAYOR

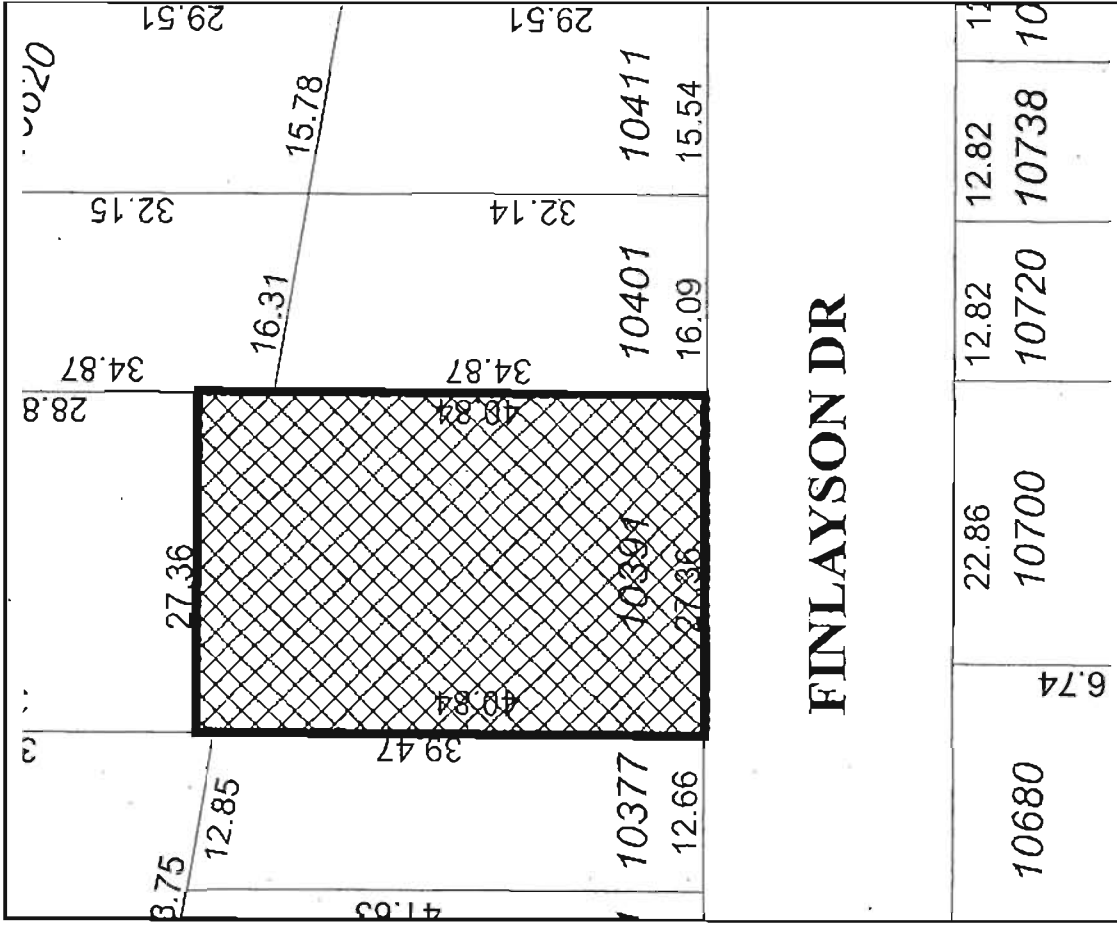
CORPORATE OFFICER



City of Richmond



CNCL - 382



FINLAYSON DR

RZ 11-588990



Original Date: 09/13/11

Revision Date:

Note: Dimensions are in METRES