



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, June 25, 2018
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-11 (1) *adopt the minutes of the Regular Council meeting held on June 11, 2018 (distributed previously); and*
- (2) *adopt the minutes of the Regular Council meeting for Public Hearings held on June 18, 2018.*



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

- CNCL-27 (1) Rebecca Tunnacliffe, CEO, British Columbia Recreation and Parks Association, to present the Facility Excellence Award for projects over \$1 million for the City Centre Community Centre, and the Program Excellence Award, recognizing a creative, successful and innovative program that serves as a model for other recreation and parks agencies to enhance their services, for the Pollinator Pasture.
- (2) Grant Fengstad, Director, Information Technology, to present the Smart 50 award honouring the 50 most transformative smart projects in 2018 in recognition of the City's initial development of MyRichmond.

- (3) Jerry Chong, Director, Finance and Ted Townsend, Director, Corporate Communications and Marketing, to present the Canadian Award for Financial Reporting and the Award for Outstanding Achievement in Popular Annual Financial Reporting from the Government Finance Officers Association of the United States and Canada for the City's 2016 Annual Reports.

COMMITTEE OF THE WHOLE

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

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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.

4. *Motion to rise and report.*

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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
- 2017 Annual Report and 2017 Annual Report – Highlights
- UBCM Resolution – Safety Regulations For Trampoline Parks
- BC Energy Step Code

Council Agenda – Monday, June 25, 2018

Pg. # ITEM

- Land use applications for first reading (to be further considered at the Public Hearing on July 16, 2018):
 - Application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit at 4211 No. 3 Road
 - 7960 Alderbridge Way and 5333 & 5411 No. 3 Road – Rezone from CA to ZMU34 (0989705 BC Ltd. – applicant)
 - 7811 Alderbridge Way – Rezone from IR1 to RCL2 (7811 Alderbridge Holding Corp Inc. – applicant)
- Public Electric Vehicle Charging Infrastructure Expansion
- Boundary Road Drainage Memorandum of Understanding

5. *Motion to adopt Items No. 6 through No. 14 by general consent.*

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6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-30 (1) the **Community Safety Committee** meeting held on June 12, 2018;
- CNCL-36 (2) the **General Purposes Committee** meeting held on June 18, 2018;
- CNCL-58 (3) the **Planning Committee** meeting held on June 19, 2018; and
- CNCL-64 (4) the **Public Works and Transportation Committee** meeting held on June 20, 2018; and
- CNCL-71 (5) the **Council/School Board Liaison Committee** meeting held on April 25, 2018;

be received for information.

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7. **2017 ANNUAL REPORT AND 2017 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No.) (REDMS No. 5831853)

CNCL-80

See Page CNCL-80 for full report

FINANCE COMMITTEE RECOMMENDATION

That the reports titled, “2017 Annual Report” and the “2017 Annual Report – Highlights” be approved.

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Consent
Agenda
Item

8. **UBCM RESOLUTION – SAFETY REGULATIONS FOR TRAMPOLINE PARKS**

(File Ref. No. 12-8275-01) (REDMS No. 5860738 v. 2)

CNCL-176

See Page **CNCL-176** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the proposed UBCM resolution titled “Safety Regulations for Trampoline Parks” be submitted to the Union of BC Municipalities as outlined in the staff report titled “UBCM Resolution – Safety Regulations for Trampoline Parks”, dated May 31, 2018, from the General Manager, Community Safety.



Consent
Agenda
Item

9. **BC ENERGY STEP CODE**

(File Ref. No. 10-6125-07-02) (REDMS No. 5827315 v. 4)

CNCL-182

See Page **CNCL-182** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769, which adds Part 10 Energy Step Code, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845, which amends Sections 3.4, 4.2.1, 4.3.3 and 4.4.1, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771, which amends Sections 12.4 and 14.2.10.A, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770, which amends Sections 2.2.3 and 2.5, be introduced and given first reading;*
- (5) *That Bylaw 9771 and Bylaw 9770, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

are hereby found to be consistent with said programs and plans, in accordance with 477(3)(a) of the Local Government Act;

- (6) *That Bylaw 9771 and Bylaw 9770, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (7) *That the creation of a two-year temporary full time Building Energy Specialist, partially funded by a \$100,000 contribution from BC Hydro, with remaining salary and benefits of \$130,000 fully recovered through building permit fees, be endorsed and that the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into a funding agreement with BC Hydro to support the Building Energy Specialist position;*
- (8) *That the creation of new Plan Reviewer and Building Inspector 1 positions, with total salary and benefits of \$200,000 fully recovered through building permit fees, be endorsed;*
- (9) *That the Consolidated 5 Year Financial Plan (2018-2022) be amended to include the temporary full-time Building Energy Specialist, Plan Reviewer, and Building Inspector 1 positions funded by an increase in grant revenue and building permit fees;*
- (10) *That the Energy Step Code training programs identified in the staff report titled "BC Energy Step Code" dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be approved with \$110,000 from the Carbon Tax Provision, as funded in the 2018 Operating Budget; and*
- (11) *That for Part 3 and Townhouse developments, notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769:*
 - (a) *If a Development Permit has been issued prior to September 1, 2018, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769; and*
 - (b) *If an acceptable Development Permit application has been submitted to the City prior to the adoption of Bylaw 9769, the owner may, until December 31, 2019, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769.*



Pg. # ITEM

Consent
Agenda
Item

10. **APPLICATION BY YKLM ART SPACE CO. LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 4211 NO. 3 ROAD**
(File Ref. No. TU 18-803320) (REDMS No. 5854857)

CNCL-222

See Page CNCL-222 for full report

PLANNING COMMITTEE RECOMMENDATION

That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow ‘Auction, Minor’ as a permitted use for a period of three years.”



Consent
Agenda
Item

11. **APPLICATION BY 0989705 BC LTD. FOR REZONING AT 7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "CITY CENTRE HIGH DENSITY MIXED USE (ZMU34) - LANSDOWNE VILLAGE"**
(File Ref. No. 12-8060-20-009825; RZ 15-692485) (REDMS No. 5776888 v. 5)

CNCL-238

See Page CNCL-238 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 to create the “City Centre High Density Mixed Use (ZMU34) - Lansdowne Village” zone, and to rezone 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from “Auto-Oriented Commercial (CA)” to “City Centre High Density Mixed Use (ZMU34) - Lansdowne Village”, be introduced and given first reading; and*
- (2) *That staff be directed to prepare a service area bylaw to provide district energy services to the development at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road.*



Pg. # ITEM

Consent
Agenda
Item

12. **APPLICATION BY ONNI 7811 ALDERBRIDGE HOLDING CORP INC. FOR REZONING AT 7811 ALDERBRIDGE WAY FROM THE “INDUSTRIAL RETAIL (IR1)” ZONE TO THE “RESIDENTIAL/LIMITED COMMERCIAL (RCL2)” ZONE**
(File Ref. No. 12-8060-20-009867; RZ 17-765420) (REDMS No. 5813659 v. 2)

CNCL-324

See Page CNCL-324 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9867, for the rezoning of 7811 Alderbridge Way from the “Industrial Retail (IR1)” zone to the “Residential/Limited Commercial (RCL2)” zone, be introduced and given first reading.



Consent
Agenda
Item

13. **PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE EXPANSION**
(File Ref. No. 10-6125-07-02) (REDMS No. 5843707 v. 14)

CNCL-383

See Page CNCL-383 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

That, as described in the staff report titled, "Public Electric Vehicle Charging Infrastructure Expansion" dated May 18th 2018 from the Senior Manager, Sustainability & District Energy:

- (1) *publicly accessible electric vehicle charging infrastructure be installed at City Hall and Richmond Olympic Oval, with funding from the 2017 Capital Budget;*
- (2) *pending the successful award of the City’s application to Natural Resources Canada’s Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative grant, staff be directed to report back with any additional capital budget approval for further expansion of charging infrastructure; and*
- (3) *a cost recovery approach to impose user fees and time limits for publicly accessible electric vehicle charging stations be endorsed as outlined in the report, and that staff be directed to bring forward amendments to the Consolidated Fees Bylaw No. 8636, the Traffic Bylaw No. 5870, Parking (Off-Street) Regulation Bylaw No. 7403, and the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 to implement this cost recovery approach.*



Consent
Agenda
Item

14. **BOUNDARY ROAD DRAINAGE MEMORANDUM OF UNDERSTANDING**

(File Ref. No. 10-6000-01) (REDMS No. 5804141 v. 6)

CNCL-394

See Page CNCL-394 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION**

- (1) *That the Chief Administrative Officer and the General Manager, Engineering be authorized to execute, on behalf of the City, a Memorandum of Understanding between the City and the City of New Westminster containing the material terms and conditions set out in the staff report titled, "Boundary Road Drainage Memorandum of Understanding" dated May 25, 2018 from the Acting Director, Engineering;*
- (2) *That the 5 Year Financial Plan (2018-2022) be amended to fund the City's share of fronting costs for the Boundary Road Pump Station upgrade of \$960,000 from the Drainage Improvement Reserve and the estimated annual operating cost of \$4,475 be incorporated into the 2019 Budget; and*
- (3) *That staff bring forward updates to the Works and Services Cost Recovery Bylaw No. 8752 to include recovery of the fronting costs for the Boundary Road Pump Station upgrade from benefiting developments in the Thompson Boundary Area.*



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

NON-CONSENT AGENDA ITEMS

FINANCE AND CORPORATE SERVICES DIVISION

15. **COUNCIL REMUNERATION AND EXPENSES FOR 2017**
(File Ref. No. 03-1200-03) (REDMS No. 5869199)

CNCL-399

See Page **CNCL-399** for full report

STAFF RECOMMENDATION

That the Council Remuneration and Expenses report for the year ended December 31, 2017 be received for information.

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16. **2017 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-03) (REDMS No. 5871410)

CNCL-401

See Page **CNCL-401** for full report

STAFF RECOMMENDATION

That the 2017 Statement of Financial Information be approved.

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-479 Election and Political Signs Bylaw No. 8713, Amendment **Bylaw No. 9887**
Opposed at 1st/2nd/3rd Readings – Cllr. Day.

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- CNCL-481 Civic Election Administration and Procedure Bylaw No. 7244, Amendment **Bylaw No. 9888**
Opposed at 1st/2nd/3rd Readings – None.

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Council Agenda – Monday, June 25, 2018

Pg. #

ITEM

CNCL-484

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9765**
(9600/9620 Glenacres Drive, RZ 17-772629)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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ADJOURNMENT

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**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day (entered at 7:03 p.m.)
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9764
(RZ 16-754305)**

(Location: 23200 Gilley Road; Applicant: Oris Developments (Hamilton) Corp.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Randy Barber, 23200 Gilley Road (Schedule 1)
- (b) Kal Gill, 23200 Gilley Road (Schedule 2)
- (c) Darbara Sandhu, 5520 Smith Drive (Schedule 3)
- (d) Gurnam Kaur Kaila, 126 Viscount Place, New Westminster (Schedule 4)
- (e) Uttam Singh Chane, 208 Campbell Street, New Westminster (Schedule 5)
- (f) Yadeta Meseret, 4300 Thompson Road (Schedule 6)
- (g) Jonathan Oshorne, 5211 Smith Drive (Schedule 7)



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

(h) Rajan Dassan, 23200 Gilley Road (Schedule 8)

(i) Jas Brar (Schedule 9)

Submissions from the floor:

Betty Carr, 4485 Fraserbank Place, expressed concern with regard to (i) traffic in the area as a result of the proposed density, (ii) sufficient parking for the proposed development, (iii) access to the proposed development and its effect on traffic flow, and (iv) the lack of a designated pick-up and drop-off area for the adjacent school.

In response to queries from Council, staff clarified that the proposal complies with the area plan, provides sufficient onsite parking, and that traffic calming measures will be implemented as part of the servicing plan.

Cllr. Day entered the meeting (7:03 p.m.)

PH18/6-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9764 be given second and third readings.

CARRIED

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9855 (RZ 15-694855)

(Location: 6560, 6600, 6640 and 6700 No. 3 Road; Applicant: Bene Richmond Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/6-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9855 be given second and third readings.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

CARRIED

Opposed: Cllr. Day

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9872
(RZ 17-778834)**

(Location: 10451, 10471 and 10491 No. 2 Road; Applicant: 1076694 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Luke Cannata, 10526 Kozier Drive, expressed concern with the current retaining wall in place between his property and 10491 No. 2 Road, noting that he has had to repair it as a result of it continuously failing. Mr. Cannata remarked that previous construction at 10491 No. 2 Road caused damage to his home's foundation, and he expressed concern that future construction will further damage his home's foundation. He then stated that with the demolition of the existing home at 10491 No. 2 Road, his backyard is open to No. 2 Road, which is worrisome. Also, Mr. Cannata wished to see the City's unsightly premises bylaw enforced with regard to tall grass on his neighbour's lawn.

In reply to queries from Council, staff noted that they will discuss with the applicant the concerns regarding the retaining wall and installing perimeter fencing during construction and bylaw enforcement of unsightly premises.

PH18/6-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9872 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

4. RICHMOND OFFICIAL COMMUNITY PLAN BYLAWS 9000 AND 7100, AMENDMENT BYLAW 9874 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9875 (RZ 16-754625)

(Location: 5480 Parkwood Way; Applicant: Brian Ross Motorsports Corp. dba Alfa Maserati of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/6-4

It was moved and seconded

That Official Community Plan Bylaws 9000 and 7100, Amendment Bylaw 9874 be given second and third readings.

CARRIED

PH18/6-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9875 be given second and third readings.

CARRIED

5. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9864, RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9865

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

PH18/6-6 It was moved and seconded
*That Official Community Plan Bylaws 9000, Amendment Bylaw 9864 be
given second and third readings.*

CARRIED

PH18/6-7 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9865 be given
second and third readings.*

CARRIED

PH18/6-8 It was moved and seconded
*That Official Community Plan Bylaws 9000, Amendment Bylaw 9864 be
adopted.*

CARRIED

PH18/6-9 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9865 be adopted.

CARRIED

**6. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 9837 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9838**

(Location: City-wide; Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH18/6-10 It was moved and seconded
*That Official Community Plan Bylaws 9000, Amendment Bylaw 9837 be
given second and third readings.*

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

PH18/6-11 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9838 be given
second and third readings.*

CARRIED

PH18/6-12 It was moved and seconded
*That Official Community Plan Bylaws 9000, Amendment Bylaw 9837 be
adopted.*

CARRIED

PH18/6-13 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9838 be adopted.

CARRIED

7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9861

(Location: City-wide; Applicant: City of Richmond)

Staff's Comments:

Barry Konkin, Manager, Policy Planning, provided a brief overview of Bylaw 9861 and spoke to the "fast track" review process for development applications for agricultural buildings and structures with an area of concrete slab larger than 300 m². Mr. Konkin remarked that a "fast track" review would include a concurrent building permit and soil deposit review process, in addition to the staff report process; also, he noted that the fee for such applications would be \$200.

Written Submissions:

- (a) Richmond Farmland Owners Association (Schedule 10)
- (b) Barbara Tinson, Chair, Richmond Chamber of Commerce (Schedule 11)
- (c) Richmond Farmland Owners Association (Schedule 12)
- (d) David Ryall, President, Delta Farmers Institute (Schedule 13)
- (e) Carolynn Campbell, Executive Director, Concrete BC (Schedule 14)
- (f) Darrell Zbeetnoff, Director, Zbeetnoff Agro-Environmental Inc. (Schedule 15)



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

- (g) Linda English, 13751 Garden City Road, (Schedule 16)
- (h) Robert S. Pringle, Chief Executive Officer, United Flower Growers Co-Operative Association (Schedule 17)
- (i) Stan Vander Waal, President, BC Agriculture Council (Schedule 18)
- (j) Armand VanderMeulen, President, Chair, BC Greenhouse Growers' Association (Schedule 19)

Submissions from the floor:

Stephen Easterbrook, Richmond resident and Co-Chair of the Agricultural Advisory Committee (AAC), spoke against the proposed bylaw. He commented on how farming has evolved, noting that greenhouse farming yields significantly higher crops and is necessary in order for farmers to stay competitive with international farmers. Mr. Easterbrook was of the opinion that a restriction on the size of impermeable floor surfaces on farmland would indicate that Richmond is closed for farming. He commented on farming regulatory practices, noting that the lack of impermeable floor surfaces would render complying with food safety and bio-security regulations extremely challenging; also, pest control would be unmanageable. Mr. Easterbrook queried the rationale for the proposed bylaw, and was of the opinion that inadequate research has been conducted and urged Council to make an informed decision and consider all the effects the proposed bylaw may impose on local farmers.

Niti Sharma, 11380 Kingfisher Drive, spoke in favour of Bylaw 9861, noting that it is necessary as a result of the impending legalization of cannabis. She was of the opinion that (i) a barn could easily be repurposed for cannabis production and as it is a closed structure, such activity may be difficult to detect, (ii) large impermeable surfaces on agricultural land do not support soil based agriculture and could cause irreversible damage to the ecology and bio-physical nature of the land, and (iii) large impermeable surfaces on agricultural land may exacerbate the existing drainage issues. Ms. Sharma then stated that the proposed application process would allow Council to thoroughly assess each application and ensure all applications are genuine.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Todd May, Co-Chair, AAC, referenced the staff memorandum with regard to the AAC's position on Bylaw 9861, noting that the proposed regulations are contrary to all types of agricultural viability, and that concrete slabs and related structures are essential to modern and current agricultural practices. Mr. May remarked that the proposed bylaw was forwarded to the AAC for its review and comments, and cited concern that their expert opinions were not being respected. He then commented on the "fast track" process, noting that a clear and defined process is required. Mr. May queried the 300 m² threshold and urged Council to work with the AAC on this figure.

Humraj Kallu, 13051 Blundell Road, distributed a booklet (attached to and forming part of these Minutes as Schedule 20). He was of the opinion that any actions that negatively impact farmers will also negatively impact businesses on agricultural land. He noted that despite the proposed "fast track" process for development variance applications, the process may pose significant financial implications for farmers. Mr. Kallu then cited concern that those directly affected by the proposed bylaw were not consulted.

In response to Council query regarding the requirements for a greenhouse application, staff noted that the most important component would be a completed statutory declaration. Staff further noted that the proposed expedited process would be more efficient as all steps would be done concurrently.

Vincent Quan, non-Richmond resident, spoke in opposition to the proposed bylaw, noting that it will have a negative impact on the future of farming. He was of the opinion that restrictions on buildings on agricultural land will adversely affect the future viability of a farm and in particular its ability to store and produce crops. He noted that the farming industry is evolving and better quality and large quantities of product are needed to meet consumer demands.

John Roston, 12262 Ewen Avenue, spoke in favour of the proposed bylaw as it will introduce regulations on agricultural structures while the provincial government establishes a regulatory framework on cannabis. He was of the opinion that greenhouses could be built on industrial land to preserve farmland.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Mr. De Beer, representing Prins Greenhouses, spoke on greenhouses and the method in which vegetables are grown within them. He stated that impermeable flooring is integral to greenhouse farming for many reasons, but in particular as it relates to sanitation and irrigation. In addition, Mr. De Beer commented on the advantages of greenhouse farming, highlighting that production is carried out nearly year round, less water and pesticides are utilized, and yields are approximately 10 times higher than with soil-based farming.

John Moonen, West Vancouver, spoke in opposition to the proposed bylaw and read from his submission (attached to and forming part of these Minutes as Schedule 21).

Kirk Miller, former Chair of the Agricultural Land Commission, cautioned Council on the proposed bylaw, noting that an attempt to prevent certain forms of agriculture could be problematic. He spoke of the establishment of the Agricultural Land Reserve, noting that at the time, its intent was to create an industrial zone where agricultural businesses could operate. Mr. Miller then stated that farming requires the use of farm buildings and greenhouses often with impermeable surfaces. He was of the opinion that the proposed bylaw undermines the City's Agricultural Viability Strategy and removes a farmer's right to choose the most appropriate way to farm. Mr. Miller urged Council to abandon the proposed bylaw.

Vincent Li, 6331 Buswell Street and member of the Richmond Farmland Owners Association, spoke against the proposed bylaw and was of the opinion that stakeholders were not adequately consulted on it. Mr. Li wished to see no new regulations for agricultural buildings and greenhouses.

Resident of 16200 Westminster Highway and member of the Richmond Farmland Owners Association spoke against the proposed bylaw. He was of the opinion that large agricultural buildings and greenhouses do not negatively affect soil-based agriculture. He then stated that he wished to see no new regulations for agricultural buildings and greenhouses.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Peter Karakatsoulis, Lyfe Organic, spoke in opposition to the proposed bylaw as he was of the opinion that vertical farming is the future and greenhouses use less water and protect crops from outside contaminants. He then spoke on various greenhouses being constructed, commenting on their economics.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Tristan, member of the Richmond Farmland Owners Association, spoke in opposition to the proposed bylaw, noting that farming is a complex business and one that is continuously evolving. He commented on technologies that are advancing farming and allowing farmers to increase production. He then referenced figures from Statistics Canada with regard to farming. He was of the opinion that farmers and experts were not consulted and therefore, the Richmond Farmland Owners Association cannot support the proposed bylaw.

Dr. Laila Benkrima, Research Scientist and Instructor of Horticulture at the University of the Fraser Valley, advised that the food industry is highly regulated and that impermeable floors in greenhouses allow for better bio-security. She noted that farmers need to ensure safety of the food as well as earn a living and greenhouses provide an advantage as crops grown in greenhouses use less water, little to no pesticides and provide high quality yields. She was of the opinion that with continual technological advancement and the expansion of crops, the number of greenhouses will increase and the type of flooring used will be vital to their success.

Clayton Chessa, Langley, referenced an article from *Motherboard* (attached to and forming part of these Minutes as Schedule 22) and commented on greenhouses being the future of food and how greenhouses are helping create food supply in areas where food security was a challenge.

Laura Gillanders, Richmond resident, spoke in support of the proposed bylaw, and was of the opinion that it would not prohibit farmers from farming as impermeable surfaces are not commonly utilized in greenhouses. She noted that Richmond has the most high quality soil to grow ground crops and therefore was concerned with the loss of soil should large concrete slabs be permitted.

Ben Dhiman, 9360 Sidaway Road, noted that it is becoming more difficult to farm and many variables are considered in making a farm a successful business. He remarked that a controlled environment is necessary in order to expand a short farming season. He was of the opinion that placing restrictions on farm structures will hinder farm activities and urged Council to support farmers and the farming industry.

Dale Badh, 2831 Westminster Highway, echoed the comments made by previous delegations and urged Council to consider the recommendations of the Agricultural Advisory Committee and the Richmond Farmland Owners Association.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Mr. Kallu, 1342 52nd Street, Tsawwassen, commented on the history of commercial farming, noting that since its inception, farmers have had the right to choose what to farm, how to grow it and how to sell. The *Farm Practices Protection (Right to Farm) Act* allows farmers to farm without fear of complaints from others; he spoke of BC Supreme Court rulings and cited concern with the proposed bylaw as he believed it would infringe on farmers' right to farm. Mr. Kallu then spoke of the City's Agricultural Viability Strategy, noting that diversification in the agricultural industry should be supported. Mr. Kallu requested that the proposed bylaw be rejected and urged Council to consider the recommendations and comments made by experts and farmers.

Brad Dore, queried the 'fast track' application process and whether it would be site specific.

Mayor Brodie acknowledged the conclusion of the first round of speakers. Two speakers then spoke for a second time on new information.

Niti Sharma, 11380 Kingfisher Drive, noted that evidence based policies are required when considering the proposed bylaw and therefore individual opinions do not present sufficient proof.

Todd May, Co-Chair, Agricultural Advisory Committee, spoke on the "fast track" process, noting that a clearly defined process needs to be in place. He remarked that stakeholders were not adequately consulted and therefore, he believed that there is a lack of understanding of the proposed bylaw's impacts on farmers.

Mr. Kallu, 1342 52nd Street, Tsawwassen, noted that limiting the size of concrete slabs in greenhouses and other agricultural buildings will also limit the design of the structures.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

Joe Erceg, General Manager, Planning and Development, provided more information on the “fast track” development application process, noting that a development variance permit would be required for a concrete floor larger than 300 m² for agricultural buildings, and a rezoning permit for all greenhouses that propose a concrete floor of any size. He advised that a “fast track” review process would be applicable to these applications whereby a building permit review, soil deposit review and a “fast track” staff report process would occur concurrently. Mr. Erceg then noted that a development application fee of \$200 would be applicable and the development variance permit process would take approximately two months and a rezoning application process would take approximately three months.

PH18/6-14

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9861 be given second and third readings.

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

PH18/6-15

It was moved and seconded

That Bylaw 9861 be amended in Part 6 b) to read as follows:

“6) The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for:

- b) Agricultural buildings and structures on a lot, excluding greenhouses, with a cumulative lot coverage equal to or less than 350 m² in total area for all existing and proposed agricultural buildings and structures.”*

DEFEATED

Opposed: Mayor Brodie
Cllrs. Dang
Johnston
Loo
McNulty
McPhail



Regular Council meeting for Public Hearings
Monday, June 18, 2018

PH18/6-16

It was moved and seconded

That Bylaw 9861 be amended in Part 6 b) to read as follows:

“6) The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for:

- b) Agricultural buildings and structures on a lot, excluding greenhouses, with a cumulative lot coverage equal to or less than 500 m² in total area for all existing and proposed agricultural buildings and structures.”*

DEFEATED

Opposed: Cllrs. Au
Dang
Johnston
Loo
McNulty
McPhail

PH18/6-17

It was moved and seconded

That Bylaw 9861 be amended in Part 6 b) to read as follows:

“6) The provisions of Section 14.1.4.4 and 14.1.4.5 do not apply for:

- b) Agricultural buildings and structures on a lot, excluding greenhouses, with a cumulative lot coverage equal to or less than 750 m² in total area for all existing and proposed agricultural buildings and structures.”*

CARRIED

Opposed: Cllr: McNulty

The question on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9861, as amended, was then called and it was **CARRIED** with Cllr. Loo opposed.

PH18/6-18

It was moved and seconded

(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9861 be reviewed in one year; and

(2) That staff report back regarding undertaking a public consultation process.

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

PH18/6-19

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9861 be adopted.

CARRIED

Opposed: Cllr. Loo

**8. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000,
AMENDMENT BYLAW 9869 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 9870**

(Location: All properties zoned Agriculture (AG1); Applicant: City of Richmond)

Applicant's Comments:

Staff was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

John Roston, 12262 Ewen Road, expressed concern with the elimination of the rezoning process for additional farm worker dwellings. He noted that a rezoning process would allow for a more thorough review of the use of the additional dwelling. He questioned the authenticity of requests for additional dwellings and therefore wished to see a vetting process in place to validate that the requested additional dwelling is in fact for farm workers.

Niti Sharma, 11380 Kingfisher Drive, spoke in opposition to the proposed bylaw and suggested incorporating a rezoning process for additional dwellings on agricultural land. She was of the opinion that allowing secondary dwellings on agricultural land would further increase real estate speculation on agricultural land.

Todd May, Co-Chair, Agricultural Advisory Committee, noted that the AAC supports the proposed bylaw and believed that the proposed bylaws will further sustain the viability of agriculture in Richmond.

Laura Gillanders, Richmond resident, expressed concern with the proposed bylaw and stated that she is discouraged to see it in light of the discussions on the effects of large homes on farmland. She was of the opinion that implementing a rezoning process for additional dwellings on agricultural land is important as it would implement a thorough review of the request.



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

- PH18/6-20 It was moved and seconded
That the June 18, 2018 Public Hearing proceed past 11:00 p.m.
CARRIED
- PH18/6-21 It was moved and seconded
That Official Community Plan Bylaws 9000, Amendment Bylaw 9869 be given second and third readings.
The question on the motion was not called as discussion took place on the application process for an additional dwelling on agricultural land. In reply to queries from Council, Mr. Erceg noted applications that meet the criteria for an additional dwelling unit would not be further evaluated by staff.
The question on the motion was then called and it was **CARRIED** with Mayor Brodie, Cllrs. Day and Steves opposed.
- PH18/6-22 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9870 be given second and third readings.
CARRIED
Opposed: Mayor Brodie
Cllrs. Day
Steves
- PH18/6-23 It was moved and seconded
That Official Community Plan Bylaws 9000, Amendment Bylaw 9869 be adopted.
CARRIED
Opposed: Mayor Brodie
Cllrs. Day
Steves
- PH18/6-24 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9870 be adopted.
CARRIED
Opposed: Mayor Brodie
Cllrs. Day
Steves



**Regular Council meeting for Public Hearings
Monday, June 18, 2018**

ADJOURNMENT

PH18/6-25

It was moved and seconded

That the meeting adjourn (10:58 p.m.).

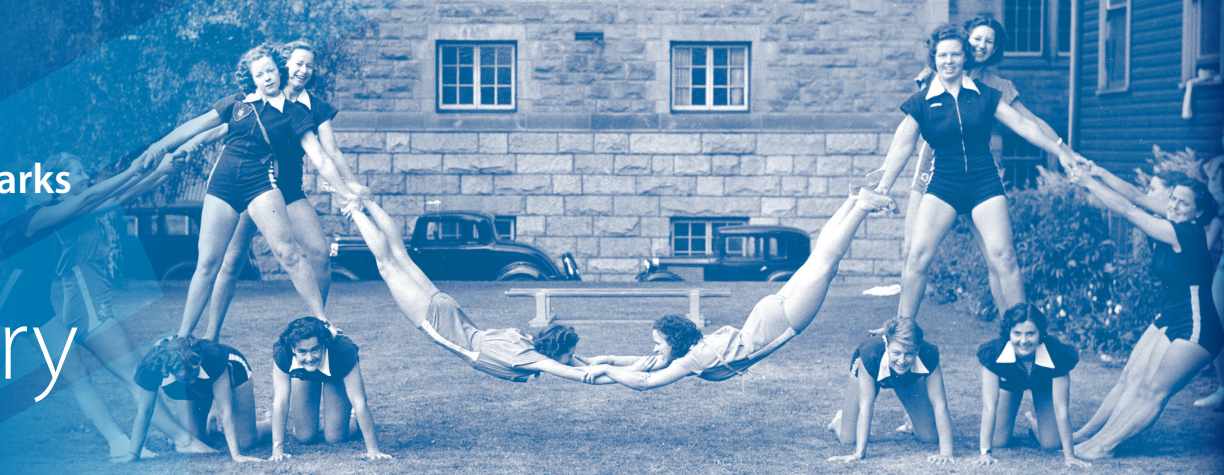
CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, June 18, 2018.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

Our Story



Vancouver Archives: "Pro-Rec" members putting on a display, Vancouver, BC ca 1940

The British Columbia Recreation and Parks Association (BCRPA), a not for profit organization, plays a central role in leading the enrichment and improvement of the quality of life of British Columbians and their communities. We do this by championing the power of recreation and parks. This year, we are celebrating our **60th anniversary** by proudly commemorating our transformative journey to the present day, and revealing a glimpse into our future.

Ours is a story of creating community connectedness and individual well-being based on the knowledge and recognition that recreation and active living, as well as access to parks and the natural environment, have significant impacts on our physical and mental health.

Recreation began as an ad-hoc collection of activities developed by municipal commissions, volunteer organizations, clubs, churches, and cultural organizations. By the 1950s, the development of more formal approaches to parks, recreation and culture services were taking shape. **In 1957, a committee was formed to look at establishing a recreation association in BC**, and in May 1958, that committee became the British Columbia Recreation Association (BCRA). The BCRA unified the sector, providing a voice to advocate for and promote recreation and parks that continues today.

Within a decade, this new collective power was giving recreation a seat at the table of the provincial government to influence policy and steer funding. The Association professionalized the sector, helped establish formal education, channeled program funding opportunities, and championed public access to natural urban and rural space. In 1981, BCRA emphasized its role in parks by increasing parks advocacy and changing its name to British Columbia Recreation and Parks Association.

In 1984, we created the BCRPA Fitness Leader registration program that maintains the highest professional standards for fitness leaders in BC. Our registration status is recognized as 'the' standard against which the qualifications of a fitness leader may be measured and we are widely regarded as the regulatory body for fitness professionals throughout the Province.

BCRPA has been so influential that our name is synonymous with recreation and parks. Our sphere of influence includes local governments (90% are active members of BCRPA), senior government, non-profit and community organizations, the private sector, the fitness industry and academia. BCRPA is the driving force behind successful government-funded community-based recreation and parks initiatives that number in the dozens over recent years.

Moving forward, the future of BCRPA is most promising as we continue to support senior government in meeting provincial health and physical activity goals through the development and delivery of community-based recreation programs; work to fulfill the vision of the national Framework for Recreation in Canada; and create more cross-sector partnerships to continue to champion the power of recreation and parks. The benefit to British Columbians from our work is improved health and quality of life.



STRATEGIC PLAN

VISION

Recreation and parks are valued as essential to active, healthy, and connected communities, and to improving the quality of life of every British Columbian

PURPOSE

To lead the enrichment of individuals and their communities through the power of recreation and parks

ROLES

Leader, Activator, Connector, Service Provider, Educator

VALUES

Inclusivity, Connecting, Creativity, Responsiveness, Accountability

STRATEGIC PRIORITIES

LEADERSHIP

✓ **Advance Recreation & Parks**

- Advance the impact of recreation and parks through relationship building
- Champion recreation and parks as essential to supporting healthy, connected communities
- Lead British Columbia's implementation of *A Framework for Recreation in Canada*
- Support the Canadian Parks & Recreation Association
- Support the Recreation Foundation of BC
- Deliver the highest provincial standards for fitness certification

MEMBERSHIP SUPPORT and SERVICES

✓ **Strengthen & Engage the Membership**

- Connect our members to each other and engage them in the Association
- Facilitate professional development and the exchange of knowledge and best practices
- Be visible and relevant to our members and to the field of recreation and parks
- Deepen relationships with those in recreation and parks field
- Expand support and resources for Registered Fitness Leaders

ORGANIZATIONAL PROSPERITY

✓ **Thrive & Be Resilient**

- Embrace continuous improvement
- Develop revenue opportunities aligned with our purpose
- Inspire and support excellence in staff, and Board members





British Columbia Recreation and Parks Association Excellence Awards 2018

BCRPA's Annual Provincial Awards of Excellence recognize distinct achievement at the municipal, regional, and/or special interest area level for programs and facilities that have a significant impact in local recreation and parks.

On May 2, 2018 at the BCRPA's Annual Symposium, the City of Richmond received two Awards of Excellence for the following:

- Facility Excellence Award for the City Centre Community Centre
- Program Excellence Award for the Pollinator Pasture Program

Facility Excellence Award

This honour recognizes outstanding innovation in facility concept, design development, maintenance or operation in a facility. The awards committee chose **The City Centre Community Centre** as this year's winner because it is a vibrant example of sustainability, reflective of extensive community consultation, and brings to life an accessible, creative space that provides enhanced fitness and multi-purpose opportunities.

Program Excellence Award

This honour recognizes creative, successful and innovative programs which may serve as a model for other recreation and parks agencies to enhance their services. The awards committee was impressed by the **Pollinator Pasture** because of its multi-layered approach to program and community engagement. The high value project brought together hundreds of individuals, community groups, associations and businesses through collective opportunities to build a community gathering space and educational program that is both a public art project, as well as a habitat for pollinators. This program was lauded for not only increasing pollination but for engaging the wide community in its interests.

There were over twenty nominations for the 2018 awards. The City of Richmond has every reason to be extremely proud of its public engagement and community development as reflected in the achievement of these two highly coveted awards.



Community Safety Committee

Date: Tuesday, June 12, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Linda McPhail

Absent: Councillor Derek Dang, Vice-Chair

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on May 15, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 10, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SAFETY DIVISION

1. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT - APRIL 2018**
(File Ref. No. 12-8060-01) (REDMS No. 5835232 v. 3)

Community Safety Committee

Tuesday, June 12, 2018

In response to questions from Committee, Carli Edwards, Manager, Community Bylaws and Licencing, advised that the nine short-term rental violations noted in the staff report were from a range of properties including a house operating as a bed and breakfast without a licence to strata condo units being rented out short-term. Ms. Edwards further remarked that staff have not found Airbnb to be the most frequent offender.

Lloyd Bie, Acting Director, Engineering, in reply to queries from Committee regarding grease management and public education, advised that the City does not send any direct mail outs other than what is included with residents utilities bill.

In response to a query regarding stop-work-orders issued by the Soil Officer in April 2018, Ms. Edwards advised Committee that they did not include the Garden City Lands site.

Ms. Edwards, in further response to questions from Committee, commented that (i) proposals for the Public Bike Share Pilot Program are being evaluated by staff, (ii) business licence fees are set to ensure recovery of costs associated with granting a licence, (iii) staff are assessing options for granting short-term licences for businesses that operate in the City on a short-term basis, such as food trucks, and (iv) staff work with business operators, such as bike rentals and other newer business concepts, when they apply for a business licence to complete necessary plans and put forward any required bylaw amendments to Council.

In response to queries regarding dog licencing, Ms. Edwards remarked that (i) staff are reviewing amendments to the categories and pricing structure of dog licences to address the excess of categories currently in place, (ii) the Regional Animal Protection Society (RAPS) has an agreement to sell dog licences on behalf of the City, and RAPS receives a portion of the proceeds, and (iii) information regarding obtaining a dog licence through RAPS is available on the City's website.

It was moved and seconded

That the staff report titled "Community Bylaws Monthly Activity Report - April 2018", dated June 5, 2018, from the General Manager, Community Safety, be received for information.

CARRIED

2. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – APRIL 2018**

(File Ref. No. 09-5000-01) (REDMS No. 5844207 v. 2)

In response to a query from Committee, Time Wilkinson, Fire Chief, noted that the new *When to Make a Call* brochure, would be distributed to Committee.

2.

Community Safety Committee

Tuesday, June 12, 2018

Mr. Wilkinson provided clarification in response to Committee inquiries regarding incident response time and remarked that the report details the time between when a call is received to when Richmond Fire-Rescue (RFR) arrive on scene. He also noted that response times may vary based on personal protective equipment (PPE) requirements and that more time is allotted for those events that require PPE. Mr. Wilkinson further remarked that the average time is not the National Fire Protection Association's (NFPA) standard which is to the 90th percentile and clarified that RFR follows NFPA standards.

In further response to queries from Committee, Mr. Wilkinson noted that generally the location of a fire station does not impact response times, including those districts that may require a further travel distance for response. Mr. Wilkinson commented further that staff are working on automatic aid opportunities with Delta, Vancouver, and New Westminster to coordinate responses and a report will be brought forward to Committee regarding the matter.

In response to queries from Committee regarding a report on RFR implementation and evaluation, staff advised Committee that the report is forthcoming in the fall in time for operating budget considerations. Discussion took place on the need for Committee review prior to the budget review, and there was agreement among Committee to discuss the matter at the next meeting.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – April 2018", dated May 22, 2018 from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

3. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Introduction of New Staff

Mr. Wilkinson introduced Alan McGrath And Jim Wishlove as the two new Deputy Fire Chiefs.

(ii) Brighthouse Fire Hall No. 1 Opening

Mr. Wilkinson informed Committee that the grand opening of the new Brighthouse Fire Hall No. 1 will be held on June 23, 2018 from 11 a.m. to 2 p.m. He advised that the formal ceremony will commence at 11:30 a.m. and that self-guided tours and demonstrations will be available.

(iii) Steveston Salmon Festival

Mr. Wilkinson noted that RFR will be involved with the parade and a variety of other community engagement activities at the festival.

3.

Community Safety Committee
Tuesday, June 12, 2018

(iv) Community Outreach and Public Education Plan (COPEP) Update

Mr. Wilkinson advised that staff are working on community outreach programs and highlighted the following:

- fire safety education for students will be provided in conjunction with the school district to provide information to grades 2, 8 and 12;
- the school program would include basic information provided to grade 2 classes, assemblies and presentations that focus on home safety including cooking for grade 8 classes, and adult fire safety for grade 12 classes;
- staff are working with Kwantlen Polytechnic University on the design of different brochures;
- the initiation of a “Butt-out Campaign” which will distribute signs throughout various locations around the City in English and Mandarin to denote where preventable fires have been located throughout the city;
- the Justice Institute assisted RFR staff with the Doors Open Richmond event which welcomed over 1800 visitors to the No. 3 fire hall during the two day event; and
- requests for new staff for the community outreach area will be included in the operational budget submissions for 2019.

(v) New BC Emergency Health Services Dispatch System

Mr. Wilkinson advised that there is little information regarding the new process at this time. He further noted that the updated system, the Manchester Triage Scoring System, was launched on May 30, 2018 and that it incorporates a new model using a new colour-coding system.

4. RCMP MONTHLY ACTIVITY REPORT – APRIL 2018

(File Ref. No. 09-5000-01) (REDMS No. 5806458 v. 4)

Will Ng, Superintendent, Officer in Charge, offered additional comments regarding the crime statistics and noted that April 2018’s statistics for assaults, serious assaults, and sexual assaults were slightly above threshold; however there were no noted patterns or trends.

Community Safety Committee
Tuesday, June 12, 2018

In response to questions from Committee, Supt. Ng advised that (i) Richmond RCMP are currently working with Vancouver Coastal Health on the mobile mental health response program (Car 67 Program) and are awaiting security clearances for the two nurses selected for the program prior to its initiation expected for September 2018, (ii) of the two murders in April 2018, one was drug related and the other is currently under investigation, (iii) Richmond has traditionally had a low homicide rate and six out of the eight homicides in 2017 were attributed to organized crime, (iv) crime rates in Richmond are traditionally low and officers have been working to be more visible in the community, and (v) the decrease in auxiliary constables hours for April 2018 was due to changes in federal regulations that no longer allow auxiliary constables to attend ride-alongs.

It was moved and seconded

That the report titled "RCMP Monthly Activity Report – April 2018", dated May 17, 2018, from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

5. **2017–2018 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN FOURTH QUARTER RESULTS (JANUARY 1 TO MARCH 31, 2018)**

(File Ref. No. 09-5000-01) (REDMS No. 5784884 v. 4)

Supt. Ng highlighted that the 16 officers approved by Council have now been approved by Ottawa. He further noted that Richmond RCMP are working to staff offices.

It was moved and seconded

That the report titled "2017–2018 Richmond RCMP Detachment Annual Performance Plan Fourth Quarter Results (January 1 to March 31, 2018)", dated May 17, 2018 from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

6. **RCMP/OIC BRIEFING**

(Verbal Report)

(i) Doors Open event at Richmond RCMP

Supt. Ng remarked that this was the first year Richmond RCMP had participated and noted that there were only enough resources to attend to one day, where approximately 850 visitors were welcomed.

(ii) Coffee with a Cop at Aberdeen Centre and Ironwood McDonalds

Supt. Ng noted that there was a large turnout for both events.

Community Safety Committee
Tuesday, June 12, 2018

7. **COMMITTEE STANDING ITEM**

E-Comm

The Chair advised that the Strategic Planning sessions will continue until September 7, 2018 and that the results would be brought forward to Committee.

8. **MANAGER'S REPORT**

Illegal Taxi Enforcement

Ms. Edwards provided an update to Committee regarding another round of enforcement of illegal taxis and advised that staff will resume enforcement at the end of this month.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:39 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, 2018.

Councillor Bill McNulty
Chair

Amanda Welby
Legislative Services Coordinator



General Purposes Committee

Date: Monday, June 18, 2018

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo (entered at 4:03 p.m.)
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

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

AGENDA ADDITION

It was moved and seconded

That "Richmond Sports Council Facility Needs Assessment 2018" be added to the agenda as Item 4.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 4, 2018, be adopted as circulated.

CARRIED

General Purposes Committee
Monday, June 18, 2018

COMMUNITY SAFETY DIVISION

1. UBCM RESOLUTION – SAFETY REGULATIONS FOR TRAMPOLINE PARKS

(File Ref. No. 12-8275-01) (REDMS No. 5860738 v. 2)

It was moved and seconded

That the proposed UBCM resolution titled “Safety Regulations for Trampoline Parks” be submitted to the Union of BC Municipalities as outlined in the staff report titled “UBCM Resolution – Safety Regulations for Trampoline Parks”, dated May 31, 2018, from the General Manager, Community Safety.

CARRIED

Councillor Loo entered the meeting (4:03 p.m.).

COMMUNITY SERVICES DIVISION

2. REVIEW OF COUNCIL APPROVAL PROCESS FOR PUBLIC ART PROJECTS ON PRIVATE LAND

(File Ref. No. 11-7000-09-00) (REDMS No. 5722457 v. 5)

In response to questions from Committee, Eric Fiss, Public Art Planner, advised that:

- public art submissions on private land currently go through a rigorous review process under the leadership of a public art consultant;
- a selection panel made up of (i) representatives from the City and community stakeholders, (ii) staff, to ensure compliance with Council policies and goals, and (iii) the Richmond Public Art Advisory Committee (RPAAC) reviews the proposed project;
- there is a policy that manages de-accessioning public artwork if requested by the property owner, which may include selling or returning it to the artist;
- various Area Public Art Plans recommend that developers contribute to a pool of public art contributions to facilitate larger public art installations;
- funds donated to the public art reserve fund are allocated for public art capital projects;
- examples of public art throughout the city are listed on the City’s website and new public art provided by developers on their private property is listed in the annual report;

2.

General Purposes Committee

Monday, June 18, 2018

- public art must meet fundamental community standards and a multi-department staff review of public art on private land is carried out to ensure compliance with Council guidelines; and
- in staff's review of other municipalities, public art programs are primarily managed by municipal staff, art agencies or autonomous art commissions in order to maintain an arm's-length approach.

Examples of public art on private property were distributed to Committee (copy on file, City Clerk's Office) and discussion ensued with regards to the subjectivity of art and the potential to review the staff-led process for public art on private property.

Chris Charlebois, former member of the Richmond Public Art Advisory Committee, expressed concern for the speculation of art commissioned by developers and expressed his support for local artists.

Linda Barnes, 4551 Garry Street and Paul Dufour, 3031 Williams Road, representing the Richmond Arts Coalition, spoke in favour of the staff report and was of the opinion that policies set by Council should set standards and avoid subjective decision making.

In response to questions from Committee, Ms. Barnes commented that (i) any policy that seeks to promote local artists would be worthwhile, (ii) art work is subjective and should generate conversation, and (iii) a public art policy that does not impose a final approval from Council is crucial in establishing a strong art program.

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

It was moved and seconded

That staff be directed to add policy in which Council has the discretion to approve or refuse artwork on public or private property or recommend allocating equivalent funds for other projects, and consider restrictions to local artists.

The question on the referral motion was not called as discussion took place on (i) whether the process should be amended to allow Council approval for art on private land, (ii) requesting equal value of an art project for another project or amenity from developers, and (iii) increasing support of local artists.

The question on the referral motion was then called and it was **CARRIED** with Cllrs. Dang, Loo, and McPhail opposed.

General Purposes Committee
Monday, June 18, 2018

ENGINEERING AND PUBLIC WORKS DIVISION

3. BC ENERGY STEP CODE

(File Ref. No. 10-6125-07-02) (REDMS No. 5827315 v. 4)

It was moved and seconded

- (1) That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769, which adds Part 10 Energy Step Code, be introduced and given first reading;*
- (2) That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845, which amends Sections 3.4, 4.2.1, 4.3.3 and 4.4.1, be introduced and given first reading;*
- (3) That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771, which amends Sections 12.4 and 14.2.10.A, be introduced and given first reading;*
- (4) That Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770, which amends Sections 2.2.3 and 2.5, be introduced and given first reading;*
- (5) That Bylaw 9771 and Bylaw 9770, having been considered in conjunction with:
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*are hereby found to be consistent with said programs and plans, in accordance with 477(3)(a) of the Local Government Act;*
- (6) That Bylaw 9771 and Bylaw 9770, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (7) That the creation of a two-year temporary full time Building Energy Specialist, partially funded by a \$100,000 contribution from BC Hydro, with remaining salary and benefits of \$130,000 fully recovered through building permit fees, be endorsed and that the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into a funding agreement with BC Hydro to support the Building Energy Specialist position;*
- (8) That the creation of new Plan Reviewer and Building Inspector 1 positions, with total salary and benefits of \$200,000 fully recovered through building permit fees, be endorsed;*

4.

General Purposes Committee
Monday, June 18, 2018

- (9) *That the Consolidated 5 Year Financial Plan (2018-2022) be amended to include the temporary full-time Building Energy Specialist, Plan Reviewer, and Building Inspector 1 positions funded by an increase in grant revenue and building permit fees;*
- (10) *That the Energy Step Code training programs identified in the staff report titled "BC Energy Step Code" dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be approved with \$110,000 from the Carbon Tax Provision, as funded in the 2018 Operating Budget; and*
- (11) *That for Part 3 and Townhouse developments, notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769:*
 - (a) *If a Development Permit has been issued prior to September 1, 2018, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769; and*
 - (b) *If an acceptable Development Permit application has been submitted to the City prior to the adoption of Bylaw 9769, the owner may, until December 31, 2019, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769.*

CARRIED

4. **RICHMOND SPORTS COUNCIL FACILITY NEEDS ASSESSMENT 2018**

(File Ref. No.)

Discussion ensued regarding the Sports Facilities Needs Assessment submitted by the Richmond Sports Council (attached to and forming part of these minutes as Schedule 1.)

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

It was moved and seconded

That the 2018 Richmond Sports Council Facility Needs Assessment be referred to staff for review and input.

The question on the referral motion was not called as staff was directed to include a copy of the Richmond Major Facilities Projects (2016-2026) report when reporting back.

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

5.

General Purposes Committee
Monday, June 18, 2018

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:56 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday, June
18, 2018.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator



Richmond Sports Council

www.richmondsportscouncil.com

June 12, 2018

City Clerk
City of Richmond
6911 No. 3 Road
Richmond V6Y 2C1

Dear Sir:

Re: Richmond Sports Council Facility Needs Assessment 2018

Would you please arrange for the attached report to be added to the agenda for the next General Purposes Committee Meeting.

As Chair, I would attend the meeting to answer any questions that Council members may have and also to provide information as required.

Your truly,

Jim Lamond,
Chair

604-270-1400

Jlamond1@telus.net

PO Box 162 - 185-9040 Blundell Road, Richmond BC V6Y 1K3



Richmond
Sports Council

www.richmondsportscouncil.com

Richmond Sports Council is the collective voice of Richmond's community sports

RICHMOND SPORTS COUNCIL

Sports Facilities Needs Assessment June 2018

PO Box 162 - 185-9040 Blundell Road, Richmond BC V6Y 1K3

B) Projects Already in Progress – not included in the priorities above:

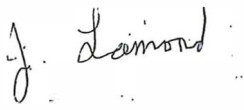
- a. Hugh Boyd – Multi-use facilities including change rooms
- b. Lawn Bowling Club House

C) Future Possibilities:

- a. In future, there is potential to include an Arena Facility as part of the Multi-sport Field House complex.

In summary, Sports Council, on behalf of its Members, is recommending that the facility requirements listed in Section A above be strongly considered for integration into current Parks and Recreation Capital Budget priorities for the upcoming budget year.

Respectfully Submitted



Chairman, Richmond Sports Council

Attachments:

- Appendix A – Facilities Needs Assessment January 2018
- Appendix B – Sports Complex Preliminary Report October 9 1986

RICHMOND SPORTS COUNCIL

*Sports Facilities Needs Assessment
June 2018*

APPENDIX "A"

**UPDATED FACILITY NEEDS ASSESSMENT – JANUARY 2018
2011- 2023**

Sport Group	Current Facilities 2011	Future Facilities needed 2023
Richmond Cricket Club	Covered area for scoring New deck on club house	Bleachers for spectators Bigger club house Covered area for scoring
Richmond Curling		Upgrading of current facility
Wrestling		room space of approximately 2,000 sqft. Preferably in East Richmond
Dug Out Club		Artificial turf baseball diamond (or infield only) that would accommodate at least 80ft bases
Richmond Rugby Club	Larger change room and shower facilities Lit rugby practice field	-new permanent change room and shower facilities. The portable trailer unit we currently use is at the end of its useful life. Its beyond making significant and lasting repairs, it's also too small, and the economics of another temporary unit don't make sense. -a lit rugby practice field that can withstand winter training so we can protect the one good field we currently use.
Richmond Little League Baseball	Indoor baseball facility completed Current facilities not in line with facilities in Lower Mainland	Youth Baseball Diamond in East Richmond. More Weather dependable field in East Richmond New showcase baseball facility a) DIAMOND ACCESS - Allow access from mid Feb, early March on at least one suitable practice diamond to at the latest April 1st to Oct long weekend for "Game Play". (Includes for Fall Ball) b) POWER - Made available to help perhaps suck up water with vacuums, pitching machines, wash bleachers down, etc c) WATER CONNECTION AT THE EXISTING SPRINKLER BOX OR POSSIBLY NEAR BY The dirt, leaves, spilled coffees, etc would be easier to clean up amongst the bleachers, dugouts, etc if there was a hose bib located closer than the community garden. d) LIGHT ACCESS - Having the ability to turn on the lights (as needed) as we did at Latrace Field in the past. e) ADDITIONAL CONTAINER STORAGE and TURNING EXISTING CONTAINER - To help with

		<p>the sorting of Field Equipment vs Baseball Equipment, etc.</p> <p>f) BASE PEGS - Assistance with putting base pegs in at 70' and 80' to facilitate older age groups.</p> <p>g) FENCE FOR 2018 SEASON - Depth TBD depending on registration ages.. (Min 210'.. Max 250')</p> <p>h) MOUND FOR NUMEROUS DISTANCES - Used a portable last year... While usable, not ideal for those wanting to come out and practice on their own.. (As many of the kids and families have been doing over the summer).</p> <p>Keeping a close eye on what solution UBC comes up with as they are now redeveloping their field to accommodate Little League (46' Mound / 60' Bases) to Varsity Baseball (60'6" / 90").</p> <p>i) SCRAPE INFIELD / ADD FEATHERED IN RED CLAY IN "D" AREA - City contended they "couldn't get to" this past season due to weather concerns... Field remained that way the entire year.</p> <p>j) BLEACHERS REPAIRED - Someone had taken a couple rungs away prior to last year.</p> <p>k) SMALL GATES ON FIELD ACCESS OPENING - Little League rules require a gate on the diamond access doorway.</p> <p>l) WASHROOM - PA BOOTH - Could be one and the same... Right in behind home plate...Adult softball currently pays for the one that is put there each year, but most likely wouldn't if we took over the diamond for most part.</p>
Richmond Tennis Club	<ul style="list-style-type: none"> • Court damage from construction repaired • New perimeter fencing • New wind screens • Outdoor public washroom upgraded • 4 court bubble to replace the current 3 court bubble 	<ul style="list-style-type: none"> • New Clubhouse with meeting rooms (for events and community group use), functional kitchen, expanded shower facilities and covered walkway to bubble. (Current clubhouse was built in 2002 as a temporary building) • 4 court bubble (**if it has not been replaced) • Improved seating around the courts and clubhouse

	<ul style="list-style-type: none"> • Lease agreement with the city updated • Designated parking (Grandfather current parking permit for Richmond Tennis Club members) 	
Richmond City Baseball	<ul style="list-style-type: none"> ➤ Current Facilities Needed (2011) ➤ Indoor baseball facility (still a need) ➤ Latrace diamond – full size outfield with a/t surface (done) 	<ul style="list-style-type: none"> ➤ Future Facilities Needed (by 2023) ➤ More weather dependable fields (still an ongoing need) ➤ Improvements to existing fields (still an ongoing need) ➤ Latrace Field - Additional netting above existing backstop (already in City plans) Expansion of fence along 3rd base storage outdoor area <p>2017 and beyond (no particular order):</p> <ul style="list-style-type: none"> ➤ City Council approved RCBA Whiteside/South Arm redevelopment ➤ Blundell North field lights ➤ Indoor/covered facility (part of what was from 2011 above) ➤ Palmer/Garden City facility modernization
Richmond FC (RYS)		<p>Minoru Soccer Complex:</p> <ol style="list-style-type: none"> 1. Covered benches for Minoru Oval 2. Complete siding for benches at Minoru 2 and 3 3. Urgent relocation for safety reasons of the power box on the edge of Minoru Oval 4. Continue annual review of the lighting for the Oval and Minoru 2 and 3 fields 5. Drinking water needs to be more available <p>Hugh Boyd Soccer Complex:</p> <ol style="list-style-type: none"> 1. Build of the Hugh Boyd Community and Soccer Club House 2. Replacement of the artificial turf at the Hugh Boyd soccer fields 3. Refurbishment of the infrastructure at Hugh Boyd 4. Field lighting for the Hugh Boyd Oval field 5. Drinking water needs to be more available <p>King George Soccer Field:</p> <ol style="list-style-type: none"> 1. Build covered benches at this facility 2. Continue annual review of the lighting for the soccer field

		<p>3. Consider additional artificial turf field to accommodate East Richmond (Hamilton) needs for population growth</p> <p>4. Drinking water needs to be more available</p> <p>East Richmond:</p> <p>1. Provide artificial turf soccer fields in East Richmond Hamilton area to accommodate the increased growth in Richmond's population</p>
Richmond Girls Softball	Umpire room at London	<p>Addition of softball diamond in the north west corner of London Park.</p> <p>Soccer field could be moved to the south, to edge the existing softball infield. This would allow for a 100 yard soccer field and the new softball diamond. The addition of one light post near the north west corner of the field would complete the lighting requirements.</p> <p>Softball fences could be installed and removed to accommodate the various sports seasons.</p>
Volleyball	<p>Additional access to elementary schools and church facilities</p> <p>Access to secondary schools at weekends for practices</p>	
Richmond Lawn Bowling Club	<p>Bigger clubhouse, currently can only accommodate 75 people</p> <p>Membership in 2010 was 300</p> <p>Additional parking</p>	
Richmond Lacrosse	Indoor space for box lacrosse	<p>Covered box to be used year round for skill development – cover one of the outdoor boxes. Plenty of user groups can use this, soccer, baseball, ball hockey and other.</p> <p>Indoor dryland training facility.</p> <p>With better organization, it could be arranged for the ice to come out of Silver at Minoru in January or better yet have a dry floor all year long. Dry floor is cheaper to operate could be rented out to all kinds of user groups such as volleyball, ball hockey, birthday parties, etc. City is making more money with the ice time but Lacrosse parents are taxpayers as well.</p>
Kajaks	Non interference at Clement Track	<p><u>Urgent:</u></p> <ul style="list-style-type: none"> • Resurface Minoru track • Repainting of track • Repair of curbing and surface of north and south long jump pits • New better quality sand for north and south long jump pits • Portable covers for north and south facing long

		<p>jump pits</p> <ul style="list-style-type: none"> • Replacement of long jump and triple jump take off board tray due to damage • Temporary fencing to prevent pebbles from playground • Signage on jump pad fencing to describe rules of use and exclusive use policies • Fencing along exterior of Clement Track and Minoru field complex • Temporary fencing along the interior of the Oval to separate field from track • Fencing along the exterior of the high jump pad to stop interference from public • A fieldhouse replacement to include storage • Adequate lighting for Collier Throw Centre throwing field • Resurfacing of both shot put rings • Resurfacing with thicker rubber surface around and inside throwing cage • Clearing of ring drainage holes • Storage shed for throwing equipment on site at throws centre • Warning signs around fencing of throw centre to stop people climbing the fence during training • Accessibility of current storage including ramps and easier to open doors • Better security of all outdoor storage including improvements over existing padlock system • Clement Track redesign
Kyoskushin Karate	Community space to host international events	
Richmond Field Hockey	Field dedicated to field hockey with built in water system and lined for across field play	
Richmond Gymnastics	New facility with large pit area, larger area to expand recreation programs, showers, better reception and viewing area, office, party room and kitchen area	New or expanded facility double the size of current gym

RICHMOND SPORTS COUNCIL

Sports Facilities Needs Assessment June 2018

*Sports Complex Preliminary Report
October 1986*

APPENDIX "B"

October 9, 1986

The Mayor & Aldermen,
Richmond Municipal Council,
Richmond Municipal Offices.

Members of Council:

RE: SPORTS COMPLEX - PRELIMINARY REPORT

BACKGROUND:

In March of this year Municipal Council established a Task Force to review the concept of a major sports complex for Richmond. Members of this Task Force were:

Municipal Council	Nick Loenen - Chairman Hugh Mawby - Chairman Greg Halsey-Brandt Bob McMath
School Board	Sylvia Gwozd
Sports Council	Rick Henderson Bill McNulty Harvey Moore
Staff	Mike Brow Dave Semple

Council's direction to the Task Force was to make recommendations to the Parks & Recreation Commission relative to the following:

- (a) which facilities/developments considered are most important to a major sports complex and which facilities/developments might be considered at other municipal sites;
- (b) a prioritization of facilities/developments which will answer known deficiencies at this time and identify which facilities/developments might be considered for incremental development (note prioritization flexibility comment in analysis);
- (c) identify and review with other departments the capability and impact of servicing the site considering current infrastructure development plans;
- (d) review and refine earlier cost estimates (both capital and operational) for each component to:
 - (i) seek out and identify funding sources, and
 - (ii) investigate operational options

The Task Force has met six times through the spring and summer and is prepared at this point to report its preliminary findings.

CONCLUSIONS:

Task (a) "which facilities/developments considered are most important to a major sports complex and which facilities/developments might be considered at other municipal sites;"

The Task Force reviewed the contents of the Sports Council's original report outlining the requirements for such a complex and concluded that the following facilities were in the greatest need:

1. Outdoor Facilities

should include facilities adequate for tournaments or competition, all others should be put in other areas of the community.

2. Ice Arena

is required both in the community and centrally.

3. Sports Hall

should be a municipal-wide facility.

4. Stadium

should be a municipal-wide facility.

5. Curling Rink

should be a municipal-wide facility.

6. Indoor Pool

while there is a need for pools in the community areas, this facility should be considered at a municipal-wide site.

7. Other considerations

parking, specialized facilities, meeting space, etc. also require investigation.

Task (b) "a prioritization of facilities/developments which will answer known deficiencies at this time and identify which facilities/developments might be considered for incremental development (note prioritization flexibility comment in analysis);"

The Task Force prioritized the six major components listed above in Task (a) and while there was not a firm consensus it was decided to proceed with the review based on the following priority list:

1. Curling Rink
2. Sports Hall
3. Stadium
4. Fields
5. Arena
6. Pool

Task (c) "identify and review with other departments the capability and impact of servicing the site considering current infrastructure development plans;"

As conceptual plans for the Sports Complex were extremely vague, it was difficult for the Task Force to effectively evaluate servicing requirements. However, in discussion with staff it would appear that most of the necessary services to this site will be included with the Alderbridge extension. This would need to be reviewed more closely when more specific plans for the complex are determined. There was considerable discussion also about the impact of noise from aircraft on this type of complex. While there was no firm conclusion reached on this issue, it was generally felt that the noise factor should not detract significantly from the activities proposed for this site.

Task (d) "review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Before such a review could be done there was a need to more clearly identify the types of facilities being discussed, how they would be used, and who would operate them. This review led to a first round of conceptualizing how the complex would fit into a seventy acre site and how all of the component parts could be

integrated so as to take advantage of common area requirements (washrooms, changerooms, meeting space, etc.). This conceptualization will be the subject of the presentation made by the Task Force to the Parks & Recreation Commission. In developing the concepts for each of the component parts of the complex, the Task Force felt that it was important the following factors be considered in each:

Expandability
Flexibility - Training/Competition/Recreation Uses
Inter-Relationships - Common space for shared use
Operational Efficiencies
Integration of Club and Community Use
Accessible
Funding/Economic Opportunities

RECOMMENDATION:

That the Parks & Recreation Commission receive this interim report from the Task Force and direct the Task Force to proceed with Task (d) in further detail.

"review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Respectfully submitted,

Alderman N. Loenen,
Task Force Chairman.

A presentation was made on behalf of the Sports Complex Task Force at the Parks & Recreation Commission Meeting held on Wednesday, October 8, 1986, at which time the above report was also reviewed.

It was resolved to recommend that the Task Force be directed to proceed with Task (d) as outlined in the report viz:

Task (d) "review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Respectfully submitted,

Alderman H. Mawby, Chairman,
Parks & Recreation Commission.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

REPORT TO COMMITTEE

DATE: March 9, 1988
TO: Parks & Recreation Commission
FROM: M. J. Brow
Director - Parks & Leisure Services
RE: SPORTS FACILITY TASK FORCE
FILE:

(024)

STAFF RECOMMENDATION

That Commission reinstate the Sports Facility Task Force to review the requirements for sports facilities in Richmond.

5919P-62

March 9, 1988

- 2 -

STAFF REPORT

ORIGIN

The Parks and Recreation Commission met with the Sports Council on February 10th, 1988 to discuss a number of issues which were of concern to both parties. One of the outcomes of this meeting was a request to have the Sports Facility Task Force, originally set up by Council, reinstated and work begin again on long range planning for sports facilities in Richmond. The attached report, sent to Council in October 1986, outlines the work completed by the original task force during 1986. After 1986, the Task Force was absorbed with the efforts of the Commonwealth Games, which was a potential funding source for Richmond's sports facilities.

ANALYSIS

Richmond's need for more sports facilities has not diminished by the failure to secure the Commonwealth Games Bid. The Curling Club is still being displaced from its present site on Cambie Road. Facilities and fields are still unable to meet the demand placed upon them by local amateur sporting groups. The Municipality is still short of ice time and space to meet the needs of hockey, figure skating and public skating groups.

The RCA Forum, a facility housing 21 groups representing over 2,000 participants, has been put on a month-to-month lease. The Municipality has been informed that within two years the RCA Forum may not be available for community use. A sub-committee of the Richmond Sports Council has been set up with the RCA Forum user groups to look at alternatives to the Forum so a plan is in place in the event of the loss of the building.

The community of Richmond is growing. The demands on sporting facilities are increasing at a rapid rate. With the defeat of the Sports Complex borrowing referendum it is as necessary as ever that the development of sports facilities be carried out in a planned, orderly manner with major input from the community.

CONCLUSION

That more than ever, the Sports Facility Task Force should be reinstated to allow for community involvement in developing both short term and long term needs of sports facility development in Richmond.

D. Semple, Manager
Area Operations & Sports Services

DS/jas

5919P-63



Planning Committee

Date: Tuesday, June 19, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves

Also Present: Councillor Carol Day

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

AGENDA ADDITION

It was moved and seconded

That Replacement/Accommodation Policy for Commercial, Recreational, Non-Profit, and Industrial Businesses for Properties Undergoing Development be added to the agenda as Item No. 3A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on June 5, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 4, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY YKLM ART SPACE CO. LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 4211 NO. 3 ROAD**
(File Ref. No. TU 18-803320) (REDMS No. 5854857)

It was moved and seconded

That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

"That a Temporary Commercial Use Permit be issued to YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow 'Auction, Minor' as a permitted use for a period of three years."

CARRIED

2. **APPLICATION BY 0989705 BC LTD. FOR REZONING AT 7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD FROM "AUTO-ORIENTED COMMERCIAL (CA)" TO "CITY CENTRE HIGH DENSITY MIXED USE (ZMU34) - LANSDOWNE VILLAGE"**
(File Ref. No. 12-8060-20-009825; RZ 15-692485) (REDMS No. 5776888 v. 5)

With the aid of a PowerPoint presentation (copy on-file City Clerk's Office) Wayne Craig, Director, Development, and Janet Digby, Planner 3, reviewed the application, highlighting the following:

- three levels of below grade parking, retail uses on the ground level, one office tower and six residential towers are proposed;
- the proposed development is consistent with the City Centre Area Plan (CCAP);
- the affordable housing contribution will include 38 low end market rental units;
- 112 units will be allocated for market rental housing;
- a cash-in-lieu contribution of approximately \$3.5 million will be allocated to the Child Care Development Reserve Fund and the Child Care Operating Reserve Fund;
- a cash-in-lieu contribution of approximately \$7.5 million will be allocated to the City Centre Facility Development Fund;
- road improvements will take place along No. 3 Road and Alderbridge Way;

2.

Planning Committee
Tuesday, June 19, 2018

- a new north-south road will be constructed on the west side of the site, and a new east-west road will be constructed on the south side of the site;
- the applicant is proposing to utilize a low carbon energy plant to connect to a future District Energy Utility.

Discussion ensued with regard to (i) options to incorporate rooftop solar energy provisions, (ii) the proposed design of the proposed bicycle lanes along the adjacent roads and the proposed bicycle parking on-site, (iii) consultation with Richmond School District No. 38 on the proposed development, and (iv) management of traffic during construction.

In reply to queries from Committee, staff noted that (i) potential play areas, landscape design, and architectural design will be considered in the Development Permit process, (ii) the proposed development will include family friendly units, and (iii) the affordable housing units will be distributed all throughout the proposed development.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 to create the "City Centre High Density Mixed Use (ZMU34) - Lansdowne Village" zone, and to rezone 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from "Auto-Oriented Commercial (CA)" to "City Centre High Density Mixed Use (ZMU34) - Lansdowne Village", be introduced and given first reading; and*
- (2) *That staff be directed to prepare a service area bylaw to provide district energy services to the development at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road.*

CARRIED

3. APPLICATION BY ONNI 7811 ALDERBRIDGE HOLDING CORP INC. FOR REZONING AT 7811 ALDERBRIDGE WAY FROM THE "INDUSTRIAL RETAIL (IR1)" ZONE TO THE "RESIDENTIAL/LIMITED COMMERCIAL (RCL2)" ZONE

(File Ref. No. 12-8060-20-009867; RZ 17-765420) (REDMS No. 5813659 v. 2)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Mr. Craig and Sara Badyal, Planner 2, reviewed the application, noting the following:

- the proposed development includes a five storey mixed use building on the south portion of the site and a six storey residential building on the north portion of the site;
- the proposed development will include approximately 280m² of commercial space and approximately 30,000m² of residential space;

3.

Planning Committee
Tuesday, June 19, 2018

- 22 low-end market rental units are proposed for the site;
- the proposed development complies with the CCAP;
- proposed road improvements will include the widening of River Parkway and Alderbridge Way and the extension of Minoru Boulevard;
- a servicing agreement will allow for frontage improvements;
- the proposed development will be designed to connect to the existing Richmond Olympic Oval District Energy Utility;
- the developer is proposing to install public art on-site; and
- a contribution is proposed towards the construction of a new water main.

Discussion ensued with regard to (i) the restriction of commercial indoor recreation uses on-site, (ii) options to incorporate a solar roof in the proposed project, (iii) the site's proximity to the airport flight path and compliance with the City's Aircraft Noise Sensitive Development Policy, and (iv) the proposed extension of River Parkway.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9867, for the rezoning of 7811 Alderbridge Way from the "Industrial Retail (IR1)" zone to the "Residential/Limited Commercial (RCL2)" zone, be introduced and given first reading.

CARRIED

Discussion ensued regarding the restriction of commercial indoor recreation uses for sites in proximity to the Richmond Olympic Oval.

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

It was moved and seconded

That staff review the limitations on commercial recreation uses in the Richmond Olympic Oval area and report back with background information.

The question on the referral motion was not called as discussion ensued regarding the justification of restricting commercial recreation uses in the proposed development and recreational programming in the Richmond Olympic Oval reaching capacity.

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

Planning Committee
Tuesday, June 19, 2018

3A. **REPLACEMENT/ACCOMMODATION POLICY FOR COMMERCIAL, RECREATIONAL, NON-PROFIT, AND INDUSTRIAL BUSINESSES FOR PROPERTIES UNDERGOING DEVELOPMENT**

(File Ref. No.)

Concern was raised regarding the potential loss of space for commercial, recreational, non-profit and industrial businesses and organizations to new developments.

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

It was moved and seconded

That staff explore the introduction of a Replacement/Accommodation Policy for commercial, recreational, non-profit, and industrial businesses for properties undergoing development and report back.

The question on the motion was not called as discussion ensued with regard to limiting potential development through the rezoning process.

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

4. **MANAGER'S REPORT**

(i) Rezoning Application Along 10000 Block of No. 1 Road

Mr. Craig noted that the applicant for the rezoning application along the 10000 block of No. 1 Road will be hosting a public information session on June 20, 2018.

(ii) Changes to Staff

Kim Somerville, Manager, Community Social Development, noted that Coralys Cuthbert, Child Care Coordinator, will be retiring and that Joyce Rautenberg, Affordable Housing Coordinator, will be leaving her position in the City.

Committee commended Ms. Cuthbert and Ms. Rautenberg for their service to the City.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:41 p.m.).

CARRIED

5.

Planning Committee
Tuesday, June 19, 2018

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, 2018.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



Public Works and Transportation Committee

Date: Wednesday, June 20, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Harold Steves
Councillor Derek Dang
Councillor Carol Day
Councillor Alexa Loo

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works and Transportation Committee held on May 24, 2018, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 18, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **EXPANSION OF RESERVED ON-STREET PARKING FOR CAR-SHARE VEHICLES**

(File Ref. No. 10-6455-00) (REDMS No. 5782549 v. 2)

Discussion ensued with regard to (i) potential interest from Richmond School District No. 38 to include reserved car-share parking stalls on their lots, (ii) expansion of the reserved car-share parking stalls in new developments in the city centre area, and (iii) the growth and usage of car-share vehicles.

Public Works & Transportation Committee
Wednesday, June 20, 2018

It was moved and seconded

That the staff report titled "Expansion of Reserved On-Street Parking for Car-Share Vehicles", dated June 8, 2018 from the Director, Transportation, to support enhanced car-share services in Richmond, be received for information.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. 2018 CORPORATE ENERGY MANAGEMENT PROGRAM UPDATE
(File Ref. No. 10-6125-05-01) (REDMS No. 5846481 v. 10)

Levi Higgs, Corporate Energy Manager, and Jim Nelson, BC Hydro, reviewed the Corporate Energy Management Program, highlighting that the City saves approximately \$1 million annually on electricity costs and that energy saving features such as LED lighting, improved glazing, and heat recovery have been incorporated in new City facilities.

It was suggested that staff present the 2018 Corporate Energy Management Program at an upcoming Council meeting, and that the report be distributed to Metro Vancouver.

It was moved and seconded

That the staff report titled "2018 Corporate Energy Management Program Update" from the Senior Manager of Sustainability and District Energy, dated May 25, 2018, be received for information.

CARRIED

3. PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE EXPANSION
(File Ref. No. 10-6125-07-02) (REDMS No. 5843707 v. 14)

In reply to queries from Committee, staff noted that (i) different charging station types vary in cost, (ii) a total of six new charging stations are proposed for City Hall and the Richmond Olympic Oval, (iii) the implementation of parking fees for charging stations are proposed, (iv) staff can explore opportunities to receive Greenhouse Gas (GHG) credits, (v) staff can examine options to make the proposed parking spaces accessible-friendly, and (vi) staff will prepare a communication strategy should the proposed bylaw proceed.

Public Works & Transportation Committee
Wednesday, June 20, 2018

It was moved and seconded

That, as described in the staff report titled, "Public Electric Vehicle Charging Infrastructure Expansion" dated May 18th 2018 from the Senior Manager, Sustainability & District Energy:

- (1) publicly accessible electric vehicle charging infrastructure be installed at City Hall and Richmond Olympic Oval, with funding from the 2017 Capital Budget;*
- (2) pending the successful award of the City's application to Natural Resources Canada's Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative grant, staff be directed to report back with any additional capital budget approval for further expansion of charging infrastructure; and*
- (3) a cost recovery approach to impose user fees and time limits for publicly accessible electric vehicle charging stations be endorsed as outlined in the report, and that staff be directed to bring forward amendments to the Consolidated Fees Bylaw No. 8636, the Traffic Bylaw No. 5870, Parking (Off-Street) Regulation Bylaw No. 7403, and the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 to implement this cost recovery approach.*

CARRIED

4. WOODWARDS SLOUGH HABITAT COMPENSATION

(File Ref. No. 10-6050-01) (REDMS No. 5852990 v. 12)

Discussion ensued with regard to (i) Department of Fisheries and Oceans (DFO) requirements to provide habitat compensation for the infilling of drainage canals as part of the Westminster Highway and Nelson Road widening projects, (ii) the proposed design and location of the habitat compensation in the Woodward's Slough, (iii) the estimated costs of the proposed habitat compensation, (iv) the minimal impact of filling inland drainage canals on fish habitat, (v) the Provincial regulations related to Riparian Management Area compensation and the impact of the regulations to farming, and (vi) advocating senior levels of government to review regulations related to habitat compensation.

In reply to queries from Committee, staff noted that costs related to the proposed habitat compensation have been factored in the Westminster Highway and Nelson Road project and that the City can continue engaging with the Province to review current regulations. It was added that the proposed habitat compensation will provide positive environmental enhancements in the Woodward's Slough area.

3.

Public Works & Transportation Committee
Wednesday, June 20, 2018

It was moved and seconded

That the staff report titled "Woodwards Slough Habitat Compensation," dated May 25, 2018, from the Acting Director, Engineering, be received for information.

CARRIED

Discussion ensued with regard to the Terra Nova project and requesting a Provincial review of the regulations related to habitat compensation.

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

It was moved and seconded

That staff use the Terra Nova model to explore opportunities to receive credits towards releasing of habitat compensation requirements on future projects, and report back.

CARRIED

5. SOUTH ARM DIKE UPGRADE BETWEEN GILBERT ROAD AND NO. 3 ROAD

(File Ref. No. 10-6340-20-P.17302) (REDMS No. 5796103 v. 5)

Discussion ensued with regard to (i) options to widen the dike for a bicycle path, (ii) the proposed design of the dike, and (iii) the materials and types of soil used to upgrade the dike.

It was moved and seconded

That the staff report titled "South Arm Dike Upgrade Between Gilbert Road and No. 3 Road," dated April 27, 2018, from the Acting Director, Engineering, be received for information.

CARRIED

6. BOUNDARY ROAD DRAINAGE MEMORANDUM OF UNDERSTANDING

(File Ref. No. 10-6000-01) (REDMS No. 5804141 v. 6)

It was moved and seconded

(1) That the Chief Administrative Officer and the General Manager, Engineering be authorized to execute, on behalf of the City, a Memorandum of Understanding between the City and the City of New Westminster containing the material terms and conditions set out in the staff report titled, "Boundary Road Drainage Memorandum of Understanding" dated May 25, 2018 from the Acting Director, Engineering;

Public Works & Transportation Committee
Wednesday, June 20, 2018

- (2) *That the 5 Year Financial Plan (2018-2022) be amended to fund the City's share of fronting costs for the Boundary Road Pump Station upgrade of \$960,000 from the Drainage Improvement Reserve and the estimated annual operating cost of \$4,475 be incorporated into the 2019 Budget; and*
- (3) *That staff bring forward updates to the Works and Services Cost Recovery Bylaw No. 8752 to include recovery of the fronting costs for the Boundary Road Pump Station upgrade from benefiting developments in the Thompson Boundary Area.*

CARRIED

7. MANAGER'S REPORT

(i) Maintenance of Dike

Tom Stewart, Acting General Manager, Public Works, presented a photograph of a section of dike in East Richmond (attached to and forming part of these minutes as Schedule 1), noting that City crews have conducted maintenance work on the dike to prepare for freshet.

(ii) Brighthouse Fire Hall No. 1

Robert Gonzalez, Deputy CAO and Interim General Manager, Richmond Olympic Oval Corporation, noted that the opening ceremony of Fire Hall No. 1 has been postponed and will be rescheduled when Richmond Fire-Rescue staff occupies the building.

(iii) Solar Rooftops

Discussion ensued with regard to solar roof requirements in the city centre area and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff:

- (1) provide an update on the District Energy Program;***
- (2) explore initiatives for a Solar District Energy in the city centre area; and***
- (3) explore initiatives for rainwater harvesting; and report back.***

Public Works & Transportation Committee
Wednesday, June 20, 2018

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:02 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, June 20, 2018.

Councillor Chak Au
Chair

Evangel Biason
Legislative Services Coordinator

Schedule 1 to the Minutes of the
Public Works and Transportation
Committee meeting held on
Wednesday, June 20, 2018.



Council/School Board Liaison Committee

Date: Wednesday, April 25, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Alexa Loo, Chair
Councillor Linda McPhail
Trustee Ken Hamaguchi
Trustee Donna Sargent
Trustee Debbie Tablotney (entered at 9:07 a.m.)
Trustee Alice Wong

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 April 25, 2018, be adopted as circulated.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Council/School Board Liaison Committee held on March 7, 2018, be adopted as circulated.

CARRIED

STANDING ITEMS

1. **TRAFFIC SAFETY ADVISORY COMMITTEE**

(File Ref. No.)

The minutes of the meeting of the Traffic Safety Advisory Committee held on April 5, 2018 was distributed (attached to and forming part of these minutes as Schedule 1).

Council/School Board Liaison Committee

Wednesday, April 25, 2018

Fred Lin, Senior Transportation Engineer, COR, referenced the April 5, 2018 Traffic Safety Advisory Committee minutes and noted the following:

- under the 2018 Special Pedestrian Crosswalk Program, several special crosswalk locations are scheduled to be completed this year including crosswalks near Thompson and Jesse Wowk Elementary schools;
- a pedestrian crosswalk and vehicle speed study has been conducted along Finlayson Drive near Tait Elementary school and a new crosswalk will be installed in that location due to pedestrian volume;
- a plan will need to be drafted to address illegal parking at General Currie Elementary school; and
- suggested improvements to the James McKinney Elementary School parking include (i) the removal of no-parking zones, (ii) revision of the parking time restrictions, and (iii) extension of the loading zone.

Trustee Tablotney entered the meeting (9:07 a.m.).

Discussion ensued with regard to raising traffic safety awareness for parents and students.

In reply to queries from Committee, Mr. Lin noted that (i) development of crosswalks are based on a traffic study of the area and are typically complaint based, (ii) traffic safety issues near schools are communicated to the City through the Traffic Safety Advisory Committee, and (iii) the City receive collision statistics from ICBC and staff can provide information related to the number of collision injuries in a specific area.

BUSINESS ARISING & NEW BUSINESS

2. **TRAFFIC SAFETY ADVISORY COMMITTEE- PROPOSED 2018 INITIATIVES**

(File Ref. No. 01-0100-30-TSAD1-01) (REDMS No. 5702321)

Mr. Lin reviewed the 2017 highlights and proposed 2018 initiatives, noting that (i) pedestrian school zone markers were installed near Hamilton Elementary School and Cambie Secondary School, (ii) customized School Travel Plans were developed for Garden City, AB Dixon and Walter Lee Elementary Schools, (iii) the review of traffic safety school zones will be on-going in 2018, and (iv) the City will be working with the Richmond RCMP on traffic enforcement in school zones.

Discussion ensued with regard to engaging parents on parking and traffic safety in schools.

3. TRANSLINK SOUTHWEST AREA TRANSPORT PLAN - FINAL PLAN

(File Ref. No. 01-0154-04; 12-8060-20-009816) (REDMS No. 5684886 v. 2; 5688976)

Mr. Lin reviewed the TransLink Southwest Area Transportation Plan, noting that (i) the plan focuses on multi-modal forms of transportation, (ii) the City adopted the plan on March 2018, (iii) implementation of the plan would be done through future transit demand and funding, and (iv) feedback from the District was sent to TransLink through their consultation process.

Discussion ensued with regard to safe walking areas around transit stops.

4. PLAYGROUND EQUIPMENT PROGRAM

(File Ref. No.)

Roy Uyeno, Secretary-Treasurer, SD 38, spoke on the Playground Equipment Program, noting that (i) the Ministry of Education's annual Playground Equipment Program commenced this year and will provide \$5 million towards playground equipment for schools province-wide, (ii) Provincial funding would focus on schools without a playground or playgrounds with safety concerns, (iii) the District has submitted their top three priority playground requests – Blundell Elementary School, RM Grauer Elementary School, and James Gilmore Elementary School, (iv) the District will undertake a full review of the playground sites and will be consulting with Parent Advisory Committees, and (v) the District will be working with the City on shared sites.

In reply to queries from Committee, City staff noted that the City has allocated funding for playground equipment on City sites, and will be partnering with the District on potential shared opportunities. Also, it was noted that the City works closely with the Richmond Centre for Disability on playground accessibility.

5. PROPOSED OFFICIAL COMMUNITY PLAN (CITY CENTRE AREA PLAN) AMENDMENT AT 6551 NO. 3 ROAD (RICHMOND CENTRE SOUTH REDEVELOPMENT PLAN)- REQUEST TO ENDORSE AN APPLICANT-LED PUBLIC CONSULTATION PROCESS

(File Ref. No. 08-4105-20; CP 16-752923) (REDMS No. 5779435 v. 4)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office) Wayne Craig, Director, Development, COR, spoke on the proposal, noting the following:

- the proposed development will not include a rezoning application since the subject site was previously zoned for high density use;
- the first phase is anticipated in 2019 and will include demolition of the existing parkade and some retail spaces;
- the proposed development will include frontage improvements to Minoru Boulevard and No. 3 Road, improvements to cycling lanes, and improved vehicle access through the connection of local streets;

Council/School Board Liaison Committee

Wednesday, April 25, 2018

- underground parking is proposed for the site;
- a central public plaza is proposed;
- the developer is proposing to allocate 5% of the residential units toward affordable housing, including a mix of family-friendly units;
- the proposed development will be built to connect a future District Energy Utility; and
- public consultation will include mail notification, newspaper advertisements, a public display inside the current mall, open houses and surveys through Let's Talk Richmond.

Discussion ensued with regard to (i) potential for an increase in students in the area, (ii) potential locations for a school in the city centre area, (iii) and potential developer funding contributions to develop a new school.

6. FINAL AFFORDABLE HOUSING STRATEGY 2017-2027

(File Ref. No. 08-4057-05) (REDMS No. 5748976 v. 14; 5730836)

Joyce Rautenberg, Affordable Housing Coordinator, COR, provided an overview of the Final Affordable Housing Strategy, highlighting that (i) the Strategy reviewed key housing gaps for groups such as families, low to middle income residents, special needs individuals, seniors and vulnerable groups, (ii) the Strategy reviewed various housing types such as adaptable housing, non-market housing, low income rental and emergency shelter space for women and children, (iii) the Strategy reviewed policies related to cash contribution rates for developers and development threshold limits for affordable housing unit contributions, (iv) the Strategy explored partnership opportunities with non-profit community organizations and senior levels of government, and (v) Council adopted the Strategy in March 2018.

Discussion ensued with regard to (i) locating schools in proximity to community services and housing, (ii) utilizing housing models similar to the Kiwanis and Storeys housing projects, and (iii) partnering with senior levels of government to encourage the development of low income rental housing.

7. DRAFT 2018-2021 VOLUNTEER MANAGEMENT STRATEGY

(File Ref. No. 05-1875-01) (REDMS No. 5753189 v.13 5759659; 5773920)

With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Wing Ho, Volunteer Development Coordinator, COR, and Gregg Wheeler, Manager, Sport and Community Events, COR, reviewed the Strategy, and spoke on (i) the Strategy's background, (ii) the consultation process to update the Strategy, (iii) improvements to the software to streamline searches for volunteer opportunities in the City, and (iv) working with District staff to streamline the evaluation of student volunteer experiences.

Discussion ensued with regard to (i) improving the training of volunteers, (ii) streamlining management of volunteers, and (iii) working with the District to encourage the participation of students in volunteer opportunities.

Council/School Board Liaison Committee

Wednesday, April 25, 2018

8. MUSEUM AND HERITAGE SERVICES UPDATE 2017

(File Ref. No. 11-7000-01) (REDMS No. 5767447)

Marie Fenwick, Manager, Museum and Heritage Services, COR, presented a video on Museum and Heritage Services 2017 activities (copy on-file City Clerk's Office), noting that (i) City staff will be working with District staff to streamline the field trip booking process for teachers, (ii) the restoration of the Steveston Interurban Tram is nearing completion and the City will be offering student programs on a regular basis, and (iii) the City will be creating a series of short films on the history of Richmond that will be posted on the City's website.

Discussion ensued with regard to potential student involvement in the proposed short film project.

9. PROPOSED AMENDMENT TO PUBLIC HEALTH PROTECTION BYLAW NO. 6989 REGARDING SMOKING AND VAPOUR PRODUCT USE

(File Ref. No. 12-8060-20-009830) (REDMS No. 5548809 v. 26; 5791097; 5747218; 5541598; 562470; 5747693)

Beayue Louie, Park Planner, COR, reviewed the proposed amendment, noting that City staff anticipate that there will be minimal impact to school grounds since existing restrictions related to smoking and vapour product use on school grounds are in place. She added that information brochures will be available for distribution and will be translated to Chinese.

Discussion ensued with regard to (i) raising public awareness of the new regulations, (ii) reporting violators, (iii) installing no-smoking signs and (iv) the resources required for enforcement.

10. CHILD CARE COORDINATOR

(File Ref. No.)

Serena Lusk, General Manager, Community Services, COR, noted that Coralys Cuthbert, Child Care Coordinator, COR, will be retiring from her position and thanked her for her service to the City.

NEXT COMMITTEE MEETING DATE

June 27, 2018 (tentative date) at 9:00 a.m. in the Anderson Room.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (10:46 p.m.).

CARRIED

Council/School Board Liaison Committee

Wednesday, April 25, 2018

Certified a true and correct copy of the Minutes of the meeting of the City of Richmond Council/School Board Liaison Committee held on April 25, 2018.

Councillor Alexa Loo
Chair

Evangel Biason
Legislative Services Coordinator
City Clerk's Office



CITY OF RICHMOND

**TRAFFIC SAFETY ADVISORY COMMITTEE
MINUTES**

HELD Thursday, April 5, 2018 - 9:30 a.m.

Meeting Room M.1.0003

RICHMOND CITY HALL

In Attendance:

Sgt. Nigel Pronger, Richmond RCMP - Traffic
Michael Palmer, Richmond School District
Borg Chan, Richmond District Parents Association
Lingly Wilson, Richmond District Parents Association
David Hill, ICBC
Joanne Bergman, ICBC

Susan Lloyd, City of Richmond, Community Bylaws
Bill Dhaliwal, City of Richmond, Transportation
Roy Chen, City of Richmond, Transportation

1. Next Meeting

Next meeting – **Thursday, June 7, 2018, 9:30 a.m., Meeting Room M.1.003, Richmond City Hall.**
Please submit agenda items to Lynda Epps, Transportation Department, at least one week before the meeting date: email - leppe@richmond.ca).

2. Adoption of Agenda

The agenda of the meeting dated April 5, 2018 was adopted with the following additions:

- General Currie Elementary School - Bylaw Issue (Lingly Wilson)
- James McKinney Elementary School – Vehicle Parking (Lingly Wilson)

3. Adoption of Minutes

The minutes of the meeting dated February 1, 2018 were adopted.

4. Multi-Use Pathway Projects – Westminster Highway and No. 2 Road

B. Dhaliwal informed the Committee that two new three meter (3.0m) wide multi-use pathway (MUP) projects are currently under construction at the following locations:

- No. 2 Road (east side) between Steveston Highway and London Road; and
- Westminster Highway (south side) between No. 8 Road and Nelson Road.

Other major components of these projects include a new traffic signal at No. 2 Road and Moncton Street, replacing the signed and marked crosswalk connecting south Dyke Trail near the southern end of No. 2 Road to a special crosswalk; and upgrade of the affected public transit bus stops with installation of landing pads at both locations.

5. 2018 Special Pedestrian Crosswalk Program

B. Dhaliwal informed the Committee of the locations for the 2018 Special Pedestrian Crosswalk Program. There are five proposed special crosswalk locations that are scheduled to be completed later in 2018:

- Elmbridge Way at Cedarbridge Way;
- 8200 Block of Ackroyd Road;
- No. 1 Road at Tucker Road;
- Railway Avenue at Woodward's Road; and
- Williams Road at Deagle Road.

6. Tait Elementary School – Traffic Safety

B. Dhaliwal informed the Committee that a pedestrian crosswalk and vehicle speed study has recently been conducted at the 10100 block of Finlayson Drive adjacent to Tait Elementary School. The crosswalk study determined that a signed and marked pedestrian crosswalk was not warranted at the subject location; however a new pedestrian crosswalk will nonetheless be installed due to the pedestrian desire line and the significant number of students crossing Finlayson Drive. The speed study determined that there were no significant vehicle speeding issues at the subject location. The principal of Tait Elementary School has been informed of the results of both of the studies.

7. River Road - Traffic Safety Measures and Enforcement

B. Dhaliwal informed the Committee of road safety traffic measures proposed for River Road, including:

- revise the existing "Single File" signage;
- revise the existing "Caution" signage;
- convert the existing solid double yellow centreline to dashed single yellow centreline at six locations on River Road;
- remove the existing raised pavement markers (RPMs) and install shoulder-mounted reflective delineator posts along curves at each end of River Road;
- install two movable vehicle speed reader boards; and
- re-locate the existing "Bike Route" sign on westbound Westminster Highway.

Sgt. Nigel Pronger stated that traffic enforcement alone will not solve vehicle speeding issues on River Road. Other traffic safety solutions would be alternative traffic engineering measures other than vehicle speed cushions. The Richmond RCMP will continue to conduct traffic enforcement along River Road; however, no enforcement can be done for cyclists and education needs to be communicated to cycling groups that may use River Road. B. Dhaliwal indicated that there is a long-term plan (Dyke Upgrading – Engineering Planning) to improve River Road that will include traffic safety improvements such as adding separated bike and traffic lanes.

Other Business

8. General Currie Elementary School - Bylaw Issue

Lingly Wilson informed the Committee about illegal vehicle parking at General Currie Elementary School. Double/triple vehicle parking was observed on school property. Sgt. Nigel Pronger indicated that the school's principal will need to create a plan to address the issue.

9. James McKinney Elementary School Parking

Lingly Wilson informed the Committee about concerns raised from parents of children attending James McKinney Elementary School regarding the restricted on-street vehicle parking zone on Wallace Road between No. 2 Road and Lassam Road. Some suggestions for parking improvements are to remove the

no-parking zone, revise the "No Parking 8:30am – 4:00pm" time restriction, or extend the loading zone. City staff will review the suggestions and determine if any further vehicle parking changes can be implemented.

S. Pronger

Sgt. Nigel Pronger, Acting Chairperson

R. Chen

Roy Chen, Recorder

- ❖ Any corrections to the above minutes should be forwarded to the recorder within one week of receipt of these minutes, or otherwise they are deemed to be accurate and "*Certified a true and correct copy of the minutes of the meeting of the Traffic Safety Advisory Committee of the Council of the City of Richmond held on April 5, 2018.*"

Traffic Safety Advisory Committee - Distribution List

Sgt. Nigel Pronger, Richmond RCMP – Traffic (Chairperson)	Gordon Chan, City of Richmond – Transportation
Michael Palmer, Richmond School District	Cameron Robertson, City of Richmond – Transportation
Wanda Plante, Richmond School Board	Ian Oliver, City of Richmond – Transportation
Borg Chan, Richmond District Parent Association	Roy Chen, City of Richmond - Transportation
Lingly Wilson, Richmond District Parent Association	Joan Caravan, City of Richmond – Transportation
David Hill, ICBC	Bill Johal, City of Richmond – Transportation
Joanne Bergman, ICBC	Donna Chan, City of Richmond – Transportation
Brian MacLeod, Richmond Fire-Rescue	Susan Lloyd, City of Richmond – Community Bylaws
Sandra Jansen, Richmond Fire-Rescue	Edwin Tahir, City of Richmond – Community Bylaws
Victor Wei, City of Richmond – Transportation	Councillor Harold Steves
Bill Dhaliwal, City of Richmond - Transportation	Councillor Ken Johnston

Traffic Safety Advisory Committee – Member Agencies

City of Richmond – Fire/Rescue	Richmond District Parent Association
City of Richmond – Community Bylaws (Parking)	Richmond RCMP Detachment – Traffic Section
City of Richmond – Transportation	Richmond School District
ICBC	



City of Richmond

Report to Committee

To: Finance Committee
From: Andrew Nazareth
General Manager, Finance and Corporate
Services

Date: May 3, 2018

File:

Re: 2017 Annual Report and 2017 Annual Report – Highlights

Staff Recommendation

That the reports titled, “2017 Annual Report” and the “2017 Annual Report – Highlights” be approved.

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

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY SMT	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

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

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

Analysis

The City of Richmond's annual report formally presents the audited financial statements and other relevant financial, economic and demographic indicators to the public. The report also highlights many of the City's significant achievements from 2017, in support of Council's Term Goals and objectives.

Two versions of the Annual Report are produced each year in order to reach the different audiences interested in this information. The comprehensive 2017 Annual Report meets all legislative requirements for financial reporting as required under the Community Charter for British Columbia's local governments. This version will be publicly available through the City's website at www.richmond.ca and printed only on a demand basis. The comprehensive version includes the City's audited consolidated financial statements; the City's corporate objectives and success indicators, as identified through Council's Term Goals; and a listing of permissive exemptions. In addition to the statutorily required information, the comprehensive version provides information on the City's milestones from 2017, including awards and achievements and a variety of key corporate financial and community demographic statistical data for the year.

For a broader audience, the City also produces a condensed financial reporting document known as the 2017 Annual Report – Highlights. This shorter version which is designed to be accessible and easily understandable to the general public provides information about the City of Richmond, its services, highlights from 2017 and the City's financial condition. This condensed version will also be available through the City's website and limited copies will be mailed out and available to the general public at Richmond City Hall. New this year, the layout has been enhanced to allow for an expanded section detailing the City's milestones during 2017, including a focus on Richmond Canada 150. The community profile section in the Highlights report has also been revised to provide an expanded numerical snapshot of the City.

Both copies will be submitted to the Government Finance Officers Association for consideration in their annual award program.

Financial Impact

None.

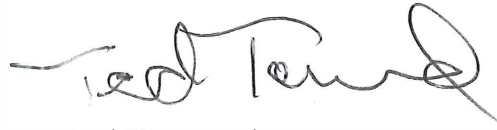
Conclusion

The City of Richmond 2017 Annual Report and the 2017 Annual Report – Highlights satisfy the Community Charter requirements for financial reporting and are important instruments in ensuring public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements during the 2017 fiscal year.



Jerry Chong
Director, Finance

(4064)



Ted Townsend
Director, Corporate Communications and
Marketing
(4399)

- Att. 1: 2017 Annual Report
2: 2017 Annual Report – Highlights



City of
Richmond
British Columbia, Canada



2017 Annual Report

FOR THE YEAR ENDED DECEMBER 31, 2017



City of Richmond

British Columbia, Canada

2017 Annual Report

For the year ended December 31, 2017

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

Contents

Introductory section

Message from the Mayor	2
Richmond City Council.....	3
City of Richmond Organizational Chart.....	4
Message from the Chief Administrative Officer	5
Richmond Canada 150	6
2017 Awards.....	8
Council Term Goals and Objectives: 2014 to 2018	10
Report from the General Manager, Finance and Corporate Services.....	14

Financial section

City of Richmond audited financial statements.....	15
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Statistical section

City of Richmond statistical data	45
---	----

Tax exemption section

2017 permissive property tax exemptions.....	61
Major services provided by City of Richmond	65
City of Richmond Contacts	66

For an online copy of this report please visit www.richmond.ca
(City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports).

Cover photo: Storeys opened; District Energy Utility expanded;
City Centre Community Centre honoured; Kaiwo Maru visited.

This report was prepared by the City of Richmond Finance and Corporate Communications and Marketing Departments. Design, layout and production by the City of Richmond Production Centre. ©2018 City of Richmond

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

Message from the Mayor



2017 was a milestone year for Richmond and for Canada. Richmond fully embraced the 150th anniversary of Canadian Confederation with a memorable year of programs and events to showcase our national heritage, while also creating new legacies for our community.

Our Richmond Canada 150 program was one of the largest year-long community celebrations in the country. The City hosted many of its own marquee Canada 150 events, including a very popular Pioneer Luncheon for longtime residents, and provided funding through grants for dozens of other events organized by our community partners. Some of these events, such as the Richmond Cherry Blossom Festival, are now planned to become ongoing annual events. Council also funded a number of legacy public art projects to commemorate Canada 150, including the Fraser Giant, a life-sized replica of the giant sturgeon that live in the

waters of the Fraser River surrounding Richmond. We were pleased that the Richmond Canada 150 program was named as a finalist for two awards in the 2017 Canadian Event Industry Awards.

Council also took many steps in 2017 to improve our service delivery to residents. This included the opening of the Storeys affordable housing complex, providing 129 homes and program and office space for a number of community social service agencies. This unique partnership, which involved three levels of government and five non-profit agencies, has now become a national model for addressing housing affordability challenges.

We also opened the new Cambie No. 3 Fire Hall, the first facility in urban BC to house both a fire hall and an ambulance station. In 2018, we will open the Brighthouse No.1 Fire Hall, completing an ambitious 15-year program which has included building five new fire halls along with creating a new home for our Richmond RCMP detachment.

As a further commitment to community safety, Council approved funding to hire another 16 additional police officers and three new municipal police employees in 2018. Altogether, 39 additional police officers and six municipal police support employees have been added during the current Council term.

Our award-winning district energy program continues to be a huge success and is now on its way to becoming North America's largest district energy utility. Our commitment to district energy and other energy reduction initiatives has allowed us to achieve an overall six per cent reduction in community greenhouse gas emissions despite a seven per cent growth in population over the past decade.

We are proud of our accomplishments and thankful for the support of our staff, volunteers, community partners and businesses as we grow and preserve our high quality of life. To learn more, I invite you to contact the Mayor's Office at any time.



Malcolm Brodie
Mayor, City of Richmond

Richmond City Council



Front row, left to right:

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

Back row, left to right:

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

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To watch Council meetings on live streaming or view videos of past meetings visit:
www.richmond.ca/cityhall/council/watch-video.

City of Richmond organizational chart

as of December 31, 2017

Chief Administrative Office		
George Duncan, CAO		
Deputy Chief Administrative Office		
Robert Gonzalez, Deputy CAO		
Community Services	Engineering and Public Works	Finance and Corporate Services
Joe Erceg (Acting), GM	Robert Gonzalez, GM	Andrew Nazareth, GM
Community Safety	Planning and Development	
Cecilia Achiam, GM	Joe Erceg, GM	

Civic officials

Chief Administrative Officer	George Duncan
Deputy Chief Administrative Officer	Robert Gonzalez
General Manager, Community Services	Cathy Volkering Carlile to October 26, 2017
General Manager, Engineering and Public Works	Robert Gonzalez
General Manager, Finance and Corporate Services	Andrew Nazareth
General Manager, Planning and Development	Joe Erceg
General Manager, Interagency Programs and Steveston Waterfront Initiatives	Dave Semple
General Manager, Community Safety	Cecilia Achiam from May 1, 2017
Director, City Clerk's Office	David Weber
City Solicitor	Barbara Sage
Chief, Richmond Fire-Rescue	John McGowan to September 30, 2017

Affiliated agencies

Officer in Charge, Royal Canadian Mounted Police	Will Ng
Chief Operating Officer, Richmond Olympic Oval	John Mills
Chief Librarian, Richmond Public Library	Susan Walters
Chief Executive Officer, Lulu Island Energy Company Ltd.	Robert Gonzalez

Banker

Scotiabank

Auditors

KPMG

Message from the Chief Administrative Officer



I am proud to present the City of Richmond's Annual Report for the year 2017. This report details our outstanding financial position, while highlighting our ongoing commitment to a culture of continuous improvement through excellence, innovation and visionary leadership.

During the past year, our administration placed a strong focus on the continued fulfilment of Council's nine term goals. These goals place an emphasis on community safety, economic development, financial stewardship, sustainability, community vibrancy, partnerships and collaboration, infrastructure, planning and citizen engagement. Major strides were made on all these goals, which are highlighted throughout the Annual Report.

Strong financial stewardship continues to be one of our hallmarks thanks to our Long Term Financial Management Strategy. This Strategy has allowed us to limit property tax increases, while still making significant investments in infrastructure and programs. Richmond's property taxes also remain among the lowest in the region.

As part of the financial strategy, City Council continues to responsibly replenish our reserves each year to ensure we meet the City's long-term needs and minimize borrowing. This strategy has allowed us to invest more than \$800 million as of the five years ending in 2018 to renew and expand our civic infrastructure. Our 2017 capital budget of \$122 million included further investments in the development of the Garden City Lands, a new signature park in the heart of our city, and the City's award-winning Digital Strategy, which is putting us on the cutting edge of using technology and innovation to improve customer service and efficiency.

Our strong planning framework is also guiding the City's continued evolution. The City's population continues to grow, reaching nearly 220,000 in 2017. Total construction value of building permits for 2017 was \$709 million our fourth highest year's total ever, with total new construction topping \$4.4 billion since 2011.

This new growth has helped the City secure contributions for two new community centres, new parks, hundreds of affordable housing units and child care spaces, public art investments and other civic infrastructure improvements. Through a special development levy, the City is close to accumulating the monies needed to fund an additional Canada Line station in the Capstan Village area, which will enhance transit service and community mobility.

With our strong commitment to financial stewardship and sound community planning, we continue to deliver services that are second to none, while providing great value for our taxpayers.

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

George Duncan
Chief Administrative Officer



A ceremonial Canada Day flag raising celebrated Richmond Canada 150.

Richmond Canada 150

In 2017, Richmond was one of the most active communities in the country as citizens from coast to coast to coast celebrated Canada's 150th anniversary of Confederation. In addition to dozens of local events, the City undertook a number of legacy Richmond Canada 150 projects that will permanently enrich the community. A special grants program provided assistance to local community organizations to host their own celebratory events and/or complete legacy programs. The Richmond Canada 150 program was a finalist in two categories in the Canadian Event Industry Awards for 2017. The photos on this page include some of the highlights from the Richmond Canada 150.



Japan's Kaiwo Maru tall ship made a rare overseas visit to Richmond.



The Richmond World Festival expanded to two days.



The Fraser Giant was unveiled, depicting the large sturgeon that live in local waters.



Noted maritime artist John Horton produced a painting depicting Richmond's marine heritage.



A Pioneer Luncheon honoured thousands of longtime Richmond residents.

2017 Awards

The City of Richmond is committed to its vision to be the most appealing, livable and well-managed community in Canada. In 2017, this commitment was again recognized by our peers and others with numerous international, national and provincial awards recognizing outstanding service delivery.

Of particular note, Richmond continued to receive global recognition for innovative energy programs, including our district energy program and other initiatives aimed at reducing both corporate and community energy use. Over the past five years, the City has received more than 15 awards for its various energy programs. Richmond received four new energy-related awards in 2017, including:

- Association of Energy Engineers Canada Region Institutional Energy Management Award;

- Community Energy Association 2017 Climate and Energy Action Award;
- Union of British Columbia Municipalities Leadership & Innovation – Green Initiative Award, Honourable Mention; and
- Canadian Consulting Engineering Award of Excellence.

Additional 2017 Awards

World Leisure Community of Excellence for 2017

The City of Richmond was designated as a World Leisure Community of Excellence for 2017 by the World Leisure Organization. This title recognizes Richmond's successful use of leisure to improve its citizens' quality of life.



The Alexandra District Energy Utility was expanded to provide service to a major new retail complex.

2017 Accessible Cities Award

The Rick Hansen Foundation Accessible Cities Award recognizes municipalities that are leaders in planning accessibility into their built environments and encouraging their communities to be more inclusive. The Richmond Olympic Oval was also recognized in the award's Circle of Excellence as a 'best in class' example of accessible and inclusive community places or spaces.

2017 Bill Woycik Outstanding Facility Award

Richmond's City Centre Community Centre was recognized with the 2017 Bill Woycik Outstanding Facility Award. The award is presented annually by the Recreation Facilities Association of BC to one outstanding new or newly renovated recreation, sport or leisure facility in British Columbia that exemplifies innovations in design, energy management, operations, revenue generation and services.

Canadian Award for Financial Reporting and Outstanding Achievement in Popular Annual Financial Reporting Award

The City's 2016 Annual Reports were honoured with two awards from the Government Finance Officers Association (GFOA) of the United States and Canada. The City received the Canadian Award for Financial Reporting for the 15th consecutive year and the Award for Outstanding Achievement in Popular Annual Financial Reporting for the 8th year.

Finalist–Best Public Event/Fair or Festival and Finalist–Most Outstanding Event Over \$200,000 Public/Festival/Sporting/Cultural

The City's Richmond Canada 150 program, a year-long program of events and other activities celebrating Canada's 150th anniversary, was chosen as a finalist in two categories in the Canadian Event Industry Awards.

Wood WORKS! BC Community Recognition Award

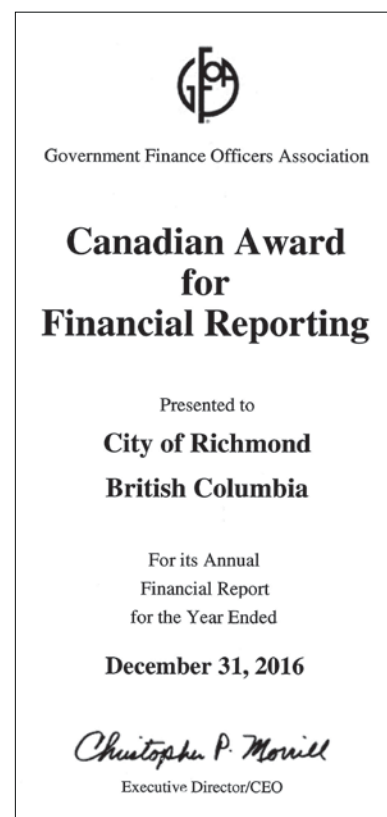
Wood WORKS! BC's awards recognize leadership in the use of wood, both architecturally and structurally. The City was honoured for its use of wood in the construction of the Alexandra District Energy Utility service building.

Developmental Disabilities Association Employer of the Year Award

The City was honoured by the Developmental Disabilities Association's Jobs West division for our City's initiative to create opportunities for people with developmental disabilities.

Pathways Clubhouse Recognition Award

Richmond City received the Pathways Clubhouse's 2017 Recognition Award for the City's role as an employment partner; and creating workplace opportunities for people with disabilities.



Council Term Goals: 2014 to 2018

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

The City of Richmond's objectives and success indicators are expressed through the Council Term Goals. With the beginning of a new four-year term of Council, a term goal setting process was undertaken to help Council fulfil its governance role and achieve a successful term of office. The new Council adopted a revised set of nine Term Goals, which provide the framework for the City's programs and services through 2018.

1. A Safe Community

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

2017 Achievement

The new Cambie No. 3 Fire Hall was opened. The facility also hosts a BC Ambulance Station, the first time these two critical emergency response agencies have been co-housed in the same facility in an urban BC community.



The Cambie No. 3 Fire Hall officially opened and includes both a fire hall and ambulance station.

2. A Vibrant, Active, and Connected City

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2017 Achievement

The Willow Early Care and Learning Centre was opened, providing 37 spaces of licensed child care for infants, toddlers and children. The City now owns seven facilities providing close to 200 licensed child care spaces. Nearly 2,000 new licensed child care spaces have been created in Richmond since 2009 with additional facilities on the way.

3. A Well-Planned Community

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

2017 Achievement

Council approved the Yuan Heng rezoning and Development Permit for a large site at Capstan Way and No. 3 Road. The project will create a large mixed-use development with 964 units and has secured a turn-key 35,000 sq. ft. community centre to serve future residents of the Capstan Village.



The Willow Early Care and Learning Centre was opened, part of a major expansion of child care spaces in Richmond.

4. Leadership in Sustainability.

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

2017 Achievement

Lulu Island Energy Company continued to grow with the Alexandra District Energy Utility expanding to serve the new Cambie No. 3 Fire Hall and a major shopping complex. The Oval Village District Energy Utility also expanded, while plans were put in place for a City Centre District Energy Utility that will service more than 9 million square feet of new development.

5. Partnerships and Collaboration

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

2017 Achievement

The new Storeys affordable housing complex was opened. Three levels of government and five not-for-profit agencies collaborated to create 129 affordable housing units and supportive services for residents at risk of being homeless. This unique partnership promises to serve as a model for other cities.



The new Storeys complex opened.

6. Quality Infrastructure Networks

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

2017 Achievement

A significant extension of Lansdowne Road was opened. This created a much-needed new east-west corridor stretching from the Garden City Lands to the Richmond Olympic Oval improving mobility throughout the City Centre by offering an important new link through the heart of the downtown.

7. Strong Financial Stewardship

Maintain the City's strong financial position through effective budget processes, the efficient and effective use of financial resources, and the prudent leveraging of economic and financial opportunities to increase current and long-term financial sustainability.

2017 Achievement

Richmond retained the fifth lowest property taxes within the region in 2017 with a 1.95% tax increase to fund City services, plus an additional 1% tax increase to fund reserves. The 2017 budget provided for hiring of 11 additional police officers and three additional civilian staff for Richmond RCMP.



Council approved hiring of 11 additional police officers.

8. Supportive Economic Development Environment

Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.

2017 Achievement

The Richmond Olympic Oval became the primary training home for Canada's Women's Volleyball Team. This five year agreement contributes to the more than \$300 million in Gross Domestic Product and 400 fulltime jobs created by the Oval. The team also hosted a sold out Grand Prix Women's Volleyball Tournament featuring national teams from four countries.

9. Well-Informed Citizenry

Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.

2017 Achievement

Through the City's Digital Strategy an innovative mobile inspections app was launched, allowing inspectors to complete inspections on their smart phones providing enhanced service to builders.

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



Canada's women's volleyball team made the Richmond Olympic Oval their home.

Report from the General Manager, Finance and Corporate Services

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2017, pursuant to Section 167 of the *Community Charter*. These statements contain the 2017 financial results for the "City", which include the City of Richmond, Richmond Olympic Oval Corporation, Richmond Public Library and investment in Lulu Island Energy Company Ltd.

Management is responsible for the preparation of the financial statements and the external auditors, KPMG LLP, have conducted an independent examination and have expressed their opinion that the consolidated financial statements present fairly in all material respects, as at December 31, 2017 in accordance with Canadian public sector accounting standards.

The City continued to strengthen its financial position in 2017. The City's net worth reached \$3.0B (2016: \$2.8B) and cash and investments were \$1.0B (2016: \$997.0M). Net financial assets increased to \$698.1M (2016: \$662.7M) while reserve fund balances increased to \$484.9M (2016: \$471.8M).

Revenues for 2017 were \$523.2M (2016: \$492.6M) and expenses were \$413.3M (2016: \$379.5M). The increase in revenue was mainly due to exceptional development activity during 2017. Developer contributed assets increased by \$20.1M in 2017 to \$52.2M and developer community amenity contributions increased by \$2.9M to \$13.0M. The expense increases were mainly due to a \$17.0M contribution towards the Storeys affordable housing initiative along with increases to the RCMP policing contract and collective agreement increases.

These financial results are a reflection of City Council's commitment to ongoing financial sustainability through the Long Term Financial Management Strategy, which combines financial forecasting with strategizing, thus aligning financial capacity and assets with long term service objectives and requirements. In taking this long range financial perspective, the City expects to continue to maintain flexibility while achieving sustainability and preparedness for any challenges that may arise.

In 2017, Richmond had the fifth lowest residential property taxes out of 21 municipalities in Metro Vancouver and was second lowest in our comparator group of the largest five municipalities by population.

Under the direction and guidance of City Council, the City of Richmond is well positioned to continue to deliver a high quality of services for its current and future residents and businesses in support of the City's vision to be the most appealing, livable and well-managed community in Canada.



Andrew Nazareth, BEc, CPA, CGA
General Manager, Finance and Corporate Services
May 14, 2018

City of Richmond audited financial statements

Year ended December 31, 2017



KPMG LLP
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 Burnaby BC V5H 4M2
 Canada
 Telephone (604) 527-3600
 Fax (604) 527-3636

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, 2017 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.

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



City of Richmond
Page 2

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, 2017, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants

May 14, 2018

Burnaby, Canada

CITY OF RICHMOND

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

December 31, 2017, with comparative figures for 2016

	2017	2016 (recast – note 3)
Financial Assets		
Cash and cash equivalents	\$ 47,867	\$ 18,335
Investments (note 4)	972,783	978,638
Investment in Lulu Island Energy Company (note 5)	28,289	-
Accrued interest receivable	6,651	6,972
Accounts receivable (note 6)	27,036	27,766
Taxes receivable	8,976	9,422
Development fees receivable	22,376	16,712
Debt reserve fund - deposits (note 7)	508	508
	<u>1,114,486</u>	<u>1,058,353</u>
Liabilities		
Accounts payable and accrued liabilities (note 8)	99,036	96,720
Development cost charges (note 9)	130,684	117,597
Deposits and holdbacks (note 10)	82,786	72,796
Deferred revenue (note 11)	66,287	66,320
Debt, net of MFA sinking fund deposits (note 12)	37,603	42,181
	<u>416,396</u>	<u>395,614</u>
Net financial assets	698,090	662,739
Non-Financial Assets		
Tangible capital assets (note 13)	2,251,901	2,180,026
Inventory of materials and supplies	3,762	3,138
Prepaid expenses	2,376	2,525
	<u>2,258,039</u>	<u>2,185,689</u>
Accumulated surplus (note 14)	<u>\$ 2,956,129</u>	<u>\$ 2,848,428</u>

Commitments and contingencies (note 18)

See accompanying notes to consolidated financial statements.



General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2017, with comparative information for 2016

	2017 Budget (notes 2(p) and 24)	2017	2016 (recast - note 3)
Revenue:			
Taxation and levies (note 20)	\$ 206,490	\$ 206,901	\$ 198,612
Utility fees	97,678	99,493	97,819
Sales of services	35,576	39,430	38,231
Payments-in-lieu of taxes	13,860	14,647	14,770
Provincial and federal grants	7,592	9,276	9,101
Development cost charges	18,933	15,710	16,632
Other capital funding sources	45,429	57,570	34,283
Other revenues:			
Investment income	14,694	17,832	17,614
Gaming revenue	18,088	16,753	17,559
Licenses and permits	9,548	13,011	12,422
Other (note 21)	9,985	31,502	35,543
Equity income (note 5)	-	1,042	-
	477,873	523,167	492,586
Expenses:			
Community safety	95,910	89,933	88,702
Utilities: water, sewer and sanitation	87,097	87,757	84,183
Engineering, public works and project development	68,171	66,120	61,243
Community services	63,361	77,387	59,618
General government	60,204	51,720	45,634
Planning and development	14,275	15,417	14,233
Richmond Olympic Oval	15,652	15,331	15,120
Library services	9,983	9,619	9,788
Lulu Island Energy Company (note 2(a))	-	-	943
	414,653	413,284	379,464
Annual surplus	63,220	109,883	113,122
Accumulated surplus, beginning of year (note 5)	2,846,246	2,846,246	2,735,306
Accumulated surplus, end of year	\$ 2,909,466	\$ 2,956,129	\$ 2,848,428

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, 2017, with comparative information for 2016

	2017 Budget (notes 2(p) and 24)	2017	2016 (recast - note 3)
Surplus for the year	\$ 63,220	\$ 109,883	\$ 113,122
Acquisition of tangible capital assets	(116,714)	(110,742)	(139,781)
Contributed tangible capital assets	(30,610)	(52,249)	(32,123)
Amortization of tangible capital assets	55,892	58,012	55,960
Net gain on disposal of tangible capital assets	-	(3,293)	(12,859)
Proceeds on sale of tangible capital assets	-	5,361	15,784
Reclassification of assets to LIEC as GBE	-	31,036	-
Classification of LIEC as GBE (note 5)	-	(2,182)	-
	(28,212)	35,826	103
Acquisition of inventories of supplies	-	(3,762)	(3,138)
Acquisition of prepaid expenses	-	(2,376)	(2,525)
Consumption of inventories of supplies	-	3,138	2,359
Use of prepaid expenses	-	2,525	1,930
Change in net financial assets	(28,212)	35,351	(1,271)
Net financial assets, beginning of year	662,739	662,739	664,010
Net financial assets, end of year	\$ 634,527	\$ 698,090	\$ 662,739

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
		(recast – note 3)
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 109,883	\$ 113,122
Items not involving cash:		
Amortization	58,012	55,960
Gain on disposal of tangible capital assets	(3,293)	(12,859)
Contributions of tangible capital assets	(52,249)	(32,123)
Accounting adjustments upon transition of LIEC to a GBE	5,846	-
Increase in investment in GBE	(1,042)	-
Change in non-cash operating working capital:		
Accrued interest receivable	321	(685)
Accounts receivable	730	2,396
Taxes receivable	446	(1,412)
Development fees receivable	(5,664)	4,423
Prepaid expenses	149	(595)
Inventories of supplies	(624)	(779)
Accounts payable and accrued liabilities	2,316	9,019
Deposits and holdbacks	9,990	13,900
Deferred revenue	(33)	17,609
Development cost charges	13,087	6,006
Net change in cash from operating activities	137,875	173,982
Capital activities:		
Cash used to acquire tangible capital assets	(110,742)	(139,781)
Proceeds on disposal of tangible capital assets	5,361	15,784
Net change in cash from capital activities	(105,381)	(123,997)
Financing activities:		
Decrease in debt	(4,578)	(4,402)
Investing activities:		
Sale (purchase) of investments	5,855	(49,048)
Contribution to LIEC	(4,239)	-
Net change in cash from investing activities	1,616	(49,048)
Net change in cash and cash equivalents	29,532	(3,465)
Cash and cash equivalents, beginning of year	18,335	21,800
Cash and cash equivalents, end of year	\$ 47,867	\$ 18,335

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2017

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, infrastructure, environmental, recreational, water, sewer, and drainage.

2. Significant accounting policies:

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

(a) Basis of consolidation:

The consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly owned municipal corporation of the City and operate as an other government organization. Interfund transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly owned government business enterprise ("GBE"), is accounted for using the modified equity method effective for fiscal 2017. For fiscal 2016 and prior, LIEC was consolidated into the City's financial statements as it was classified as a government organization (note 5).

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(a) Basis of consolidation (continued):

(iv) Reserve Funds:

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

(b) Basis of accounting:

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

(c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(h) 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.

(i) 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.

(j) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(iii) Natural resources:

Natural resources are not recognized as assets in the financial statements.

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

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

(v) Interest capitalization:

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

(vi) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vii) Leased tangible capital assets:

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

(viii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the consolidated statement of operations.

(ix) Inventory of materials and supplies:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(k) Revenue recognition:

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

(l) Property taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority (BCA). Market values are determined as of July 1st of each year. The City records taxation revenue at the time the property tax bills are issued and the City is entitled to collect interest and penalties on overdue taxes.

(m) 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.

Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

(n) 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.

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's 5 Year Consolidated Financial Plan (2017-2021) ("Consolidated Financial Plan") and was adopted through Bylaw No. 9663 on February 14, 2017.

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

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

(s) Segment disclosures:

A segment is defined as a distinguishable activity or 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 has provided definitions of segments as well as presented financial information in segment format.

CITY OF RICHMOND

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

Year ended December 31, 2017

3. Recast of comparative figures:

Tangible capital assets:

During the year, the City determined that certain tangible capital assets had been omitted from its asset registers.

The impact of these immaterial errors has been recorded retrospectively and prior periods have been recast as follows:

Accumulated surplus at January 1, 2016:

Accumulated surplus, as previously reported	\$ 2,731,194
Net book value of tangible capital assets not previously recorded	4,112
Accumulated surplus, as recast	\$ 2,735,306

Annual surplus for 2016:

Annual surplus, as previously reported	\$ 105,467
Recognition of contributed capital assets, net of amortization expense	7,655
Annual surplus, as recast	\$ 113,122

Tangible capital assets at December 31, 2016:

Tangible capital assets, as previously reported	\$ 2,168,259
Net book value of tangible capital assets not previously recorded	11,767
Tangible capital assets, as recast	\$ 2,180,026

4. Investments:

	2017		2016	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 499,541	\$ 488,215	\$ 473,721	\$ 473,409
Government and government guaranteed bonds	177,648	178,246	213,542	216,895
Municipal Finance Authority Pooled Investment	45,065	43,943	44,172	43,834
Other Bonds	250,529	249,120	247,203	249,235
	\$ 972,783	\$ 959,524	\$ 978,638	\$ 983,373

CITY OF RICHMOND

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

Year ended December 31, 2017

5. Investment in Lulu Island Energy Company Ltd:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Company Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond on the City's behalf.

Summarized financial information relating to LIEC is as follows:

	2017	2016
Cash, cash equivalents, and investments	\$ 6,227	\$ 170
Accounts receivable	1,488	696
Tangible capital assets	32,033	31,256
Total assets	39,748	32,122
Accounts payable and accrued liabilities	1,550	1,194
Deferred contributions	3,522	2,686
Concession liability	6,387	5,234
Total liabilities	11,459	9,114
Shareholder's equity	\$ 28,289	\$ 23,008
Total revenue	\$ 4,224	\$ 800
Total expenses	3,182	822
Net income (loss)	\$ 1,042	\$ (22)

Included in the City's consolidated statement of financial position are payables to LIEC in the amount of \$360,766 (2016 - nil).

During 2016, LIEC was considered a government organization and was accounted for in accordance with Canadian generally accepted accounting principles as prescribed by the PSAB of the Chartered Professional Accountants of Canada, and consolidated in the financial statements of the City.

CITY OF RICHMOND

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

Year ended December 31, 2017

5. Investment in Lulu Island Energy Company Ltd. (continued):

Effective January 1, 2017, LIEC is classified as a GBE and its financial information is no longer consolidated with the City's financial information. The City's investment in LIEC as a GBE is accounted for using the modified equity method. The adjustments to opening 2017 accumulated surplus are as follows:

Accumulated surplus at January 1, 2017:

Accumulated surplus, as at December 31, 2016	\$ 2,848,428
Accounting changes to opening accumulated surplus due to LIEC's transition to GBE	(2,182)
Adjusted opening accumulated surplus, as at January 1, 2017	\$ 2,846,246

6. Accounts receivable:

	2017	2016
Water and sewer utilities	\$ 12,661	\$ 12,541
Casino revenues	4,025	3,951
Capital grant	2,929	2,345
Other trade receivables	7,421	8,929
	\$ 27,036	\$ 27,766

7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2017 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 508	\$ 2,447

CITY OF RICHMOND

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

Year ended December 31, 2017

8. Accounts payable and accrued liabilities:

	2017	2016
Trade and other liabilities	\$ 68,618	\$ 65,417
Post-employment benefits (note 16)	30,418	31,303
	<u>\$ 99,036</u>	<u>\$ 96,720</u>

9. Development cost charges:

	2017	2016
Balance, beginning of year	\$ 117,597	\$ 111,591
Contributions	26,866	20,886
Interest	1,931	1,752
Revenue recognized	(15,710)	(16,632)
Balance, end of year	<u>\$ 130,684</u>	<u>\$ 117,597</u>

10. Deposits and holdbacks:

	Balance December 31, 2016	Deposit contributions	Refund/ expenditures	Balance December 31, 2017
Security deposits	\$ 50,970	\$ 21,932	\$ 14,819	\$ 58,083
Developer contribution	5,643	7,290	5,224	7,709
Contract holdbacks	5,764	60	-	5,824
Transit Oriented Development Fund	1,057	-	995	62
Other	9,362	11,276	9,530	11,108
	<u>\$ 72,796</u>	<u>\$ 40,558</u>	<u>\$ 30,568</u>	<u>\$ 82,786</u>

CITY OF RICHMOND

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

Year ended December 31, 2017

11. Deferred revenue:

	Balance December 31, 2016	External restricted inflows	Revenue earned/ adjustments	Balance December 31, 2017
Taxes and Utilities	\$ 19,888	\$ 19,613	\$ 19,888	\$ 19,613
Building permits/development	12,767	6,928	5,969	13,726
Oval	5,819	11,056	10,360	6,515
Capital grants	21,094	4,631	5,447	20,278
Business licenses	2,485	2,109	2,084	2,510
Parking easement/leased land	2,421	47	45	2,423
Other	1,846	8,164	8,788	1,222
	\$ 66,320	\$ 52,548	\$ 52,581	\$ 66,287

12. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2017 on the principal amount of the MFA debentures was 3.30% per annum. Interest expense incurred for the year on the long-term debt was \$1,676,895 (2016 - \$1,676,895).

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

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2017	Net debt 2016
General Fund	\$ 50,815	\$ 4,578	\$ 37,603	\$ 42,181

CITY OF RICHMOND

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

Year ended December 31, 2017

12. Debt, net of MFA sinking fund deposits (continued):

Repayments on net outstanding debenture debt over the next five years and thereafter are as follows:

2018	\$	4,761
2019		4,951
2020		5,149
2021		5,355
2022		5,570
Thereafter		11,817
	\$	37,603

13. Tangible capital assets:

	Balance, December 31, 2016	Adjustment for LIEC as GBE	Additions and transfers	Disposals	Balance December 31, 2017
Land	\$ 859,115	\$ -	\$ 47,068	\$ (1,065)	\$ 905,118
Building and building improvements	385,795	-	30,941	(707)	416,029
Infrastructure	1,688,543	(31,361)	41,265	(1,372)	1,697,075
Vehicles, machinery and equipment	116,842	-	14,333	(370)	130,805
Library's collections, furniture and equipment	8,428	-	1,109	(490)	9,047
Assets under construction	113,436	(959)	28,275	-	140,752
	\$ 3,172,159	\$ (32,320)	\$ 162,991	\$ (4,004)	\$ 3,298,826

CITY OF RICHMOND

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

Year ended December 31, 2017

13. Tangible capital assets (continued):

Accumulated amortization	Balance, December 31, 2016 (recast - note 3)	Adjustment for LIEC as GBE (note 5)	Disposals	Amortization expense	Balance December 31, 2017
Building and building improvements	\$ 155,999	\$ -	\$ (363)	\$ 14,943	\$ 170,579
Infrastructure	758,501	(1,284)	(783)	32,931	789,365
Vehicles, machinery and equipment	72,699	-	(326)	8,916	81,289
Library's collections, furniture and equipment	4,934	-	(464)	1,222	5,692
	\$ 992,133	\$ (1,284)	\$ (1,936)	\$ 58,012	\$ 1,046,925

	Net book value 2017	Net book value 2016 (recast - note 3)
Land	\$ 905,118	\$ 859,115
Buildings and building improvements	245,450	229,796
Infrastructure	907,710	930,042
Vehicles, machinery and equipment	49,516	44,143
Library's collection, furniture and equipment	3,355	3,494
Assets under construction	140,752	113,436
Balance, end of year	\$ 2,251,901	\$ 2,180,026

(a) Assets under construction:

Assets under construction having a value of \$140,751,542 (2016 - \$113,435,734) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$52,248,550 (2016 - \$32,123,282 restated) comprised of infrastructure in the amount of \$13,694,410 (2016 - \$17,308,488), land in the amount of \$36,128,140 (2016 - \$14,814,794 restated), and building in the amount of \$2,426,000 (2016 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2017

13. Tangible capital assets (continued):

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of art and historical treasures:

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

(e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2016 - nil).

14. Accumulated surplus:

	General Funds and Reserve	Water Utility Fund	Sanitary Sewer Utility Fund	Richmond Olympic Oval	Library Services	2017 Total	2016 Total (recast – note 3)
Investment in tangible capital assets	\$ 2,199,287	\$ -	\$ -	\$ 9,122	\$ 3,362	\$ 2,211,771	\$ 2,154,591
Reserves (note 15)	480,134	-	-	4,749	-	484,883	471,846
Appropriated surplus	155,866	31,512	15,657	1,684	291	205,010	200,966
Investment in LIEC	28,289	-	-	-	-	28,289	-
Surplus	14,644	246	6,247	546	935	22,618	18,001
Other equity	3,558	-	-	-	-	3,558	3,024
Balance, end of year	\$ 2,881,778	\$ 31,758	\$ 21,904	\$ 16,101	\$ 4,588	\$ 2,956,129	\$ 2,848,428

CITY OF RICHMOND

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

Year ended December 31, 2017

15. Reserves:

	2016	Change during year	2017
Reserve funds:			
Affordable housing	\$ 23,726	\$ (13,558)	\$ 10,168
Arts, culture and heritage	4,538	(355)	4,183
Capital building and infrastructure	63,476	6,255	69,731
Capital reserve	155,672	7,927	163,599
Capstan station	14,957	4,768	19,725
Child care development	3,789	(783)	3,006
Community legacy and land replacement	8,413	210	8,623
Drainage improvement	55,903	1,053	56,956
Equipment replacement	18,571	3,597	22,168
Hamilton area plan community amenity	-	735	735
Leisure facilities	5,568	1,197	6,765
Local improvements	6,222	(175)	6,047
Neighborhood improvement	6,933	167	7,100
Oval	4,261	488	4,749
Public art program	3,108	753	3,861
Sanitary sewer	44,527	(1,618)	42,909
Steveston off-street parking	305	5	310
Steveston road ends	407	(196)	211
Waterfront improvement	615	(271)	344
Watermain replacement	50,855	2,838	53,693
	\$ 471,846	\$ 13,037	\$ 484,883

16. Post-employment benefits:

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

	2017	2016
Balance, beginning of year	\$ 31,303	\$ 31,706
Current service cost	1,814	1,980
Interest cost	1,015	906
Past service cost (credit)	-	(868)
Amortization of actuarial gain	(61)	(473)
Benefits paid	(3,653)	(1,948)
Balance, end of year	\$ 30,418	\$ 31,303

CITY OF RICHMOND

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

Year ended December 31, 2017

16. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2017. The difference between the actuarially determined accrued benefit obligation of approximately \$29,892,000 and the liability of approximately \$30,418,000 as at December 31, 2017 is an unamortized net actuarial gain of \$526,000. This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

	2017	2016
Actuarial benefit obligation:		
Liability, end of year	\$ 30,418	\$ 31,303
Unamortized actuarial loss (gain)	(526)	253
Balance, end of year	\$ 29,892	\$ 31,556

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

	2017	2016
Discount rate	2.90%	3.30%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

17. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, the plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

CITY OF RICHMOND

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

Year ended December 31, 2017

17. Pension plan (continued):

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Richmond paid \$12,284,569 (2016 - \$11,952,478) for employer contributions while employees contributed \$10,154,394 (2016 - \$9,827,790) to the plan in fiscal 2017.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

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.

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2017, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2018	\$ 5,185
2019	3,867
2020	2,950
2021	2,960
2022 and thereafter	14,106

(c) Litigation:

As at December 31, 2017, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

CITY OF RICHMOND

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

Year ended December 31, 2017

18. Commitments and contingencies (continued):

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in 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 Incorporated ("E-Comm"):

The City is a shareholder of the 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 29 Class A and 23 Class B shares issued and outstanding as at December 31, 2017). 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.

(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.

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.

	2017	2016
Richmond Community Associations	\$ 1,800	\$ 1,270

CITY OF RICHMOND

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

Year ended December 31, 2017

20. Collections for other authorities:

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

	2017	2016
Province of British Columbia - Schools	\$ 169,573	\$ 149,518
Greater Vancouver Regional District and others	46,678	42,104
	<u>\$ 216,251</u>	<u>\$ 191,622</u>

21. Other revenues:

	2017	2016
Developer contributions	\$ 13,014	\$ 10,098
Tangible capital assets gain on sale of land	4,217	13,880
Taxes and fines	3,247	2,944
Parking program	1,818	2,153
Other	9,206	6,468
	<u>\$ 31,502</u>	<u>\$ 35,543</u>

22. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal grants. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2017	2016
Operating:		
Province of BC	\$ 21,368	\$ 22,652
TransLink	2,656	2,595
Government of Canada	1,580	1,413
Capital:		
Province of BC	746	941
TransLink	456	1,049
Government of Canada	803	104
	<u>\$ 27,609</u>	<u>\$ 28,754</u>

CITY OF RICHMOND

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

Year ended December 31, 2017

23. 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:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.
- (d) **Community Services** comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, City finance, and ensuring high quality services to Richmond residents.
- (f) **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.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

CITY OF RICHMOND

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

Year ended December 31, 2017

23. Segmented reporting (continued):

	Community safety	Utilities	Engineering, public works and project development	Community services	General government	Planning and development	Total City subtotal
Revenues:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 206,901	\$ -	\$206,901
User fees	-	88,022	11,471	-	-	-	99,493
Sales of services	5,948	3,015	3,117	9,445	6,749	2,961	31,235
Payments-in-lieu of taxes	-	-	-	-	14,647	-	14,647
Provincial and federal grants	89	-	2,910	170	2,881	-	6,050
Development cost charges	-	2,213	2,280	5,624	2,202	3,391	15,710
Other capital funding sources	-	2,462	13,093	4,454	35,961	1,600	57,570
Other revenues:							
Investment income	-	542	-	-	17,222	-	17,764
Gaming revenue	676	-	-	-	16,077	-	16,753
Licenses and permits	4,248	-	84	-	56	8,623	13,011
Other	2,181	3,042	672	736	9,905	105	16,641
Lulu Island Energy Company income	-	-	-	-	1,042	-	1,042
	13,142	99,296	33,627	20,429	313,643	16,680	496,817
Expenses:							
Wages and salaries	40,570	12,549	23,786	31,200	25,772	9,950	143,827
Public works maintenance	15	6,886	7,074	1,689	(1,478)	785	14,971
Contract services	44,028	8,741	2,888	4,467	3,407	984	64,515
Supplies and Materials	2,534	29,613	1,485	14,441	11,039	596	59,708
Interest and finance	61	20,601	-	80	2,473	-	23,215
Transfer from (to) capital for tangible capital assets	40	1,131	4,776	19,154	(1,037)	1,819	25,883
Amortization of tangible capital assets	2,685	8,078	25,331	6,356	11,544	1,283	55,277
Loss (gain) on disposal of tangible capital assets	-	158	780	-	-	-	938
	89,933	87,757	66,120	77,387	51,720	15,417	388,334
Annual surplus (deficit)	\$ (76,791)	\$ 11,539	\$ (32,493)	\$ (56,958)	\$ 261,923	\$ 1,263	\$108,483

CITY OF RICHMOND

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

Year ended December 31, 2017

23. Segmented reporting (continued):

	Total City subtotal	Richmond Olympic Oval	Richmond Public Library	2017 Consolidated	2016 Consolidated (recast – note 3)
Revenues:					
Taxation and levies	\$ 206,901	\$ -	\$ -	\$ 206,901	\$ 198,612
User fees	99,493	-	-	99,493	97,819
Sales of services	31,235	8,100	95	39,430	38,231
Payments-in-lieu of taxes	14,647	-	-	14,647	14,770
Provincial and federal grants	6,050	2,805	421	9,276	9,101
Development cost charges	15,710	-	-	15,710	16,632
Other capital funding sources	57,570	-	-	57,570	34,283
Other revenues:					
Investment income	17,764	-	68	17,832	17,614
Gaming revenue	16,753	-	-	16,753	17,559
Licenses and permits	13,011	-	-	13,011	12,422
Other	16,641	5,629	9,232	31,502	35,543
Lulu Island Energy Company income	1,042	-	-	1,042	-
	496,817	16,534	9,816	523,167	492,586
Expenses:					
Wages and salaries	143,827	8,916	6,833	159,576	152,286
Public works maintenance	14,971	-	2	14,973	14,368
Contract services	64,515	-	397	64,912	63,583
Supplies and materials	59,708	4,903	1,348	65,959	60,227
Interest and finance	23,215	-	1	23,216	22,602
Transfer from (to) capital for tangible capital assets	25,883	-	(171)	25,712	9,417
Amortization of tangible capital assets	55,277	1,513	1,222	58,012	55,960
Loss (gain) on disposal of tangible capital assets	938	-	(14)	924	1,021
	388,334	15,332	9,618	413,284	379,464
Annual surplus (deficit)	\$ 108,483	\$ 1,202	\$ 198	\$ 109,883	\$ 113,122

CITY OF RICHMOND

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

Year ended December 31, 2017

24. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on February 14, 2017. The chart below reconciles the adopted Consolidated Financial Plan to the budget figures reported in these consolidated financial statements.

	Financial Plan Bylaw No. 9663	Financial Statement Budget
Revenues:		
Consolidated Financial Plan	\$ 482,467	\$ 482,467
Less: LIEC budget	-	(4,594)
Total revenue	482,467	477,873
Expenses:		
Consolidated Financial Plan	418,210	418,210
Less: LIEC budget	-	(3,557)
Total expenses	418,210	414,653
Annual surplus	\$ 64,257	\$ 63,220
Less: Acquisition of tangible capital assets	(406,199)	-
Less: Transfer to reserves	(66,824)	-
Less: Debt principal	(4,578)	-
Add: Capital funding	383,279	-
Add: Transfer from surplus	30,065	-
Annual surplus per consolidated statement of operations	\$ -	\$ 63,220

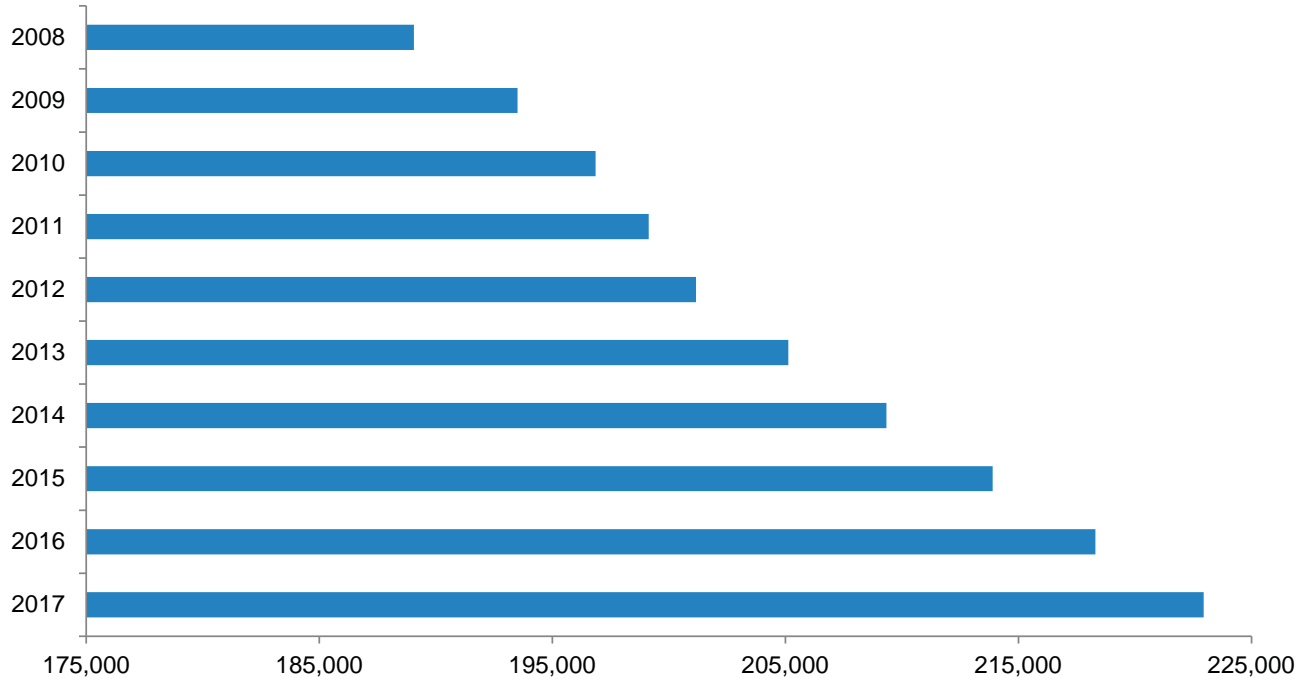
25. Comparative information:

Certain comparative information has been reclassified to conform to the financial statement presentation adopted for the current year.

City of Richmond statistical data

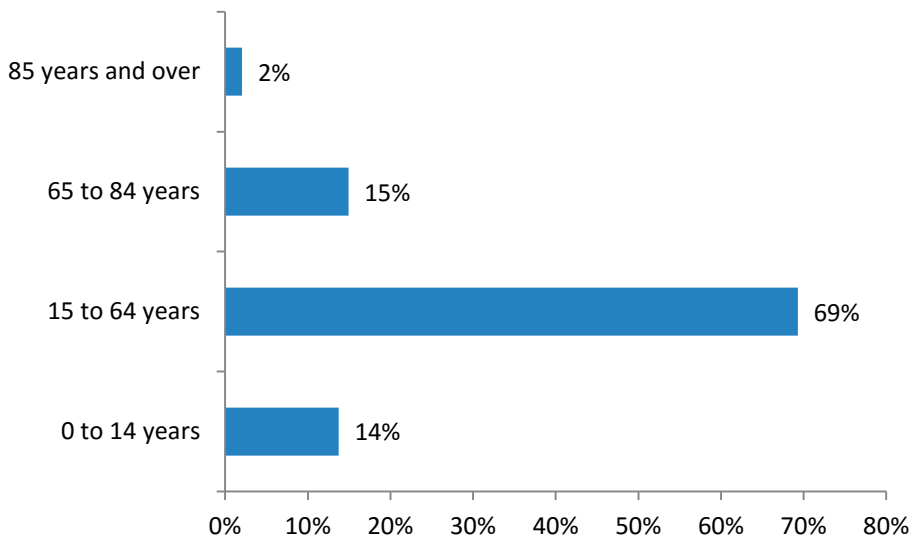
City of Richmond population 2008–2017	46
Total population by age groups	46
Immigrant status of Richmond residents by period of immigration	47
Language spoken most often at home	47
Highest level of education attainment for the population aged 25 to 64	48
Occupations of Richmond residents	48
Top 10 Largest employers in Richmond (full-time employees)	49
Housing starts in Richmond 2008–2017	49
Richmond housing starts by type of units 2017	50
New dwelling units constructed 2008–2017	50
Construction value of building permits issued 2008–2017 (in \$000s)	51
Richmond business licences 2013–2017	51
City of Richmond budgeted capital costs 2013–2017 (in \$000s).....	52
Capital program by type 2017	52
Breakdown of residential tax bill 2017	53
Registration in Richmond Recreation and Cultural Services programs 2013–2017.....	53
2017 tax rates.....	54
2017 general revenue fund assessment and taxation by property class (in \$000s).....	54
Taxes levied on behalf of taxing authorities (in \$000s)	54
2013–2017 general assessment by property class (in \$000s)	55
Long-term debt repayments relative to expenditures 2013–2017 (in \$000s)	56
City of Richmond debt per capita 2013–2017	56
Net debt 2013–2017 (in \$000s)	56
Expenses by function 2013–2017 (in \$000s)	57
Expenses by object 2013–2017 (in \$000s).....	57
Revenue by source 2013–2017 (in \$000s).....	58
Accumulated surplus 2013–2017 (in \$000s).....	58
Changes in net financial assets 2013–2017 (in \$000s).....	58
Reserves 2013–2017 (in \$000s).....	59
Investment portfolio per type 2016–2017 (\$000s).....	60
Ratio analysis indicators of financial condition	60

City of Richmond population 2008–2017



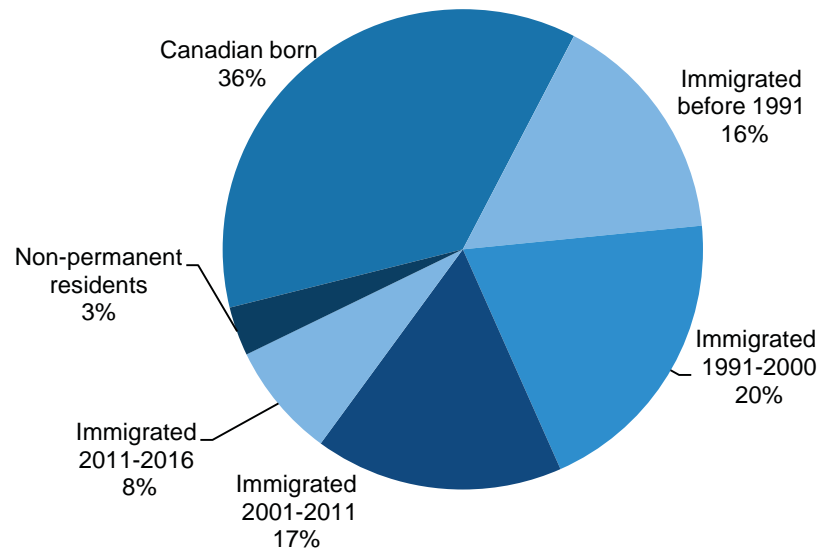
Source: City of Richmond Policy Planning Department

Total population by age groups



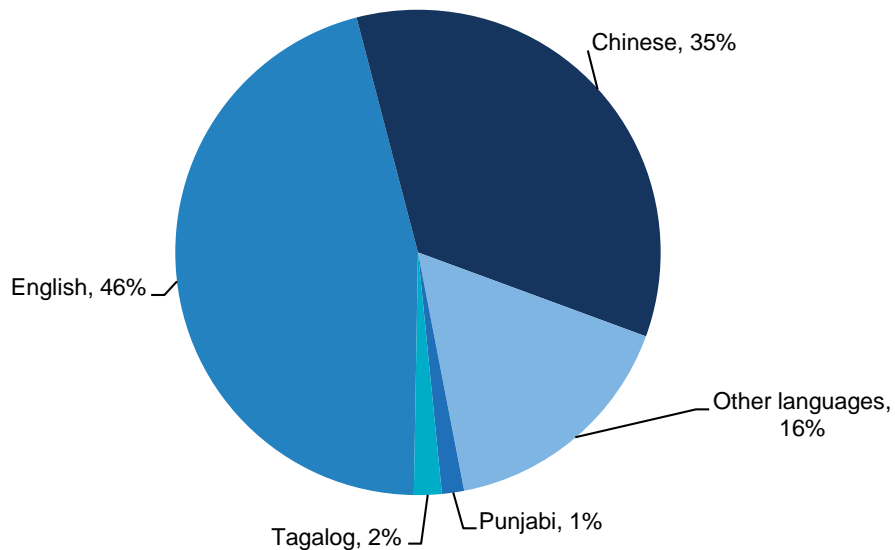
Source: Statistics Canada, 2016 Census of Population

Immigrant status of Richmond residents by period of immigration



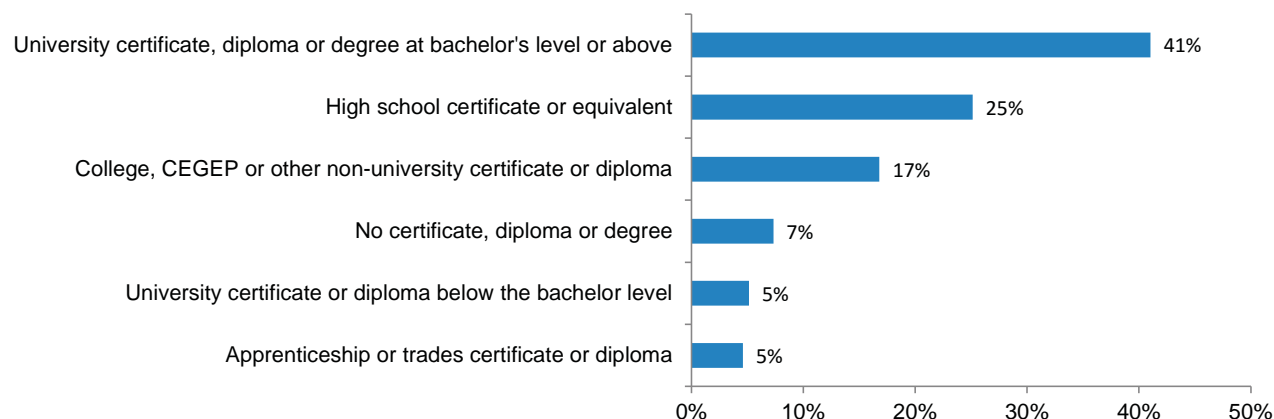
Source: Statistics Canada, 2016 Census of Population

Language spoken most often at home



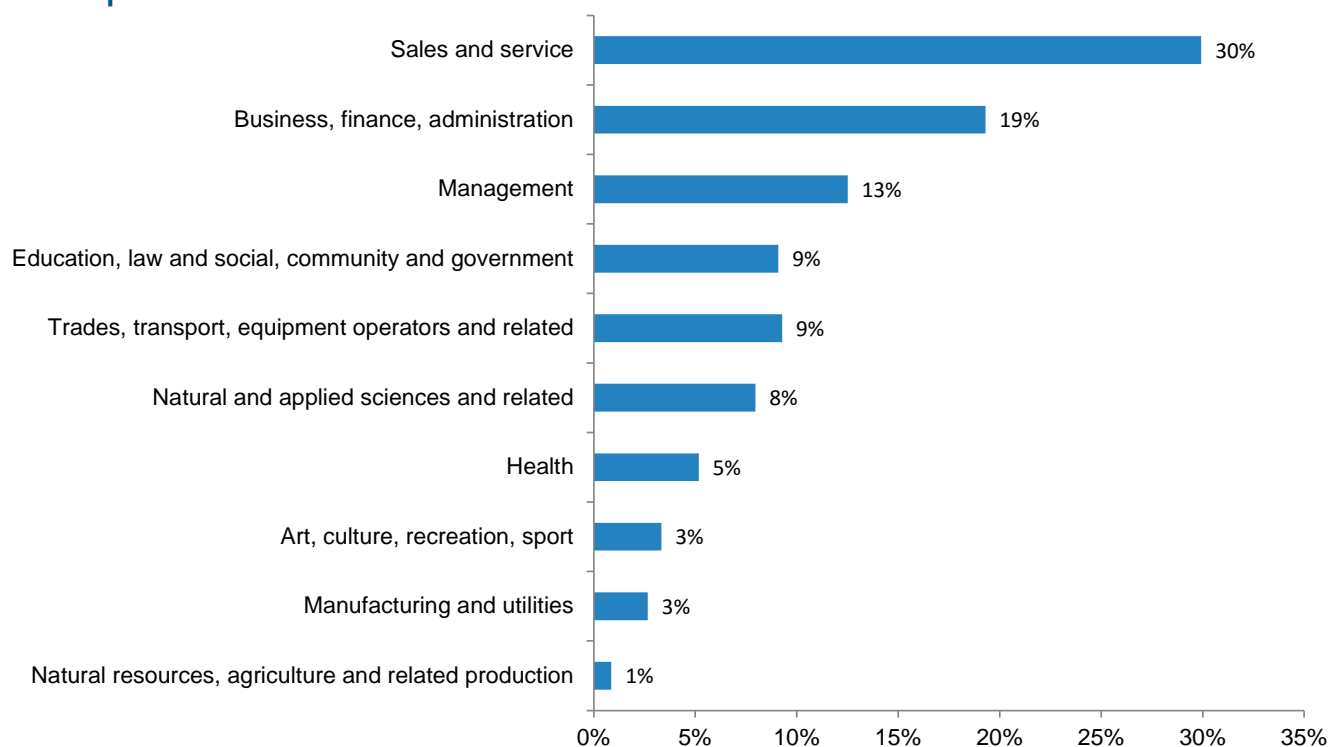
Source: Statistics Canada, 2016 Census of Population

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



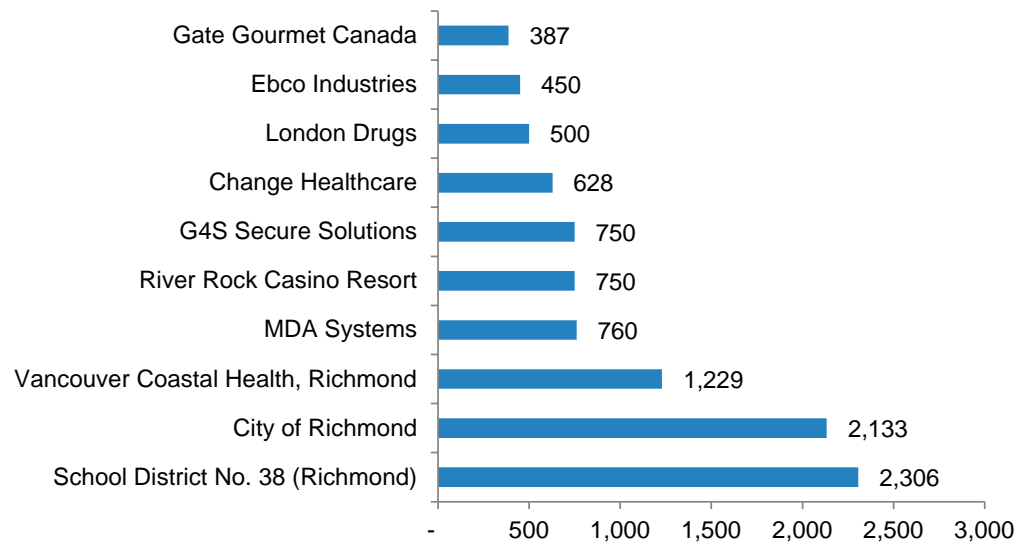
Source: Statistics Canada, 2016 Census of Population

Occupations of Richmond residents



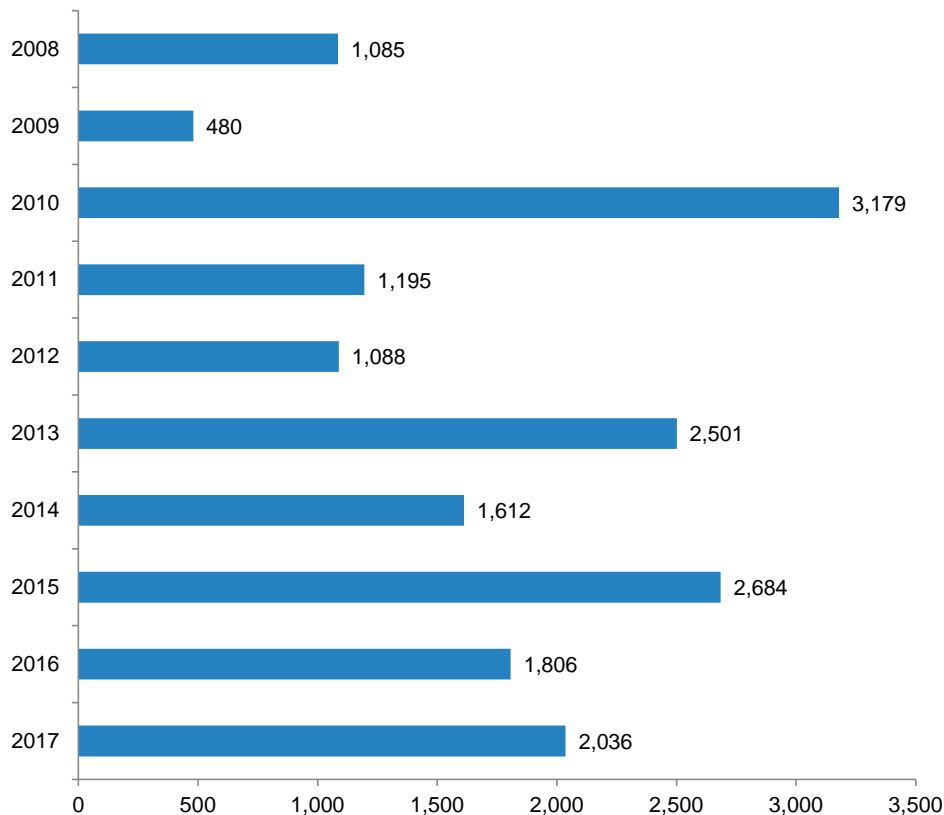
Source: Statistics Canada, 2016 Census of Population

Top 10 Largest employers in Richmond (full-time employees)



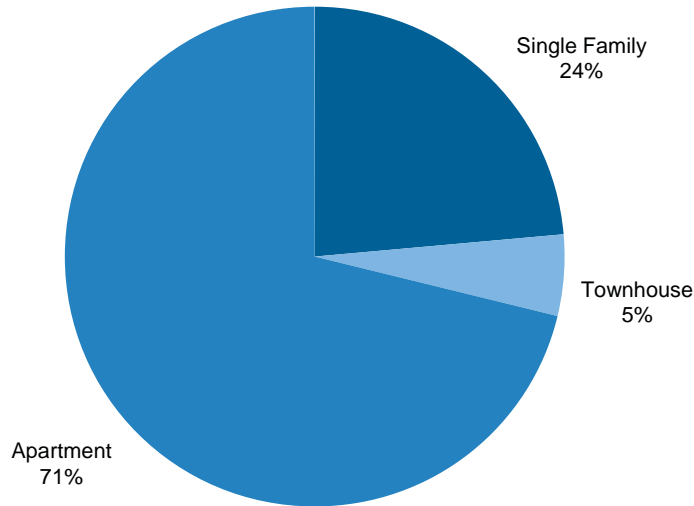
Source: City of Richmond Business Licences

Housing starts in Richmond 2008–2017



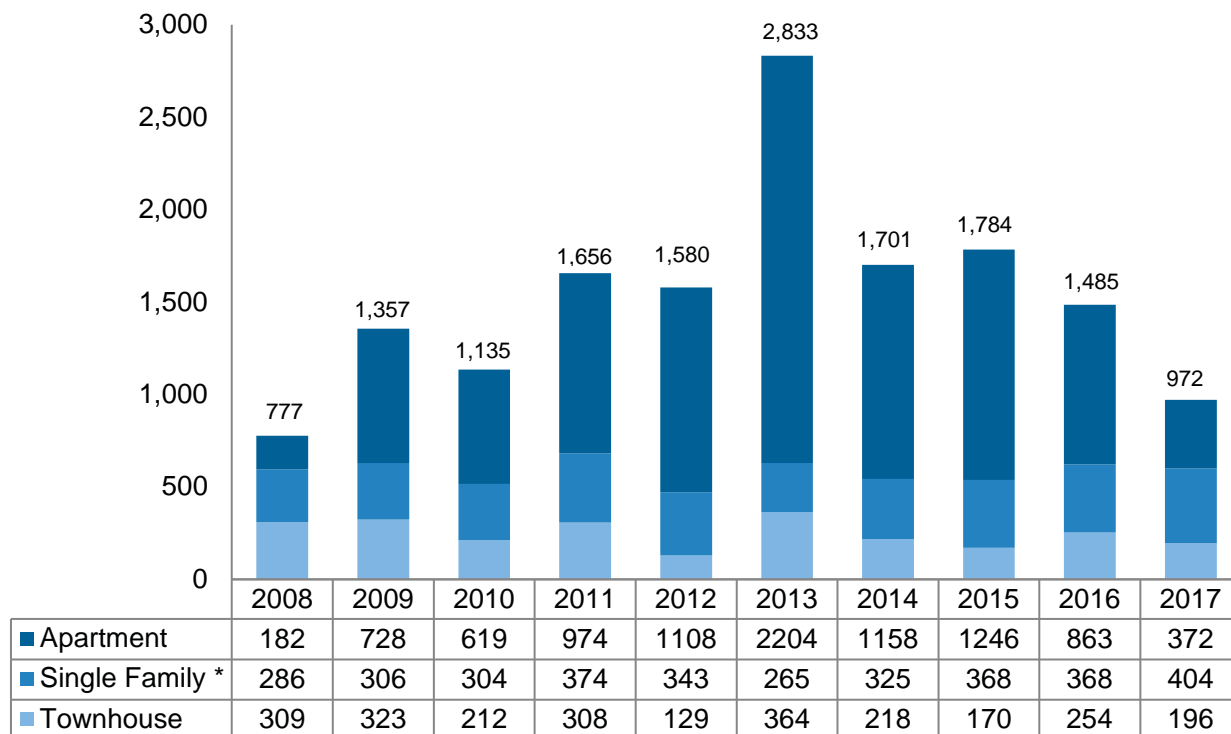
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year.

Richmond housing starts by type of units 2017



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

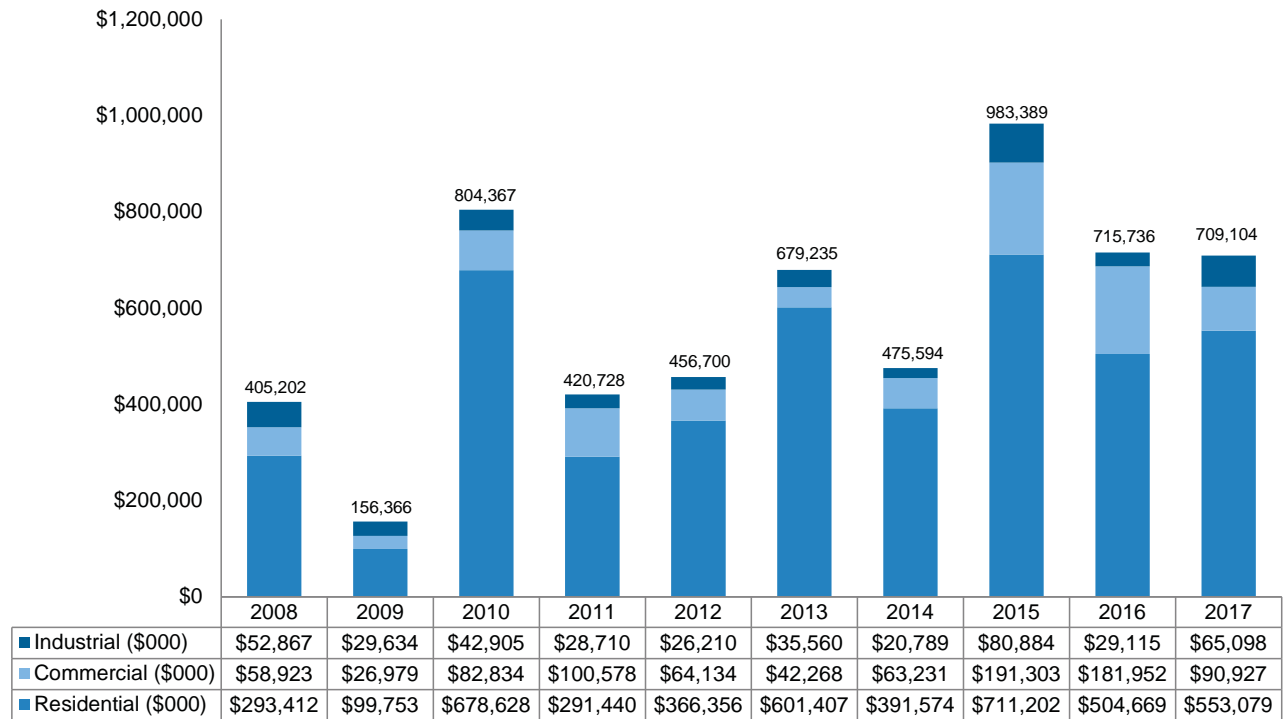
New dwelling units constructed 2008–2017



*Includes one family and two family dwellings

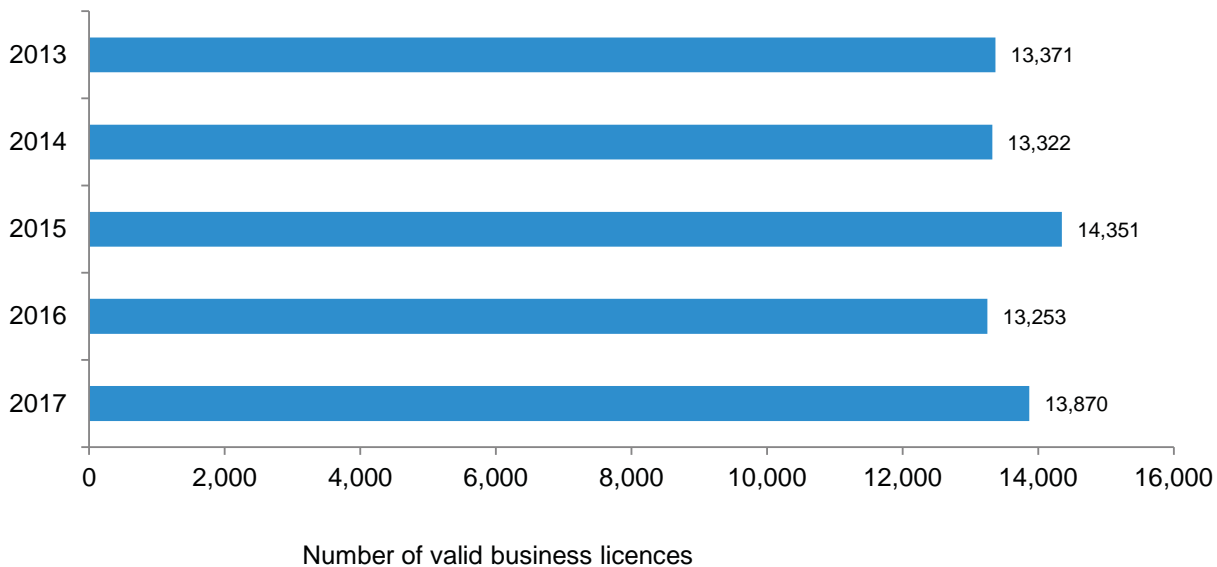
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year.

Construction value of building permits issued 2008–2017 (in \$000s)



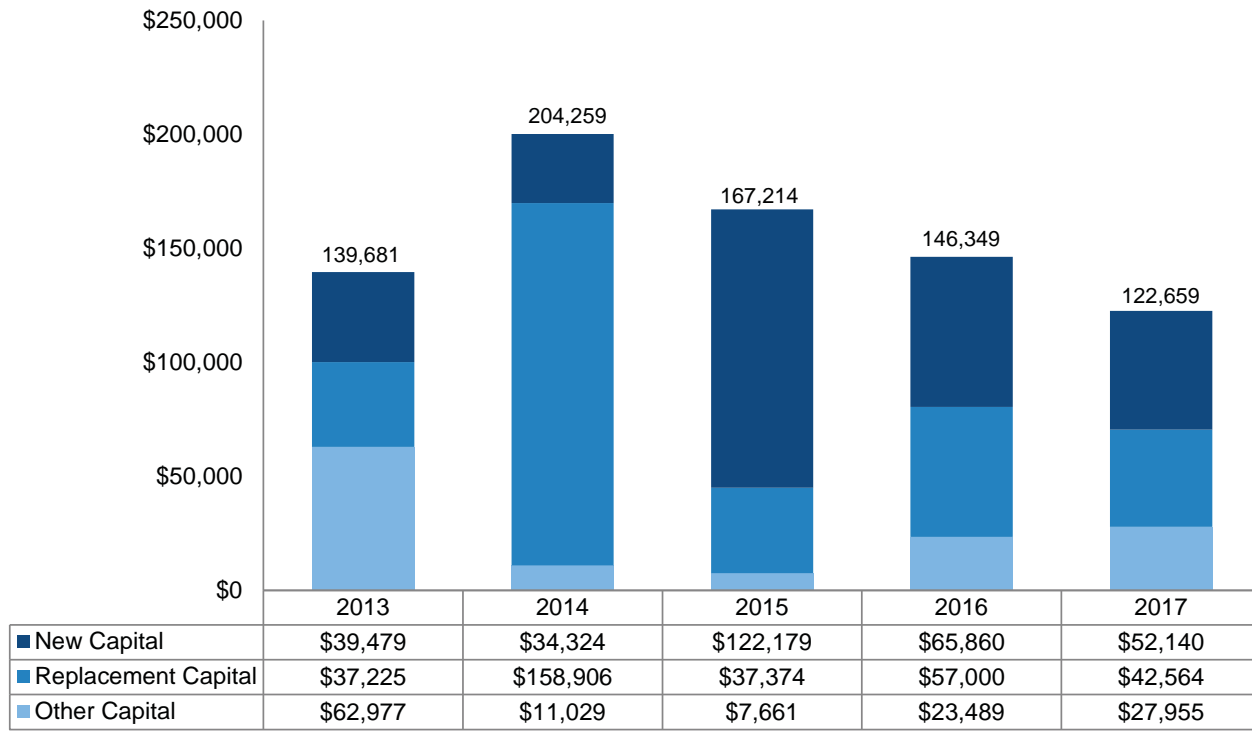
Source: City of Richmond building permit records.

Richmond business licences 2013–2017



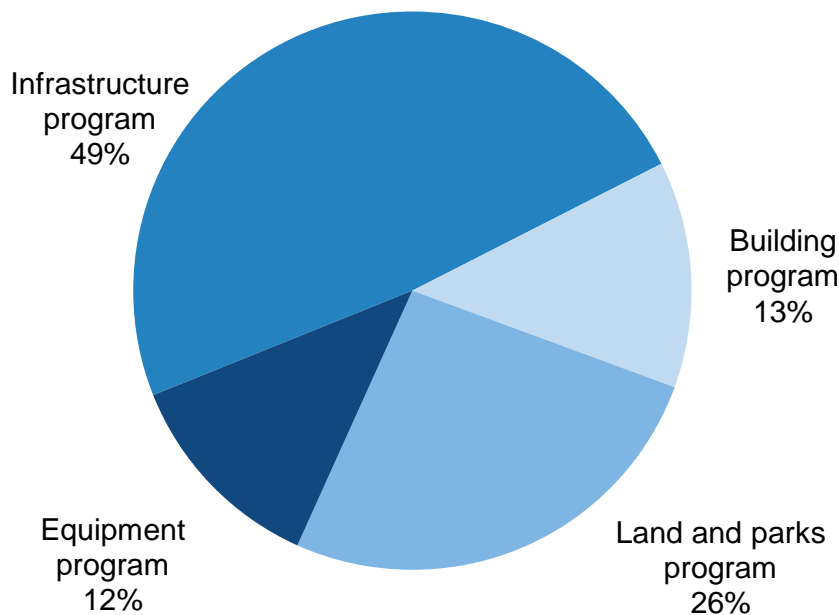
Source: City of Richmond Business Licences

City of Richmond budgeted capital costs 2013–2017 (in \$000s)



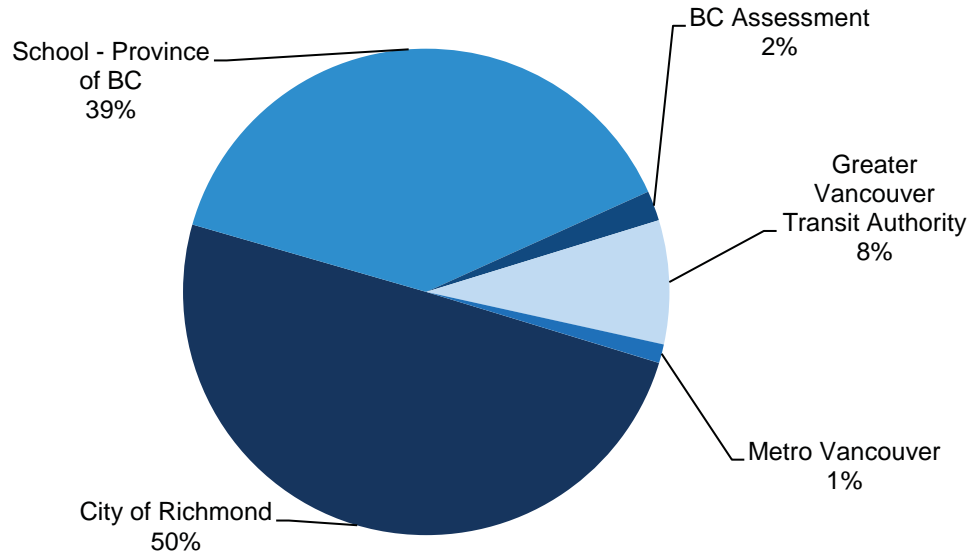
Source: City of Richmond Finance and Corporate Services. Other capital includes items such as internal transfers, debt repayment and contributions from capital funding sources.

Capital program by type 2017



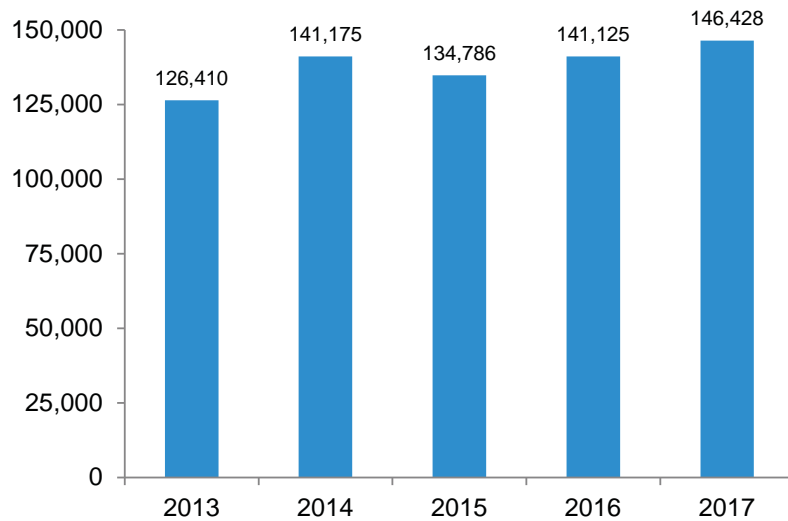
Source: City of Richmond Finance and Corporate Services

Breakdown of residential tax bill 2017



Source: City of Richmond Finance and Corporate Services

Registration in Richmond Recreation and Cultural Services programs 2013–2017



Source: City of Richmond Finance and Corporate Services

2017 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	Translink
Residential	1.57216	1.13160	0.04145	0.04320	0.00020	0.21930
Business	5.60635	4.80000	0.10154	0.13930	0.00050	1.07720
Light industrial	5.60635	4.80000	0.14091	0.13930	0.00070	1.34420
Seasonal / Recreational	1.71721	2.70000	0.04145	0.04320	0.00020	0.21050
Major industrial	12.57288	1.92000	0.14091	0.49810	0.00070	1.87560
Farm	13.09827	3.45000	0.04145	0.04320	0.00020	0.35310
Utilities	33.63390	13.40000	0.14506	0.49810	0.00070	2.49920

Source: City of Richmond Finance and Corporate Services

2017 general revenue fund assessment and taxation by property class (in \$000s)

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$73,414,252	81.95%	\$115,419	55.54%
Business	13,093,223	14.62%	73,405	35.33%
Light industrial	2,624,855	2.93%	14,716	7.08%
Seasonal / Recreational	183,360	0.20%	315	0.15%
Major industrial	215,246	0.24%	2,706	1.30%
Farm	26,566	0.03%	348	0.17%
Utilities	26,541	0.03%	893	0.43%
Total	\$89,584,043	100.00%	\$207,802	100.00%

Source: City of Richmond Finance and Corporate Services
Amounts are based on Billing

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

	2013	2014	2015	2016	2017
City of Richmond	\$176,283	\$183,687	\$190,074	\$199,744	\$207,802
School Board	133,660	133,539	147,087	150,420	162,120
Metro Vancouver	4,268	4,253	4,499	4,859	5,216
BC Assessment	4,667	4,843	4,973	5,087	5,517
TransLink	30,968	31,935	32,644	32,623	34,380
Other	15	15	16	18	23
Total Taxes	\$349,861	\$358,272	\$379,293	\$392,752	\$415,058

Source: City of Richmond Finance and Corporate Services
Amounts are less supplementary adjustments

2013–2017 general assessment by property class (in \$000s)

	2013	2014	2015	2016	2017
Residential	\$44,663,439	\$44,543,518	\$47,402,471	\$53,427,310	\$73,414,252
Business	8,197,372	9,001,342	21,195	10,669,183	13,093,222
Light industrial	1,902,602	2,100,089	137,265	2,338,871	2,624,855
Seasonal / Recreational	120,715	97,338	2,208,027	126,430	183,360
Major industrial	115,791	125,716	9,770,812	139,616	215,246
Farm	26,618	26,112	144,622	26,650	26,566
Utilities	23,064	20,888	26,364	22,181	26,541
Total	\$55,049,601	\$55,915,003	\$59,710,756	\$66,750,242	\$89,584,043

Source: City of Richmond Finance and Corporate Services

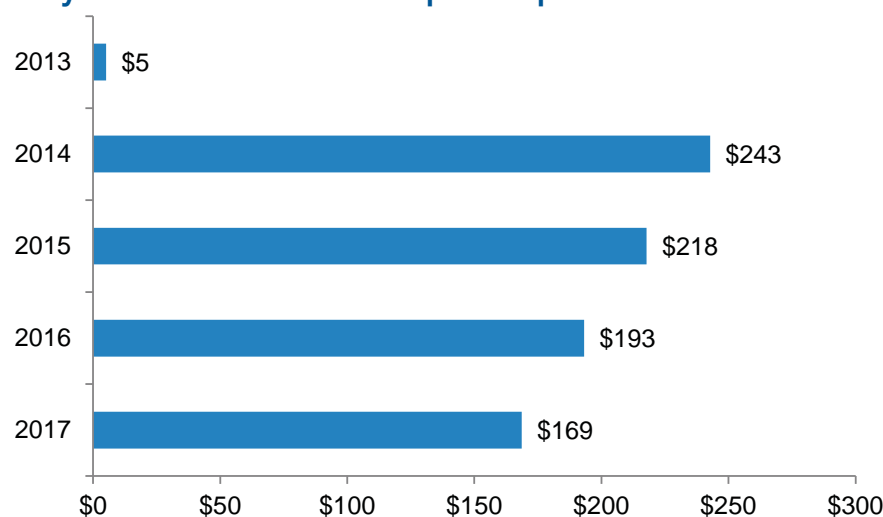
Long-term debt repayments relative to expenditures 2013–2017 (in \$000s)

General revenue fund	2013	2014	2015	2016	2017
Long term debt repayments	\$2,267	\$4,232	\$4,232	\$4,402	\$4,578
General expenditures	\$234,089	\$280,736	\$297,065	\$276,497	\$284,017
Repayments as % of expenditures	1.0%	1.6%	1.4%	1.6%	1.6%
Sewerworks revenue fund					
Long term debt repayments	\$30	\$0	\$0	\$0	\$0
Sewer expenditures	\$26,916	\$22,409	\$26,457	\$28,966	\$32,491
Repayments as % of expenditures	0.0%	0.0%	0.0%	0.0%	0.0%

Note: Expenditures do not include capital and infrastructure investments.

Source: City of Richmond Finance and Corporate Services

City of Richmond debt per capita 2013–2017



Source: City of Richmond Finance and Corporate Services

Net debt 2013–2017 (in \$000s)

	2013	2014	2015	2016	2017
Net debt	\$1,056	\$50,815	\$46,583	\$42,181	\$37,603

Source: City of Richmond Finance and Corporate Services

Expenses by function 2013–2017 (in \$000s)

	2013	2014*	2015	2016*	2017
Community Safety	\$77,649	\$83,820	\$85,386	\$88,702	\$89,933
Engineering and Public Works	53,268	55,899	56,294	61,243	66,120
Community Services	49,753	65,137**	68,246**	59,618	77,387**
General government	41,061	42,582	43,438	45,634	51,720
Utilities	75,134	79,552	83,650	84,183	87,757
Planning and Development	11,854	13,301	13,211	14,233	15,417
Library services	9,390	9,563	9,463	9,788	9,619
Richmond Olympic Oval	10,509	11,065	13,395	15,120	15,331
Lulu Island Energy Company	-	8	491	943	-
Total Expenses	\$328,618	\$360,927	\$373,574	\$379,464	\$413,284

* Amounts have been restated.

** Includes one-time affordable housing contributions.

Source: City of Richmond Finance and Corporate Services

Expenses by object 2013–2017 (in \$000s)

	2013	2014*	2015	2016*	2017
Wages, salaries and benefits	\$137,648	\$142,169	\$147,996	\$152,286	\$159,576
Public works maintenance	14,246	14,548	15,294	14,368	14,973
Contract services	50,539	58,121	59,073	63,583	64,912
Supplies and materials	53,222	53,749	55,750	60,227	65,959
Interest and finance	19,783	21,367	21,391	22,602	23,216
Transfer from (to) capital for tangible capital assets	2,414	18,192	19,349	9,417	25,712
Amortization of tangible capital assets	50,333	52,106	53,966	55,960	58,012
Loss/(gain) on disposal of tangible capital assets	433	675	755	1,021	924
Total Expenses	\$328,618	\$360,927	\$373,574	\$379,464	\$413,284

* Amounts have been restated.

Source: City of Richmond Finance and Corporate Services

Revenue by source 2013–2017 (in \$000s)

	2013	2014*	2015	2016*	2017
Taxation and levies	\$176,283	\$183,687	\$189,136	\$198,612	\$206,901
User fees	90,540	93,201	94,290	97,819	99,493
Sales of services	34,959	32,809	34,186	38,231	39,430
Licences and permits	9,241	9,819	10,747	12,422	13,011
Investment income	13,490	16,568	16,303	17,614	17,832
Grants including casino revenue	39,131	43,073	43,318	41,430	40,676
Development cost charges	11,730	18,765	17,818	16,632	15,710
Capital funding	55,542	63,221	72,575	34,283	57,570
Other	23,946	35,194	48,755	35,543	32,544
Total Revenue	\$454,862	\$496,337	\$527,128	\$492,586	\$523,167

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services

Accumulated surplus 2013–2017 (in \$000s)

	2013	2014*	2015	2016*	2017
Accumulated surplus, beginning of year	\$2,304,008	\$2,442,230	\$2,577,640	\$2,735,306	\$2,846,246**
Annual surplus	126,244	135,410	153,554	113,122	109,883
Accumulated surplus, end of year	\$2,430,252	\$2,577,640	\$2,731,194	\$2,848,428	\$2,956,129

*Amounts have been restated

** Opening Adjustment for change in accounting treatment for a government business enterprise

Source: City of Richmond Finance and Corporate Services

Changes in net financial assets 2013–2017 (in \$000s)

	2013	2014*	2015	2016*	2017
Change in net financial assets	\$79,838	\$53,623	\$61,390	-\$1,271	\$35,351
Net financial assets, end of year	\$548,997	\$602,620	\$664,010	\$662,739	\$698,090

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services

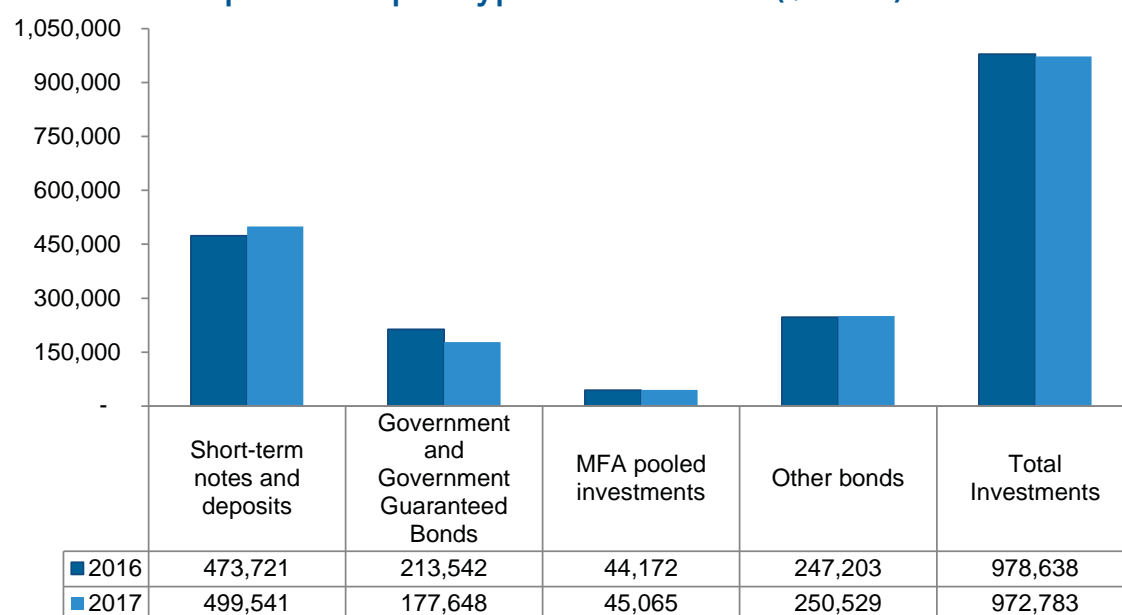
Reserves 2013–2017 (in \$000s)

	2013	2014*	2015	2016	2017
Affordable housing	\$20,696	\$12,551	\$24,934	\$23,726	\$10,168
Arts, culture and heritage	4,379	4,362	4,449	4,538	4,183
Capital building and infrastructure	46,394	55,651	60,412	63,476	69,731
Capital reserve	101,834	103,806	157,778	155,672	163,599
Capstan Station	3,862	8,241	9,508	14,957	19,725
Child care development	2,696	2,201	2,335	3,789	3,006
Community legacy and land replacement	16,353	16,720	16,994	8,413	8,623
Drainage improvement	35,555	44,505	52,922	55,903	56,956
Equipment replacement	17,820	17,241	16,882	18,571	22,168
Hamilton area plan community amenity	-	-	-	-	735
Leisure facilities	3,551	3,621	5,275	5,568	6,765
Local improvements	6,527	6,643	6,767	6,222	6,047
Neighbourhood improvement	6,335	6,724	6,975	6,933	7,100
Oval	4,732	4,328	3,191	4,261	4,749
Public art program	2,282	2,554	3,056	3,108	3,861
Sanitary sewer	37,233	39,504	41,687	44,527	42,909
Steveston off-street parking	287	293	299	305	310
Steveston road ends	684	623	458	407	211
Waterfront improvement	104	659	642	615	344
Watermain replacement	42,481	46,375	46,614	50,855	53,693
Total reserves	\$353,805	\$376,602	\$461,178	\$471,846	\$484,883

* Amounts have been restated.

Source: City of Richmond Finance and Corporate Services

Investment portfolio per type 2016–2017 (\$000s)



Source: City of Richmond Finance and Corporate Services

Ratio analysis indicators of financial condition

	2017	2016*
Sustainability ratios		
Assets to liabilities (times)	8.1	8.2
Financial assets to liabilities (times)	2.7	2.7
Net debt to total revenues	7.2%	8.6%
Net debt to the total assessment	0.04%	0.06%
Expenses to the total assessment	0.5%	0.6%
Flexibility ratios		
Public debt charges to revenues	0.3%	0.3%
Net book value of capital assets to its cost	68.3%	68.7%
Own source revenue to the assessment	0.5%	0.7%
Vulnerability ratios		
Government transfers to total revenues	5.0%	5.4%

* Ratios have been restated

Source: City of Richmond Finance and Corporate Services

2017 permissive property tax exemptions

In accordance with Section 98 (2)(b) of the Community Charter, we disclose that the following properties were provided permissive property tax exemptions by Richmond City Council in 2017. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2017 Municipal tax exempted
Churches and Religious Properties		
Aga Khan Foundation Canada	4000 May Drive	\$ 20,563
B.C. Muslim Association	12300 Blundell Road	22
Bakerview Gospel Chapel	8991 Francis Road	3,469
Beth Tikvah Congregation	9711 Geal Road	15,366
Bethany Baptist Church	22680 Westminster Highway	20,495
Brighthouse United Church	8151 Bennett Road	11,908
Broadmoor Baptist Church	8140 Saunders Road	12,338
Canadian Martyrs Parish	5771 Granville Avenue	21,568
Christian and Missionary Alliance	3360 Sexsmith Road	7,661
Christian Reformed Church	9280 No. 2 Road	16,666
Church in Richmond	4460 Brown Road	5,977
Church of Latter Day Saints	8440 Williams Road	19,807
Cornerstone Evangelical Baptist Church	12011 Blundell Road	841
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	2,843
Emmanuel Christian Community	10351 No. 1 Road	9,374
Faith Evangelical Church	11960 Montego Street	4,976
Fraserview Mennonite Brethren Church	11295 Mellis Drive	12,454
Fujian Evangelical Church	12200 Blundell Road	6,027
Gilmore Park United Church	8060 No. 1 Road	5,836
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	3,992
Immanuel Christian Reformed Church	7600 No. 4 Road	4,412
India Cultural Centre	8600 No. 5 Road	5,954
International Buddhist Society	9160 Steveston Highway	4,078
Johrei Fellowship Inc.	10380 Odlin Road	8,319
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	3,509
Larch St. Gospel Meeting Room	8020 No. 5 Road	3,525
Ling Yen Mountain Temple	10060 No. 5 Road	2,901
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	3,545
North Richmond Alliance Church	9140 Granville Avenue	4,889
Our Savior Lutheran Church	6340 No. 4 Road	5,294
Parish of St. Alban's	7260 St. Albans Road	11,024

Churches and Religious Properties continued . . .

Patterson Road Assembly	9291 Walford Street	\$ 1,303
Peace Evangelical Church	8280 No. 5 Road	6,401
Peace Mennonite Church	11571 Daniels Road	18,225
Richmond Alliance Church	11371 No. 3 Road	4,286
Richmond Baptist Church	6560 Blundell Road	2,770
Richmond Baptist Church	6640 Blundell Road	9,813
Richmond Bethel Mennonite Church	10160 No. 5 Road	11,276
Richmond Chinese Alliance Church	10100 No. 1 Road	14,850
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	3,895
Richmond Emmanuel Church	7451 Elmbridge Way	11,512
Richmond Pentecostal Church	9300 Westminster Highway	7,365
Richmond Pentecostal Church	9260 Westminster Highway	1,019
Richmond Presbyterian Church	7111 No. 2 Road	9,914
Richmond Sea Island United Church	8711 Cambie Road	13,932
Salvation Army Church	8280 Gilbert Road	4,490
Science of Spirituality SKRM Inc	11011 Shell Road	1,918
Shia Muslim Community	8580 No. 5 Road	2,130
South Arm United Church	11051 No. 3 Road	2,169
St. Anne's Anglican Church	4071 Francis Road	7,649
St. Edward's Anglican Church	10111 Bird Road	6,327
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	2,448
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	3,532
St. Monica's Roman Catholic Church	12011 Woodhead Road	10,893
St. Paul's Roman Catholic Parish	8251 St. Albans Road	12,184
Steveston Buddhist Temple	4360 Garry Street	20,410
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	9,764
Steveston United Church	3720 Broadway Street	5,099
Subramaniya Swamy Temple	8840 No. 5 Road	1,684
Thrangu Monastery Association	8140 No. 5 Road	4,827
Thrangu Monastery Association	8160 No. 5 Road	1,819
Towers Baptist Church	10311 Albion Road	9,941
Trinity Lutheran Church	7100 Granville Avenue	11,860
Trinity Pacific Church	10011 No. 5 Road	7,034
Ukrainian Catholic Church	8700 Railway Avenue	4,527
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	565
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	8,745
Vancouver International Buddhist Progress Society	8271 Cambie Road	7,342
Vedic Cultural Society of B.C.	8200 No. 5 Road	3,945
West Richmond Gospel Hall	5651 Francis Road	5,898

Recreation, Child Care, and Community Service Properties

Canadian Sport Institute Pacific Society	2005 - 6111 River Road	\$	5,397
City Centre Community Centre	5900 Minoru Boulevard		64,202
Cook Road Children's Centre	8300 Cook Road		1,403
Cranberry Children's Centre	23591 Westminster Highway		2,743
Girl Guides of Canada	4780 Blundell Road		2,738
Girl Guides of Canada	11551 Dyke Road		15,255
Navy League of Canada	7411 River Road		9,779
Richmond Animal Protection Society	12071 No. 5 Road		10,091
Richmond Caring Place	7000 Minoru Boulevard		146,030
Richmond Center for Disabilities	100 - 5671 No. 3 Road		18,444
Richmond Family Place	8660 Ash Street		10,645
Richmond Ice Centre	14140 Triangle Road		178,466
Richmond Lawn Bowling Club	6131 Bowling Green Road		28,923
Richmond Gymnastics Association	140-7400 River Road		7,663
Richmond Oval	6111 River Road		1,398,430
Richmond Public Library	11580 Cambie Road		3,184
Richmond Public Library	11688 Steveston Highway		5,696
Richmond Rod and Gun Club	7760 River Road		22,461
Richmond Rod and Gun Club	140-7400 River Road		7,662
Richmond Tennis Club	6820 Gilbert Road		37,125
Richmond Watermania	14300 Entertainment Boulevard		198,452
Richmond Winter Club	5540 Hollybridge Way		162,167
Riverside Children's Centre	5862 Dover Crescent		827
Scotch Pond Heritage	2220 Chatham Street		7,220
Terra Nova Children's Centre	6011 Blanchard Drive		2,043
Treehouse Learning Centre	100 - 5500 Andrews Road		1,192
West Cambie Childcare Centre	4033 Stolberg Street		2,668

Private Educational Properties

Choice Learning Centre	20411 Westminster Highway	\$	1,649
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Senior Citizen Housing

Richmond Legion Senior Citizen Society	7251 Langton Road	\$	16,692
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Community Care Facilities

Canadian Mental Health Association	8911 Westminster Highway	\$	8,482
Development Disabilities Association	6531 Azure Road		2,547
Development Disabilities Association	8400 Robinson Road		3,284
Development Disabilities Association	7611 Langton Road		3,182
Greater Vancouver Community Service	4811 Williams Road		2,571
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive		12,805
Richmond Lions Manor	9020 Bridgeport Road		15,590
Richmond Society for Community Living	303 - 7560 Moffatt Road		619
Richmond Society for Community Living	4433 Francis Road		1,994
Richmond Society for Community Living	5635 Steveston Highway		7,071
Richmond Society for Community Living	9 - 11020 No. 1 Road		949
Richmond Society for Community Living	9580 Pendleton Road		10,304
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road		27,407
Western Recovery Foundation	10411 Odlin Road		2,562

Major services provided by the City of Richmond

Administration

Includes the Office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes the Deputy Chief Administrative Officer, human resources, intergovernmental relations and protocol, corporate communications and marketing and the Corporate Planning and Programs Management Group.

Community Safety

Brings together the City's public safety providers including police, fire-rescue, emergency programs, business licences and community bylaws.

Community Services

Coordinates, supports and develops Richmond's community services including recreation, arts, heritage, sports, social planning, affordable housing, diversity, youth, childcare and seniors services. Oversees most City-owned public facilities and the design, construction and maintenance of City parks, trails and green spaces. Works with community partners and coordinates special events and filming in the City.

Finance and Corporate Services

Includes customer service, information technology, finance, economic development, real estate services, law, City Clerk's Office, enterprise services, compliance, records and archives.

Engineering and Public Works

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, garbage and recycling services, corporate sustainability and district, corporate and community energy programs.

Planning and Development

Incorporates the policy planning, transportation, planning, development applications and the building approvals departments. This division provides policy direction that guides growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.



City of Richmond contacts

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

City of Richmond

6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada
Phone: 604-276-4000
Email: infocentre@richmond.ca
www.richmond.ca

 [/CityofRichmondBC](https://www.facebook.com/CityofRichmondBC)

 [@Richmond_BC](https://twitter.com/Richmond_BC)

 [/CityofRichmondBC](https://www.youtube.com/CityofRichmondBC)

Gateway Theatre

6500 Gilbert Road
Phone: 604-270-6500
Box Office: 604-270-1812
www.gatewaytheatre.com

 [/Gateway-Theatre](https://www.facebook.com/Gateway-Theatre)

 [@Gateway_Theatre](https://twitter.com/Gateway_Theatre)

 [@gatewaythtr](https://www.instagram.com/gatewaythtr)

Lulu Island Energy Company

6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada
Phone: 604-276-4011
www.luluislandenergy.ca

Richmond Public Library

Hours: 604-231-6401
www.YourLibrary.ca

 [/yourlibraryRichmond](https://www.facebook.com/yourlibraryRichmond)

 [@RPLBC](https://twitter.com/RPLBC)

 [/YourLibraryRichmond](https://www.youtube.com/YourLibraryRichmond)

 Account: RPLYourlibrary

 [@rplbc](https://www.instagram.com/rplbc)

Richmond Olympic Oval

6111 River Road
Phone: 778-296-1400
info@richmondoval.ca
www.richmondoval.ca

 [richmond-olympic-oval](https://www.linkedin.com/company/richmond-olympic-oval)

 [/RichmondOval](https://www.facebook.com/RichmondOval)

 [@RichmondOval](https://twitter.com/RichmondOval)

 [@RichmondOval](https://www.instagram.com/RichmondOval)



City of Richmond

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

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CNCL - 151



City of
Richmond
British Columbia, Canada



2017 Annual Report Highlights

FOR THE YEAR ENDED DECEMBER 31, 2017

RICHMOND CITY COUNCIL



Front row, left to right: Councillor Carol Day, Councillor Bill McNulty, Mayor Malcolm Brodie, Councillor Linda McPhail, Councillor Harold Steves

Back row, left to right: Constable Adam Carmichael, Richmond RCMP, Councillor Chak Au, Councillor Derek Dang, Councillor Ken Johnston, Councillor Alexa Loo, Captain Jack Beetstra, Richmond Fire-Rescue

CONNECT WITH RICHMOND CITY COUNCIL

To contact Council: mayorandcouncillors@richmond.ca or call 604-276-4000.

For Council Meetings Agendas and Minutes visit: www.richmond.ca/cityhall/council/agendas.

To watch Council meetings on live streaming or view videos of past meetings visit: www.richmond.ca/cityhall/council/watch-video.

COVER PHOTO: STOREYS OPENED; DISTRICT ENERGY UTILITY EXPANDED;
CITY CENTRE COMMUNITY CENTRE HONoured; KAIWO MARU VISITED.

CITY OF RICHMOND, BRITISH COLUMBIA 2017 ANNUAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2017

CONTENTS

Richmond City Council.....	2
Message from the Mayor	4
Message from the Chief Administrative Officer.....	6
2017 Awards.....	7
Richmond Canada 150.....	10
Council Term Goals and Objectives: 2014 to 2018	14
Report from the General Manager, Finance and Corporate Services.....	18
Richmond at a glance	20
Major services provided by the City of Richmond	22
City of Richmond Contacts	23

For an online copy of this report please visit www.richmond.ca (City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports)

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

MESSAGE FROM THE MAYOR



2017 was a milestone year for Richmond and for Canada. Richmond fully embraced the 150th anniversary of Canadian Confederation with a memorable year of programs and events to showcase our national heritage, while also creating new legacies for our community.

Our Richmond Canada 150 program was one of the largest year-long community celebrations in the country. The City hosted many of its own marquee Canada 150 events, including a very popular Pioneer Luncheon for longtime residents, and provided funding through grants for dozens of other events organized by our community partners.

Some of these events, such as the Richmond Cherry Blossom Festival, are now planned to become ongoing annual events. Council also funded a number of legacy public art projects to commemorate Canada 150, including the Fraser Giant, a life-sized replica of the giant sturgeon that live in the waters of the Fraser River surrounding Richmond. We were pleased that the Richmond Canada 150 program was named as a finalist for two awards in the 2017 Canadian Event Industry Awards.

Council also took many steps in 2017 to improve our service delivery to residents. This included the opening of the Storeys affordable housing complex, providing



CNCL - 155

129 homes and program and office space for a number of community social service agencies. This unique partnership, which involved three levels of government and five non-profit agencies, has now become a national model for addressing housing affordability challenges.

We also opened the new Cambie No. 3 Fire Hall, the first facility in urban BC to house both a fire hall and an ambulance station. In 2018, we will open the Brighthouse No.1 Fire Hall, completing an ambitious 15-year program which has included building five new fire halls along with creating a new home for our Richmond RCMP detachment.

As a further commitment to community safety, Council approved funding to hire another 16 additional police officers and three new municipal police employees in 2018. Altogether, 39 additional police officers and six municipal police support employees have been added during the current Council term.

Our award-winning district energy program continues to be a huge success and is now on its way to becoming North America's largest district energy utility. Our commitment to district energy and other energy reduction initiatives has allowed us to achieve an overall six per cent reduction in community greenhouse gas emissions

despite a seven per cent growth in population over the past decade.

We are proud of our accomplishments and thankful for the support of our staff, volunteers, community partners and businesses as we grow and preserve our high quality of life. To learn more I invite you to contact the Mayor's Office at any time.



Malcolm Brodie
Mayor, City of Richmond



CITY STAFF, VOLUNTEERS AND LOCAL OFFICIALS CELEBRATED THE LAUNCH OF RICHMOND CANADA 150.

MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



I am proud to present the City of Richmond's Annual Report for the year 2017. This report details our outstanding financial position, while highlighting our ongoing commitment to a culture of continuous improvement through excellence, innovation and visionary leadership.

During the past year, our administration placed a strong focus on the continued fulfilment of Council's nine term goals. These goals place an emphasis on community safety, economic development, financial stewardship, sustainability, community vibrancy, partnerships and collaboration, infrastructure, planning and citizen engagement. Major strides were made on all these goals, which are highlighted throughout the Annual Report.

Strong financial stewardship continues to be one of our hallmarks thanks to our Long Term Financial Management Strategy. This Strategy has allowed us to limit property tax increases, while still making significant investments in infrastructure and programs. Richmond's property taxes also remain among the lowest in the region.

As part of the financial strategy, City Council continues to responsibly replenish our reserves each year to ensure we meet the City's long-term needs and minimize borrowing. This strategy has allowed us to invest more than \$800 million as of the five years ending in 2018 to renew and expand our civic infrastructure. Our 2017 capital budget of \$122 million included further investments in the development of



A MAJOR NEW SHOPPING CENTRE WAS LINKED TO THE CITY'S AWARD WINNING ALEXANDRA DISTRICT ENERGY UTILITY.

the Garden City Lands, a new signature park in the heart of our city, and the City's award-winning Digital Strategy, which is putting us on the cutting edge of using technology and innovation to improve customer service and efficiency.

Our strong planning framework is also guiding the City's continued evolution. The City's population continues to grow, reaching nearly 220,000 in 2017. Total construction value of building permits for 2017 was \$709 million our fourth highest year's total ever, with total new construction topping \$4.4 billion since 2011.

This new growth has helped the City secure contributions for two new community centres, new parks, hundreds of affordable housing units and child care

spaces, public art investments and other civic infrastructure improvements. Through a special development levy, the City is close to accumulating the monies needed to fund an additional Canada Line station in the Capstan Village area, which will enhance transit service and community mobility.

With our strong commitment to financial stewardship and sound

community planning, we continue to deliver services that are second to none, while providing great value for our taxpayers.



George Duncan
Chief Administrative Officer

2017 Awards

The City of Richmond is committed to its vision to be the most appealing, livable and well-managed community in Canada. In 2017, this commitment was again recognized by our peers and others with numerous international, national and provincial awards recognizing outstanding service delivery.

Of particular note, Richmond continued to receive global recognition for our innovative energy programs, including our innovative district energy program and other initiatives aimed at reducing both corporate and community energy use. Over the past five years, the City has received more than 15 awards for its various energy programs. Richmond received four new energy-related awards in 2017, including:

ASSOCIATION OF ENERGY ENGINEERS
CANADA REGION INSTITUTIONAL
ENERGY MANAGEMENT AWARD

COMMUNITY ENERGY ASSOCIATION 2017
CLIMATE AND ENERGY ACTION AWARD

UNION OF BRITISH COLUMBIA MUNICIPALITIES
LEADERSHIP & INNOVATION—GREEN
INITIATIVE AWARD, HONOURABLE MENTION

CANADIAN CONSULTING ENGINEERING
AWARD OF EXCELLENCE

For additional 2017 Awards please see next page.



RICHMOND RECEIVED A PRESTIGIOUS
WORLD LEISURE ORGANIZATION
COMMUNITY OF EXCELLENCE AWARD.



2017 Awards

WORLD LEISURE COMMUNITY OF EXCELLENCE FOR 2017

The City of Richmond was designated as a World Leisure Community of Excellence for 2017 by the World Leisure Organization. This title recognizes Richmond's innovative and successful use of leisure to improve its citizens' quality of life.

2017 ACCESSIBLE CITIES AWARD

The Rick Hansen Foundation Accessible Cities Award recognized municipalities that are leaders in planning accessibility into their built environments and encouraging their communities to be more inclusive. The Richmond Olympic Oval was also recognized in the award's Circle of Excellence as a 'best in class' example of accessible and inclusive community places or spaces.

2017 BILL WOYCIK OUTSTANDING FACILITY AWARD

Richmond's City Centre Community Centre was recognized with the 2017 Bill Woycik Outstanding Facility Award. The award is presented annually by the Recreation Facilities Association of BC to one outstanding new or newly renovated recreation, sport or leisure facility in British Columbia that exemplifies innovations in design, energy management, operations, revenue generation, and services.

CANADIAN AWARD FOR FINANCIAL REPORTING AND OUTSTANDING ACHIEVEMENT IN POPULAR ANNUAL FINANCIAL REPORTING AWARD

The City's 2016 Annual Reports were honoured with two awards, from the Government Finance Officers Association (GFOA) of the United States and Canada. The City received the Canadian Award for Financial Reporting for the 15th consecutive year and the Award for Outstanding Achievement in Popular Annual Financial Reporting for the 8th year.

THE RICHMOND WORLD FESTIVAL WAS PART
OF RICHMOND CANADA 150 WHICH WAS A
FINALIST FOR TWO NATIONAL AWARDS.

FINALIST—BEST PUBLIC EVENT/FAIR OR FESTIVAL AND FINALIST—MOST OUTSTANDING EVENT OVER \$200,000 PUBLIC/FESTIVAL/ SPORTING/CULTURAL

The City's Richmond Canada 150 program, a year-long program of events and other activities celebrating Canada's 150th anniversary, was chosen as a finalist in two categories in the Canadian Event Industry Awards.

WOOD WORKS! BC COMMUNITY RECOGNITION AWARD

Wood WORKS! BC's awards recognize leadership in the use of wood, both architecturally and structurally. The City was honoured for its use of wood in the construction of the Alexandra District Energy Utility service building.

DEVELOPMENTAL DISABILITIES ASSOCIATION EMPLOYER OF THE YEAR AWARD

The City was honoured by the Developmental Disabilities Association's Jobs West division for the City's initiative to create opportunities for people with developmental disabilities.

PATHWAYS CLUBHOUSE RECOGNITION AWARD

Richmond City received the Pathways Clubhouse's 2017 Recognition Award for the City's role as an employment partner; and creating workplace opportunities for people with disabilities.



Richmond Canada 150

In 2017, Richmond was one of the most active communities in the country as citizens from coast to coast to coast celebrated Canada's 150th anniversary of Confederation. In addition to dozens of local events, the City undertook a number of legacy Richmond Canada 150 projects that will permanently enrich the community. A special grants program provided assistance to local community organizations to host their own celebratory events and or complete legacy programs. The Richmond Canada 150 program was a finalist in two categories in the Canadian Event Industry Awards for 2017. The photos in this section include some of the highlights from the Richmond Canada 150.





FLAG BEARING KIDS MADE A BIG SPLASH ON CANADA DAY.



RICHMOND'S CANADA 150 BRANDING,
DEVELOPED FOR PROMOTION OF
RICHMOND CANADA 150 EVENTS



THE FRASER GIANT WAS UNVEILED, DEPICTING THE LARGE STURGEON THAT LIVE IN LOCAL WATERS.



NOTED MARITIME ARTIST JOHN HORTON PRODUCED A PAINTING DEPICTING RICHMOND'S MARINE HERITAGE.



A PIONEER LUNCHEON HONOURED THOUSANDS OF LONGTIME RICHMOND RESIDENTS.

A NEW STEVESTON VILLAGE STREET PARTY WAS PART OF EXPANDED CANADA DAY CELEBRATIONS.



THE RICHMOND WORLD FESTIVAL EXPANDED TO TWO DAYS.

COUNCIL TERM GOALS ACHIEVEMENT HIGHLIGHTS

CANADA'S WOMEN'S VOLLEYBALL
TEAM MADE THE RICHMOND OLYMPIC
OVAL THEIR NEW HOME.



CNCL - 165



Council Term Goals 2014–2018

1. A SAFE COMMUNITY
2. A VIBRANT, ACTIVE,
AND CONNECTED CITY
3. A WELL-PLANNED COMMUNITY
4. LEADERSHIP IN SUSTAINABILITY
5. PARTNERSHIPS AND COLLABORATION
6. QUALITY INFRASTRUCTURE
NETWORKS
7. STRONG FINANCIAL STEWARDSHIP
8. SUPPORTIVE ECONOMIC
DEVELOPMENT ENVIRONMENT
9. WELL-INFORMED CITIZENRY

For more detail on these goals, visit
www.richmond.ca/cityhall/council/about/goals

The City's work is driven by Council's Term Goals 2014–2018. This document sets out nine focus areas, each with numerous sub-goals and objectives. The following achievements represent our work to fulfil Council's Term Goals in 2017:

1. SAFE COMMUNITY

The new Cambie No. 3 Fire Hall was opened. The facility also hosts a BC Ambulance Station, the first time these two critical emergency response agencies have been co-housed in the same facility in an urban BC community.

2. VIBRANT, ACTIVE AND CONNECTED COMMUNITY

The Willow Early Care and Learning Centre was opened, providing 37 spaces of licensed child care for infants, toddlers and children. The City now owns seven facilities providing close to 200 licensed child care spaces. Nearly 2,000 new licensed child care spaces have been created in Richmond since 2009, with additional facilities on the way.

3. WELL PLANNED COMMUNITY

Council approved the Yuan Heng rezoning and Development Permit for a large site at Capstan Way and No. 3 Road. The project will create a large mixed-use development with 964 units and has secured a turn-key 35,000 sq. ft. community centre to serve future residents of the Capstan Village.

4. SUSTAINABILITY

Lulu Island Energy Company continued to grow with the Alexandra District Energy Utility expanding to serve the new Cambie No. 3 Fire Hall and a major shopping complex. The Oval Village District Energy Utility also expanded, while plans were put in place for a City Centre District Energy Utility that will service more than 9 million square feet of new development.

5. PARTNERSHIPS AND COLLABORATION

The new Storeys affordable housing complex was opened. Three levels of government and five not-for-profit agencies collaborated to create 129 affordable housing units and supportive services for residents at risk of being homeless. This unique partnership promises to serve as a model for other cities.

6. QUALITY INFRASTRUCTURE NETWORKS

A significant extension of Lansdowne Road was opened. This created a much-needed new east-west corridor stretching from the Garden City Lands to the Richmond Olympic Oval improving mobility throughout the City Centre, by offering an important new link through the heart of the downtown.

7. FINANCIAL STEWARDSHIP

Richmond retained the fifth lowest property taxes within the region with a 1.95% tax increase to fund City services, plus an additional 1% tax increase to fund reserves. The 2017 budget provided for the hiring of 11 additional police officers and three additional civilian staff for Richmond RCMP.

8. ECONOMIC DEVELOPMENT

The Richmond Olympic Oval became the primary training home for Canada's Women's Volleyball Team. This five year agreement contributes to the more than \$300 million in Gross Domestic Product and 400 fulltime jobs created by the Oval. The team also hosted a sold out Grand Prix Women's Volleyball Tournament featuring national teams from four countries.

9. WELL INFORMED CITIZENRY

Through the City's Digital Strategy an innovative mobile inspections app was launched, allowing inspectors to complete inspections on their smart phones providing enhanced service to builders.



THE NEW STOREYS COMPLEX OPENED,
PROVIDING AFFORDABLE HOUSING
AND OTHER COMMUNITY SERVICES.



CNCL - 168

REPORT FROM THE GENERAL MANAGER, FINANCE AND CORPORATE SERVICES

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2017, pursuant to Section 167 of the *Community Charter*. These statements contain the 2017 financial results for the "City", which include the City of Richmond, Richmond Olympic Oval Corporation, Richmond Public Library and investment in Lulu Island Energy Company Ltd.

Management is responsible for the preparation of the financial statements and the external auditors, KPMG LLP, have conducted an independent examination and have expressed their opinion that the consolidated financial statements present fairly in all material respects, as at December 31, 2017 in accordance with Canadian Public Sector Accounting Standards.

STATEMENT OF FINANCIAL POSITION (IN \$'000s)

	2017 Actual	2016 Actual*	Change
Financial Assets	\$1,114,486	\$1,058,353	\$56,133
Total Liabilities	416,396	395,614	20,782
Net Financial Assets	698,090	662,739	35,351
Non-Financial Assets	2,258,039	2,185,689	72,350
Accumulated Surplus	\$2,956,129	\$2,848,428	\$107,701

The accumulated surplus is a key measure of the City of Richmond's financial strength and long-term sustainability which increased during 2017 to \$3.0B (2016: \$2.8B). Accumulated surplus is the amount by which all assets exceed all liabilities and it is represented by non-financial assets and net financial assets. Non-financial assets are owned and include tangible capital assets such as buildings, recreation centres, parks, roads, water and sewer infrastructure, land, inventories and prepaid expenses.

STATEMENT OF OPERATIONS (IN \$'000s)

	2017 Actual	2016 Actual*	Change
Total Revenue	\$523,167	\$492,586	\$30,581
Total Expenses	413,284	379,464	33,820
Annual Surplus	\$109,883	\$113,122	(\$3,239)

Annual surplus, which is the excess of revenues over expenses is lower in 2017 by \$3.2M and amounts to \$109.9M (2016: \$113.1M). The annual surplus includes amounts collected for transfer to reserves, recognition of restricted capital revenue and contributed assets. Revenues increased by \$30.6M to \$523.2M (2016: \$492.6M) mainly due to exceptional development activity during 2017. Developer contributed assets increased by \$20.1M in 2017 to \$52.2M and developer community amenity contributions increased by \$2.9M to \$13.0M. The expenses increased by \$33.8M to \$413.3M (2016: \$379.5M) mainly due to a one-time \$17.0M contribution towards the Storeys affordable housing initiative along with increases to the RCMP policing contract and collective agreement increases.

STATUTORY RESERVES (IN \$'000s)

	2013	2014	2015	2016	2017
Total Reserves	\$353,805	\$376,602	\$461,178	\$471,846	\$486,900

Statutory reserves are established by Bylaw for specific purposes, mainly capital expenditures. The increase in the balance to \$486.9M (2016: \$471.8M) is mainly attributable to the timing of these capital expenditures. Each year, amounts are



transferred to the reserves through Council's Long Term Financial Management Strategy towards asset construction and renewal.

These financial results are a reflection of City Council's commitment to ongoing financial sustainability through the Long Term Financial Management Strategy, which combines financial forecasting with strategizing, thus aligning financial capacity and assets with long term service objectives and requirements. In taking this long range financial perspective,

the City expects to continue to maintain flexibility while achieving sustainability and preparedness for any challenges that may arise.

In 2017, Richmond had the fifth lowest residential property taxes out of 21 municipalities in Metro Vancouver and was second lowest in our comparator group of the largest five municipalities by population.

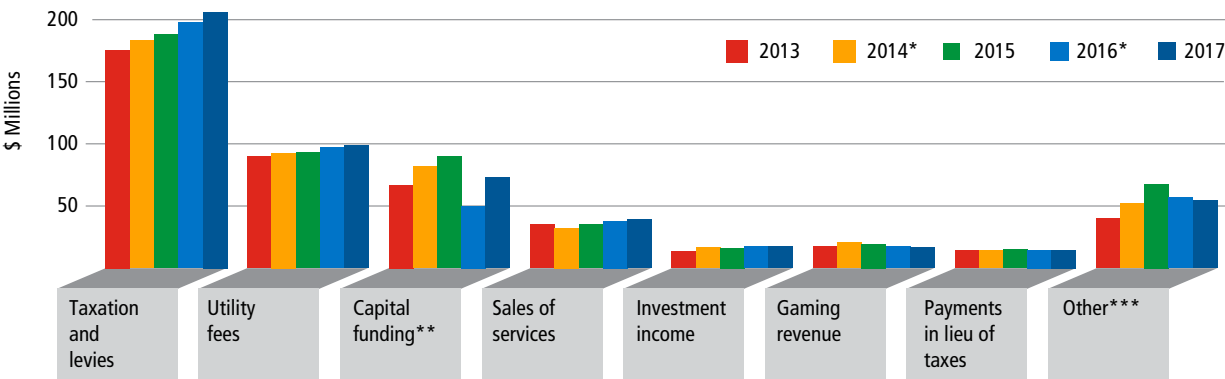
Under the direction and guidance of City Council, the City of Richmond is well positioned to continue to deliver a high

quality of services for its current and future residents and businesses in support of the City's vision to be the most appealing, livable and well-managed community in Canada.



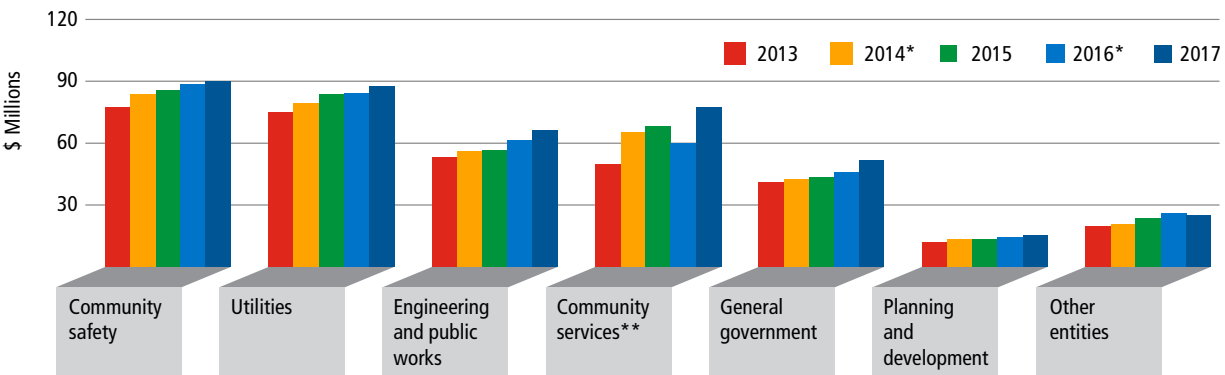
Andrew Nazareth, BEc, CPA, CGA
General Manager, Finance and Corporate Services
 May 14, 2018

REVENUE BY SOURCE 2013–2017



Source: City of Richmond Finance and Corporate Services
 *Amounts have been restated
 **Capital funding includes: Development Cost Charges and other capital funding sources
 ***Other includes: provincial and federal grants, licenses and permits and other sources

EXPENSES BY FUNCTION 2013–2017



Source: City of Richmond Finance and Corporate Services
 *Amounts have been restated
 **Expenses for Community Services include one-time contributions toward affordable housing of \$11.8m in 2014, \$12.3m in 2015 and \$17.0m in 2017

Richmond at a glance

219,273

2017 POPULATION

November 10, 1879

INCORPORATED AS MUNICIPALITY

129.27

SIZE OF CITY IN
SQUARE KM

17

ISLANDS COMPRISING
THE CITY

December 3, 1990

DESIGNATED AS CITY OF RICHMOND

Fast facts

4,678

HOTEL ROOMS.
20% OF METRO
VANCOUVER TOTAL

76.3 %

PERCENTAGE OF VISIBLE
MINORITIES. HIGHEST IN BC,
2ND HIGHEST IN CANADA

1

LARGEST COMMERCIAL
FISHING HARBOUR IN
CANADA

\$709 million

CONSTRUCTION VALUE OF
BUILDING PERMITS ISSUED IN
2017; 4TH HIGHEST EVER

24.2 million

NUMBER OF 2017
PASSENGERS TRAVELLING
THROUGH VANCOUVER
INTERNATIONAL AIRPORT
IN RICHMOND

38.5 million

INVENTORY OF INDUSTRIAL
SPACE. LARGEST IN THE
REGION

13,870

2017 LICENCED BUSINESSES

60.2%

PERCENTAGE OF
IMMIGRANTS.
HIGHEST IN CANADA

118,565

TOTAL NUMBER OF
JOBS IN RICHMOND

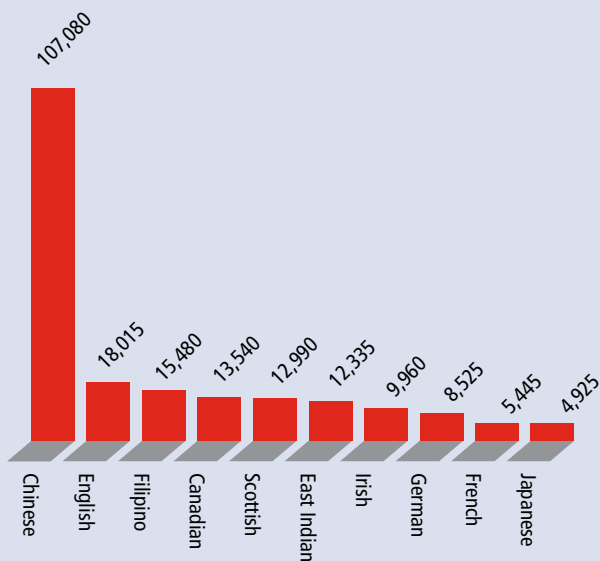
4,993

HECTARES WITHIN
THE AGRICULTURAL
LAND RESERVE

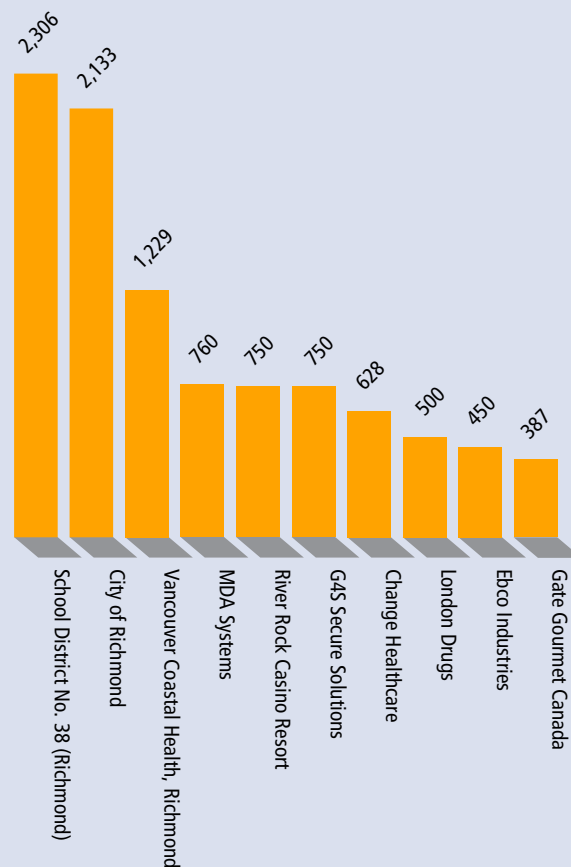
86.3 years

AVERAGE LIFE EXPECTANCY.
HIGHEST IN CANADA

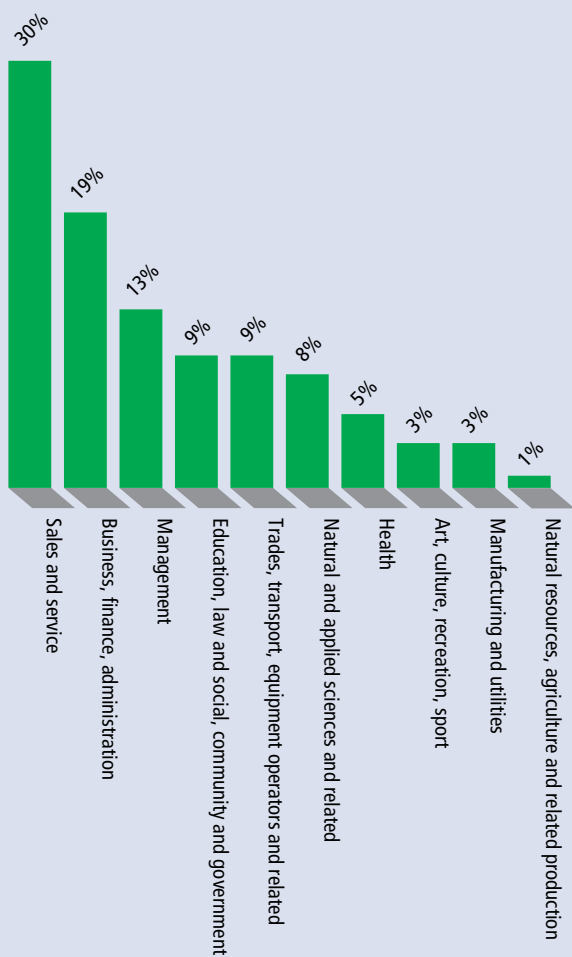
RICHMOND'S ETHNIC ORIGINS



TOP 10 LARGEST EMPLOYERS IN RICHMOND (FULL-TIME EMPLOYEES)



OCCUPATIONS OF RICHMOND RESIDENTS



Sources: Statistics Canada, City of Richmond, Vancouver International Airport Authority, Steveston Harbour Authority, Metro Vancouver, Richmond School District.



MAJOR SERVICES PROVIDED BY THE CITY OF RICHMOND

ADMINISTRATION

Includes the Office of the Chief Administrative Officer who oversees the overall administration of the City's operations. Also includes the Deputy Chief Administrative Officer, human resources, intergovernmental relations and protocol, corporate communications and marketing and the Corporate Planning and Programs Management Group.

LAW AND COMMUNITY SAFETY

Brings together the City's public safety providers including police, fire-rescue and emergency programs, business licences and community bylaws.

COMMUNITY SERVICES

Coordinates, supports and develops Richmond's community services including recreation, arts, heritage, sports, social planning, affordable housing, diversity, youth, childcare and seniors services. Oversees most City owned public facilities and the design, construction and maintenance of City parks, trails and green spaces. Works with community partners and coordinates special events and filming in the City.

FINANCE AND CORPORATE SERVICES

Includes customer service, information technology, finance, economic development, real estate services, City Clerk's Office, enterprise services, law, compliance, records and archives.

ENGINEERING AND PUBLIC WORKS

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, garbage and recycling services, corporate sustainability and district, corporate and community energy programs.

PLANNING AND DEVELOPMENT

Incorporates the policy planning, transportation, planning, development applications and the building approvals departments. This division provides policy directions that guide growth and change in Richmond with emphasis on land use planning, development regulations, environmental protection, heritage and livability.






CITY OF RICHMOND CONTACTS

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

CITY OF RICHMOND




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GATEWAY THEATRE

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604-270-6500
Box Office: 604-270-1812
www.gatewaytheatre.com






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www.luluislandenergy.ca





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City of Richmond

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CNCL - 175



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cecilia Achiam, MCIP, BCSLA
General Manager, Community Safety
Date: May 31, 2018
File: 12-8275-01/2018-Vol
01
Re: **UBCM Resolution - Safety Regulations for Trampoline Parks**

Staff Recommendation

That the proposed UBCM resolution titled "Safety Regulations for Trampoline Parks" be submitted to the Union of BC Municipalities as outlined in the staff report titled "UBCM Resolution - Safety Regulations for Trampoline Parks", dated May 31, 2018, from the General Manager of Community Safety.

Cecilia Achiam, MCIP, BCSLA
General Manager, Community Safety
(604-276-4122)

Att. 2

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Community Social Development	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CT
APPROVED BY CAO 	

Staff Report

Origin

During the May 8, 2018 Planning Committee meeting the following staff referral was made:

- (1) That staff examine the City's business licence bylaws to ensure that particular businesses comply with industry standards prior to the issuance of a business licence and report back; and*
- (2) That staff prepare a resolution for submission to the Union of British Columbia Municipalities (UBCM) for consideration calling for provincial regulations for trampoline parks to comply with current ASTM International standards and report back.*

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

Findings of Fact

Earlier this year, there was a tragic accident at a trampoline park business in Richmond. Review of the circumstances leading to the accident has prompted regulators to consider implementing safety standards for trampoline parks that would prevent other accidents from occurring in the future.

Vancouver Coastal Health is recommending that Technical Safety BC (TSBC), the organization who oversees the safe installation and operation of technical systems and equipment, assume regulatory responsibility over trampoline parks in the province (see letter given as Attachment 1). TSBC has further responded to say that they will be initiating review of international standards, including consultation with the industry. In the meantime, Vancouver Coastal Health has asked the City of Richmond to consider requiring trampoline parks to comply with ASTM International standards (see letter given as Attachment 2).

Analysis

ASTM Standard F2970, titled the "Standard Practice for Design, Manufacture, Installation, Operation, Maintenance, Inspection and Major Modification of Trampoline Courts" is a very detailed list of requirements and standards. Many of the requirements relate to component design and material composition of springs, bed design, fabric and supporting structures. Australia and several states in the US have passed legislation for trampoline parks that are consistent with this standard.

While ASTM Standard F2970 is very comprehensive, City of Richmond staff would not have the technical knowledge to be able to confirm compliance with these requirements. Requirements of this nature are better suited with a province-wide, technical authority such as TSBC.

In order to support the recommendation from Vancouver Coastal Health it is recommended that the City of Richmond forward the following resolution to UBCM:

Safety Regulations for Trampoline Parks

WHEREAS the incidence of injury at trampoline parks is increasing and there are no safety standards or operational requirements in the Province of BC;

AND WHEREAS; several jurisdictions in North America and Australia impose safety standards for the construction, maintenance and operation of trampoline parks;

THEREFORE be it resolved that the Province implement safety standards for trampoline parks and that Technical Safety BC assume regulatory responsibility for the safe installation and operation of all trampoline parks in the province.

Financial Impact

None.

Conclusion

While many jurisdictions in North America have safety standards for trampoline parks, British Columbia remains a jurisdiction without standardized requirements. It is recommended that the City of Richmond forward the UBCM resolution as given in this report so that regulations can be implemented for all trampoline parks in the Province.



Carli Edwards, P.Eng.
Manager, Community Bylaws and Licencing
(604-276-4136)

CE:ce

- Att. 1: Letter from Patricia Daly, Vancouver Coastal Health to Technical Safety BC
2: Letter from Meena Dawar, Vancouver Coastal Health


Office of the Chief Medical Health Officer

#800-601 West Broadway
Vancouver BC V5Z 4C2
Tel: 604-675-3900

26 March 2018

Ms. Catherine Roome
President and CEO
Technical Safety BC
Suite 600 – 2889 East 12th Avenue
Vancouver, BC V5M 4T5

By email: Catherine.Roome@technicalsafetybc.ca; Bo.Feng@technicalsafetybc.ca

Re: It's time to develop and implement regulatory standards for trampoline parks in BC

Trampolines were originally designed as a training tool for gymnasts and other athletes to be used under closely supervised conditions; their use as a recreation device in indoor parks is a relatively new and expanding commercial enterprise. Though these parks promise recreation and physical activity opportunities for BC residents, access to strenuous physical activity and acrobatic stunts for untrained visitors in a primarily unsupervised and unregulated environment is troubling.

In follow up to the recent tragic fatality at Extreme Air Park in Richmond, Vancouver Coastal Health (VCH) has conducted an analysis of trampoline-park associated injuries presenting to VCH emergency departments, examined the medical literature, reviewed the available international standards for trampoline parks, and identified jurisdictions regulating the parks. The purpose of this communication is to share our insights and to recommend safety standards for this industry.

Our analysis shows that in comparison to backyard trampolines, injuries acquired at trampoline parks are more likely to involve youth and adults > 15 years of age, result in more severe injuries (fractures), and are more likely to involve the back and neck (which have the potential to result in catastrophic spinal injuries). It is important to note that our analysis of data in our region does not capture more severe injuries among children and youth that would normally present to BC Children's Hospital. Research from the United States demonstrates a rapid increase in number of injuries associated with trampoline parks; these are more likely to be severe and warrant hospitalizationⁱ. In general, these findings are consistent with those reported from Australiaⁱⁱ, Koreaⁱⁱⁱ, and New Zealand^{iv}.

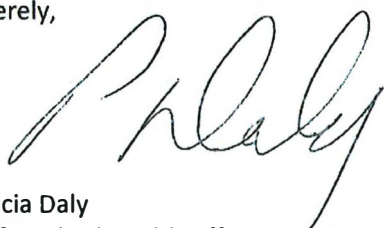
Severe life-threatening injuries, while rare, have been reported in many countries including elsewhere in Canada^v, Australia^{vi}, UK^{vii}, and the US^{viii}. Due to concern about severe injuries associated with recreational trampolines, both the Canadian Pediatric Society^{ix} and the American Association of Pediatrics^x recommend against children playing on backyard trampolines. The Canadian Pediatric Society states that trampoline parks should not be considered safer than home trampolines^{xi}.

Injuries are potentially preventable through attention to safe design and operation of equipment and facilities, training of staff, and education and monitoring of users to prevent and mitigate unsafe behaviours. Unfortunately, trampoline parks in BC and Canada fall into a regulatory vacuum. Such is not the case in Britain^{xii} where standards have been created and enforced. Australia Trampoline Park Association requires compliance with Australian safety code as a condition of membership. In the absence of federal standards in the US, several states have passed or have recently proposed legislation governing trampoline parks; these include

Arizona, California, Georgia, Illinois, Michigan, New Jersey, New Mexico, and Utah. In the absence of local standards, the International Association of Trampoline Parks endorses voluntary compliance with the ASTM International Standards F2970-15^{xiii}.

Extreme Air has recently called on the provincial government to regulate trampoline parks^{xiv}. I agree that safety of park users should be regulated rather than left to chance. I call on Technical Safety BC to fill this important regulatory void by developing criteria for trampoline park design, equipment, installation specifications and maintenance standards. Attention should also be paid to operational requirements including minimum staffing ratios, staff training, critical incident documentation and reporting standards, insurance requirements, mandatory rules for user behaviour and appropriate education and signage for users. Rather than voluntary standards, I recommend that the regulatory standards be a requirement of operation and compliance is assessed and enforced. Urgent action is needed in order to prevent further serious injuries.

Sincerely,



Patricia Daly
Chief Medical Health Officer and Vice-President, Public Health

cc. Minister Selina Robinson, Minister of Municipal Affairs and Housing
George Abbott, Chair of the Board of Directors, Technical Safety BC
Bonnie Henry, Provincial Health Officer
Mayor Malcom Brodie, City of Richmond
Richard Stanwick, Chief Medical Health Officer, Island Health
Victoria Lee, Chief Medical Health Officer, Fraser Health
Trevor Corneil, Chief Medical Health Officer, Interior Health
Sandra Allison, Chief Medical Health Officer, Northern Health

ⁱ Kasmire KE, Rogers SC, Sturm JJ. Trampoline Park and Home Trampoline Injuries. *Pediatrics*. 2016;138(3).

ⁱⁱ Mulligan CS, Adams S, Brown J. Paediatric injury from indoor trampoline centres. *Injury prevention : journal of the International Society for Child and Adolescent Injury Prevention*. 2017;23(5):352-4.

ⁱⁱⁱ Choi ES, Hong JH, Sim JA. Distinct features of trampoline-related orthopedic injuries in children aged under 6 years. *Injury*. 2018;49(2):443-6. [http://www.injuryjournal.com/article/S0020-1383\(17\)30905-1/fulltext](http://www.injuryjournal.com/article/S0020-1383(17)30905-1/fulltext)

^{iv} L Roffe, et al. The effect of trampoline parks on presentations to the Christchurch Emergency Department. 2018. *NZMJ* 2018, V131 (N1468):43-53.

^v <https://www.ctvnews.ca/canada/it-s-been-hell-man-sues-trampoline-park-after-breaking-neck-1.3764836>

^{vi} Arora V, Kimmel LA, Yu K, Gabbe BJ, Liew SM, Kamali Moaveni A. Trampoline related injuries in adults. *Injury*. 2016;47(1):192-6. [http://www.injuryjournal.com/article/S0020-1383\(17\)30905-1/fulltext](http://www.injuryjournal.com/article/S0020-1383(17)30905-1/fulltext)

^{vii} <https://www.theguardian.com/sport/2017/mar/14/trampoline-park-injuries-trigger-hundreds-of-ambulance-call-outs>

^{viii} <http://www.phoenixnewtimes.com/news/maureen-kerley-pushes-for-trampoline-park-regulations-following-2012-death-of-son-at-phoenixs-skypark-6663641>

^{ix} Canadian Pediatric Society 2007 Position Statement on Trampoline use in homes and playgrounds.

<https://www.cps.ca/en/documents/position/trampoline-home-use>

^x American Association of Pediatrics 2012 Policy Statement: Trampoline safety in childhood and adolescence.

<http://pediatrics.aappublications.org/content/early/2012/09/19/peds.2012-2082>

^{xi} https://www.caringforkids.cps.ca/handouts/home_trampoline

^{xii} https://global.ihc.com/doc_detail.cfm?rid=Z56&mid=BSI&input_search_filter=BSI&item_s_key=00703466&item_key_date=820900&input_doc_number=TRAMPOLINE%20PARKS&input_doc_title=&org_code=BSI

^{xiii} <https://www.astm.org/Standards/F2970.htm>

^{xiv} <http://www.richmond-news.com/news/extreme-air-park-asks-government-to-draw-up-trampoline-regulations-1.23176007>



VCH-Richmond Public Health
 8100 Granville Avenue
 Richmond BC V6Y 3T6
 Tel : 604-233-3150 Fax : 604-233-3198

24 April 2018

Mayor and Council
 City of Richmond
 6911 No. 3 Road
 Richmond, B.C.
 V6Y 2C1

Mayor Brodie,

Re: Local trampoline parks should comply with industry recommended standards

The use of trampolines for recreation at home or at trampoline "parks" has exploded. Richmond Hospital Emergency physicians have become concerned with the rising number of injuries occurring at local trampoline parks. In follow up to these reports, as well as the recent tragic fatality at Extreme Air Park, Vancouver Coastal Health has reviewed the burden of injuries associated with trampoline parks and international trampoline park standards, both voluntary and mandated.

We have also recommended that Technical Safety BC (TSBC), the BC organization which oversees the safe installation and operation of technical systems and equipment, assume regulatory responsibility for trampoline parks in the province.ⁱ

TSBC informed us that in the absence of Canadian standards, they will be initiating a review of the standardsⁱⁱ of the internationally recognized body, ASTM International, later this year. The review will involve consultation with industry, stakeholders, and results in recommendations to the Ministry of Municipal Affairs and Housing. Regulatory changes may be needed as the current definition of 'amusement ride' does not accommodate trampoline parks.ⁱⁱⁱ The process will take some months, during which visitors to the two Richmond trampoline parks cannot be assured of their safety.

In light of this, we recommend additional local action. I would ask Mayor and Council to consider requiring indoor trampoline parks to comply with current ASTM International standards. In addition, I would ask City Council to work with UBCM in supporting the call for provincial regulations.

While the City considers whether to oblige adherence to the ASTM International standards, it would be helpful if Council would encourage both local businesses to comply with them *voluntarily*.

Surely, in light of recent events, both businesses will wish to embrace the best industry standards to improve the safety of their customers.

Yours sincerely,

Dr. Meena Dawar
 Medical Health Officer
 Vancouver Coastal Health - Richmond

ⁱ Please see attached letter from Dr Daly to TSBC.

ⁱⁱ <https://www.astm.org/Standards/F2970.htm>

ⁱⁱⁱ http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/13_101_2004#section1



City of Richmond

Report to Committee

To: General Purposes Committee
From: Peter Russell
Senior Manager, Sustainability and District
Energy

Date: May 5, 2018
File: 10-6125-07-02/2017-
Vol 01

Victor Wei, P. Eng.
Acting Director, Building Approvals &
Director, Transportation

Re: BC Energy Step Code

Staff Recommendation

1. That the Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769, which adds Part 10 Energy Step Code, identified in the report titled “BC Energy Step Code” dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be introduced and given first reading;
2. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845, which amends Sections 3.4, 4.2.1, 4.3.3 and 4.4.1, identified in the report titled “BC Energy Step Code” dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be introduced and given first reading;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771, which amends Sections 12.4 and 14.2.10.A, identified in the report titled “BC Energy Step Code” dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be introduced and given first reading;
4. That Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770, which amends Sections 2.2.3 and 2.5, identified in the report titled “BC Energy Step Code” dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be introduced and given first reading;
5. That Bylaw 9771 and Bylaw 9770, having been considered in conjunction with:
 - a. The City’s Financial Plan and Capital Program; and
 - b. The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

are hereby found to be consistent with said programs and plans, in accordance with 477(3)(a) of the *Local Government Act*;

6. That Bylaw 9771 and Bylaw 9770, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;
7. That the creation of a two year temporary full time Building Energy Specialist, partially funded by a \$100,000 contribution from BC Hydro, with remaining salary and benefits of \$130,000 fully recovered through building permit fees, be endorsed; and that the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into a funding agreement with BC Hydro to support the Building Energy Specialist position;
8. That the creation of new Plan Reviewer and Building Inspector 1 positions, with total salary and benefits of \$200,000 fully recovered through building permit fees, be endorsed;
9. That the Consolidated 5 Year Financial Plan (2018-2022) be amended to include the temporary full-time Building Energy Specialist, Plan Reviewer, and Building Inspector 1 positions funded by an increase in grant revenue and building permit fees.
10. That the Energy Step Code training programs identified in the report titled "BC Energy Step Code" dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be approved with \$110,000 from the Carbon Tax Provision, as funded in the 2018 Operating Budget;
11. That for Part 3 and Townhouse developments, notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769:
 - a. If a Development Permit has been issued prior to September 1, 2018, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769; and
 - b. If an acceptable Development Permit application has been submitted to the City prior to the adoption of Bylaw 9769, the owner may, until December 31, 2019, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769.



Peter Russell
Senior Manager, Sustainability and
District Energy
(604-276-4130)

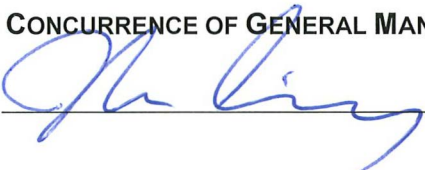

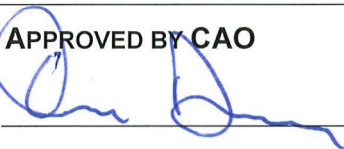


Victor Wei, P. Eng.
Acting Director, Building
Approvals &
Director, Transportation
(604-276-4131)

May 5, 2018

- 3 -

Att. 7

REPORT CONCURRENCE		
ROUTED TO: Law Building Approvals Development Applications Policy Planning Finance	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

In May 2017, Council endorsed a stakeholder consultation program regarding how the BC Energy Step Code can be implemented in Richmond.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

Analysis

Background

In 2010, Council adopted targets included in Richmond's Official Community Plan to reduce community greenhouse gas (GHG) emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050. Richmond's 2014 Community Energy and Emissions Plan (CEEP) outlines strategies and actions for the City to take to reduce community GHG emissions, including:

Strategy 2: Increase Energy Efficiency in New Developments

- **Action 4:** Promote energy efficiency in all rezoning.
- **Action 5:** Develop incentives for new development to exceed the building code energy requirements.

Modeling undertaken as part of the CEEP indicates that in order for Richmond to meet its emissions targets, all new buildings will need to be constructed to achieve zero carbon emissions by 2025. Thus, pursuing Zero Carbon Buildings is one of the "Big Breakthroughs" called for in the CEEP.

Current policies support energy use and emissions reductions in new construction, including:

- The City Centre Area Plan's policy that new developments over 2000m² undergoing rezoning achieve LEED Silver, and
- The OCP's Townhouse Energy Efficiency and Renewable Energy policy.

When introduced, staff noted that revisions to these policies would come forward over time, recognizing changes in standards and construction practices.

Purpose and Rationale for the BC Energy Step Code

The BC Energy Step Code is the product of a multi-year collaboration between the Province, industry stakeholders, utilities and local governments. Adopted by the Province in April 2017, the Energy Step Code allows BC local governments to voluntarily reference a series of progressively more stringent energy performance “steps” in regulation. The Province has indicated that future iterations of the base BC Building Code will align with the Energy Step Code, and has committed that the BC Building Code will achieve “net zero energy ready” levels of performance by 2032, equivalent to the highest “step” of the Energy Step Code. Attachment 1 provides further background on the Energy Step Code, and the estimated costs to achieve different steps for different building types.

The Energy Step Code measures energy performance in a way that aligns with best practices from leading jurisdictions and standards used in Europe and, increasingly, North America. It is intended to result in better real world building performance. In brief, the BC Energy Step Code focuses on the following performance categories (more details are provided in Attachment 2):

- Building envelope performance – This encourages high quality insulation and window systems, and good passive design practices, to minimize the heating energy required of buildings; and
- Energy efficient systems – This encourages efficient heat delivery, cooling, ventilation, hot water, and lighting systems.

The Energy Step Code includes different sets of targets for both larger “Part 3” and smaller “Part 9” buildings (Figure 1).

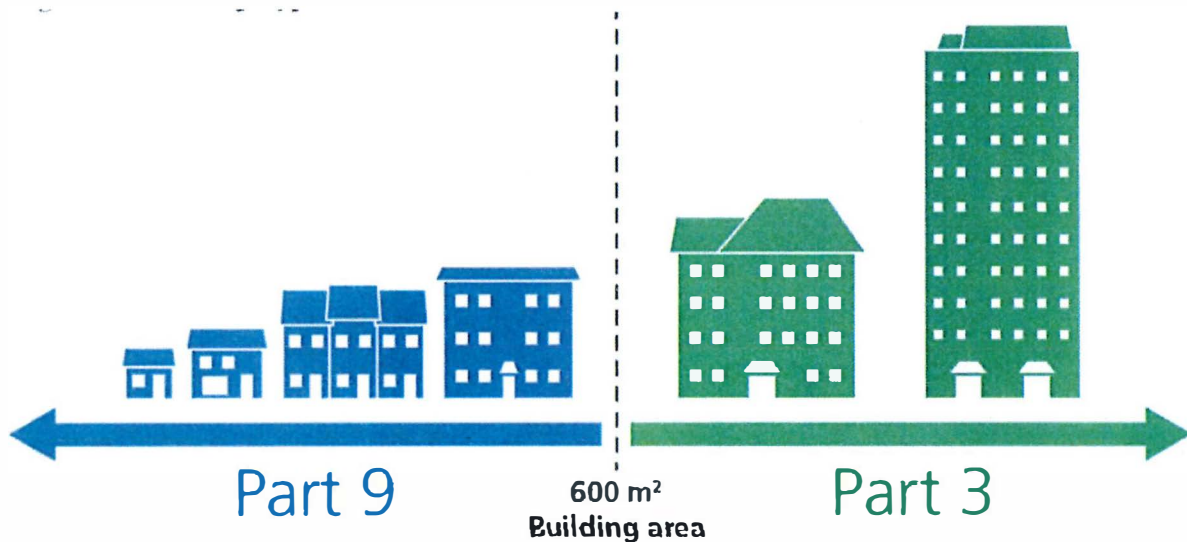


Figure 1: Building types

Specifying Greenhouse Gas Performance

The BC Energy Step Code is widely viewed as a critical advancement in the regulation of energy performance in new buildings. It will reduce energy use and emissions, and increase comfort. However, it alone is unlikely to achieve widespread adoption of very low/zero GHG emissions new buildings, which will be necessary to achieve the City's emissions targets. The Energy Step Code does not currently directly measure GHG emissions from buildings. In contrast, some building performance standards do measure GHG emissions, such as the Canada Green Building Council's Zero Carbon Building Framework, and the City of Vancouver's Green Buildings Policy for Rezoning, and the City of Toronto's Zero Emissions Buildings Framework.

Specifying low carbon building energy systems in new developments will better achieve the low/zero carbon outcomes necessary to meet emissions targets, as well as to recognize the beneficial roles that district energy systems can play in delivering low carbon outcomes. Encouraging low carbon building energy systems accounts for the GHG intensity of different fuels, ensuring buildings achieve low levels of emissions. Implementing Step Code and low carbon building energy systems together can decrease energy use, costs, and emissions in a timely manner.

LEED Rating System

The Leadership in Energy and Environmental Design® (LEED) rating systems are used to measure and certify buildings' performance. LEED scoring involves projects achieving a certain number of credits across a range of different green building categories. First released in 1994, the LEED rating systems have been central to the growth and expansion of green building practices.

As noted above, the City Centre Area Plan established a policy that new developments greater than 2000m² achieve a level of performance equivalent to LEED Silver as a consideration of rezoning. This policy demonstrated Richmond's leadership in green buildings. However, there are issues with continuing to reference LEED:

- Staff estimates that approximately 80% of the credits necessary to achieve LEED Silver would now be implemented in new developments even without the existence of City's the LEED Silver policy, by virtue of most Richmond developments' location, applicable regulations, and the evolution of construction practices. This is partly because many best practices pioneered by LEED have spread throughout the industry and have increasingly been incorporated into local and provincial regulations.
- LEED measures energy performance in a way that differs from best practices reflected in the Energy Step Code. Energy Step Code establishes absolute targets for different building types. In contrast, LEED measures relative energy performance compared to baseline code-compliant building. The Energy Step Code means of measuring energy performance better rewards buildings designed to optimize form, orientation, and massing to minimize energy demand.

Townhouse Energy Efficiency and Renewable Energy Policy

In September 2014, Council adopted the City's Townhouse Energy Efficiency and Renewable Energy policy, requiring all new townhouse units resulting from rezoning applications to achieve an "EnerGuide 82" energy efficiency performance rating or better, and comply with the BC Solar Hot Water ready regulation, or alternatively, to connect to a renewable energy system¹. In June 2015, this policy was amended to also reference Natural Resources Canada's "Energy Star for New Homes" program as a compliance pathway. As of January 2018, 862 townhouse units have been approved under this policy. In almost every case, applicants have chosen to design and build townhouse units to an EnerGuide 82 performance level or better.

An analysis of reports received to date indicates that townhouses approved under the City's existing policy are designed, on average to consume 14% less energy than equivalent townhouses built to minimum requirements under the existing building code, and would achieve Step 2 of the Energy Step Code (leaving aside the airtightness requirement). A significant number of townhouse units designed under the current policy are modelled as achieving EnerGuide scores of 83 or higher². Many of these units would achieve Step 3 of the Energy Step Code (again, leaving aside the airtightness requirement).

In 2017, Natural Resources Canada introduced a new energy efficiency rating system for new homes, and plans to discontinue the 0-100 rating system on December 31st 2018, rendering the City's existing Townhouse Energy Efficiency and Renewable Energy Policy obsolete.

The Energy Step Code is intended to replace the current LEED in City Centre and townhouse energy efficiency requirements at rezoning. Adopting the Energy Step Code, and its broad applicability to all new construction across Richmond, will further the City's leadership on energy-efficient new developments, while also bringing the City's policies in line with stated industry preferences and provincial government policy objectives.

¹ In July 2015, the policy was revised to allow townhouse units to achieve the Energy Star for New Homes standard and comply with the BC Solar Hot Water ready regulation an alternate compliance option.

² Commonly middle units in row house buildings, where every unit receives the same energy efficiency upgrades.

Stakeholder Consultation

In May 2017, Council endorsed a stakeholder consultation program to inform implementation of the BC Energy Step Code. The City's consultation program consisted of:

- Three workshops with Part 9 (buildings 3 storeys or less and less than 600m² footprint) home builders in Richmond's community. Attendees included representatives of the Richmond Home Builders Group, the Greater Vancouver Home Builders Association, multiple builders involved in recent projects in Richmond, and Energy Advisors. 209 people participated in at least one workshop, with good attendance at all events. These sessions successively introduced the BC Energy Step Code and how it works, provided opportunities for feedback on how the City can ensure successful implementation, and provided an opportunity for members of Richmond's home builder community to make comment on Energy Step Code implementation.
- Four workshops with representatives of Richmond's Part 3 larger buildings development community, updates to the Urban Development Institute (UDI) Liaison Committee, and a presentation at a UDI Breakfast Seminar on the Energy Step Code to regional development community members.
- An update to the Advisory Committee on the Environment.
- Direct engagement with energy utilities, including BC Hydro, FortisBC and Lulu Island Energy Company.
- A multi-stakeholder workshop of building industry stakeholders to review draft recommendations and receive feedback.
- A workshop with Energy Advisors, who provide energy modeling and air-tightness testing services to help builders meet the requirements of the BC Energy Step Code.

Attachment 3 summarizes the feedback received during stakeholder consultations.

Recommended Energy Step Code Regulations and Policies Applicable to New Development

It is recommended that the Building Regulation Bylaw be amended to require new developments to adhere to the BC Energy Step Code. Amendment Bylaw 9769 proposes amendments to the Building Regulation Bylaw to establish requirements that new developments adhere to the Energy Step Code. The requirements apply to building permits received after September 1, 2018. These requirements vary for different building types, reflecting differences in the cost of achieving these steps defined in the code, and industry's readiness to deliver to different steps. Should the recommendations be endorsed, staff will monitor implementation and building performance under the new policies and bylaws. With successful progress it is anticipated that further steps can be advanced for consideration as per the timetable in Table 1 below.

Table 1: Proposed BC Energy Step Code Requirements

Approximate Current Performance		Building Permit Application			
		Recommended	Estimated Timetable for Future Consideration		
Smaller Part 9 Residential		September 1 2018 ³	Jan 2020	Jan 2022	Jan 2025
Townhomes and apartments	~Step 2 (townhomes)	Step 3	Same as 2018	Step 4	Step 4 or Step 5
Single family, duplex and other residential	BC Building Code	Step 1	Step 3	Step 3 or Step 4	Step 4 or Step 5
Larger Part 3 developments					
Residential Concrete	~Step 2 (in City Centre) BC Building Code (outside CC)	Step 3, or OR Step 2 for buildings that implement low carbon building energy systems	Same as 2018	Step 3	Step 4
Residential Woodframe Low/Mid Rise	~Step 2 (in City Centre) BC Building Code (outside CC)	Step 3	Same as 2018	Step 4	Step 4
Office & Retail Buildings	~Step 2 (in City Centre) BC Building Code (outside CC)	Step 2	Same as 2018	Step 3	Step 3

Amendment Bylaw 9769 proposes two compliance paths for residential concrete buildings. Such developments must achieve Step 3, or Step 2 if they implement a low carbon building energy system. Such low carbon systems can be achieved through connection to district energy, or through implementation of onsite low carbon energy systems, including air-source heat pumps, geo-exchange, waste heat recovery and solar as approved by the City. Lulu Island Energy Company and the City are working on an additional amendment to support onsite low carbon energy systems.

Additional bylaw amendments are proposed to support Energy Step Code implementation. These are summarized in Table 2 below.

³ Projects with “in-stream” DP applications will have until December 31, 2019, to submit an acceptable Building Permit under previous requirements.

Table 2: Summary of Bylaw Amendments

Purpose	Description
Adjust calculation of floor area in the Richmond Zoning Bylaw to support more insulated walls and green building systems	Amendment Bylaw 9845 proposes floor area calculation exclusions for projects implementing “beyond-Code” insulation, as well as low carbon green building systems that that can sometimes be larger than conventional mechanical systems. For all building types, exterior wall thickness in excess of 0.16 m (typical to meet the baseline BC Building Code) is excluded from floor area calculations, up to a maximum exclusion of 0.31 m, provided that the wall thickness is utilized for the provision of insulating materials. These amendments ensure those developments that provide greater insulation or green building features are not penalized through reduced living space.
Update existing Official Community Plan policies to reflect implementation of the Energy Step Code	<p>Amendment Bylaws 9771 and 9770 comprise of amendments to the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). They introduce relevant context about the importance of low energy and emissions in the built environment in both the OCP and CCAP. They remove reference to the Townhouse Energy Efficiency and Renewable Energy policy, and LEED Silver for building types to which the Energy Step Code applies; the CCAP will continue to reference LEED Silver for buildings over 2000m² for which the BC Energy Step Code applies to less than 50% of gross floor area.</p> <p>Amendment Bylaw 9771 (OCP) also augments development permit guidelines to note that projects subject to the Energy Step Code will continue to comply with other development permit guidelines relating to building design and neighbourhood character.</p> <p>As a housekeeping update, amendments to the CCAP will remove reference to particular performance standards for City facilities. The City's Sustainable “High Performance” Building Policy – City Owned Facilities (Policy 2307) continues to reference LEED Gold certification for new City owned buildings.</p> <p>As a housekeeping update, Amendment Bylaw 9770 (CCAP) will clarify requirements for the City Centre Area Plan with regards to the commitment to connect to a district energy system or develop an on-site low carbon energy system.</p>
Indicate anticipated future Energy Step Code and low carbon building requirements in the Official Community Plan	Amendment Bylaw 9771 (OCP) establishes as policy the schedule of future changes to Energy Step Code requirements set out in Table 1. It also includes new policies that all developments be encouraged (but not immediately required) to achieve zero carbon operations.

The recommended amendments in this report:

- **Support the attainment of high performance buildings on a timeframe consistent with meeting the City's emissions goals** – The CEEP suggests that for the City to achieve its GHG emissions reduction targets, all new construction would need to achieve near zero carbon emissions by 2025.
- **Represent a cost effective means of achieving building performance** – The BC Housing costing study noted in Appendix 4 suggests that the costs to achieve the BC Energy Step Code are relatively modest. Lowest additional costs for compliance are typically less than 1.5% of the cost of construction for the proposed requirements beginning in 2018, while the proposed 2025 requirements and zero emissions rezoning considerations could be met with no more than a 2-4% increase in construction costs, assuming today's technologies and typical pricing. As such, the overall increase in total capital cost will only be a fraction of the percentages noted above. The incremental cost of construction will not only generate ongoing utility bill savings throughout the life cycle of the building, but result in a higher quality building product characterized by greater comfort for occupants, improved indoor air quality and improved durability against moisture buildup and damage. Future advances in technology and market transformation of low carbon building systems are expected to reduce these additional construction costs over time.
- **Improve consistency** - A key desire expressed by the development and home building industries during consultations carried out for the BC Energy Step Code was consistency in the standards applied by local governments, to improve clarity and transferability of approaches between jurisdictions. Referencing the BC Energy Step Code will help achieve this consistency.
- **"Telegraph" the requirements for new developments into the future** – Establishing BC Energy Step Code requirements for future years will help industry members plan for training and development of innovative building practices. Industry has noted repeatedly that providing this assurance into the future is necessary to plan investments in training and innovation, and to control costs.
- **Support improved health, comfort and durability of new homes and buildings in Richmond** – As noted above, the performance requirements of the BC Energy Step Code will directly result in more airtight, less drafty buildings that provide improved indoor air quality, better thermal comfort, and more durable building envelopes.

Ensuring Fairness for Smaller Homes

As noted in Attachment 1, the potential increases in incremental costs for small homes (e.g. those approximately 1100 square feet) to meet Steps 2-5 of the BC Energy Step Code are projected to be higher than those anticipated for other building types. This is because these homes use more energy per square foot (though less total energy), and because they have a relatively higher ratio of wall and roof area to total volume than larger buildings, making building envelope performance measures relatively more difficult to achieve. Conversely, the percent increase in

incremental costs for very large homes to meet higher steps of the BC Energy Step Code is projected to be lower than that for an average-sized home. Since Step 1 is currently referenced, the City's initial Step Code standards will not entail any disproportionate impact to homes of smaller or larger size.

The provincial government has acknowledged this issue and is considering revisions to the Energy Step Code to provide a level playing field for smaller homes. If such revisions are not adopted, staff will bring forward recommendations for revisions to the City's requirements, to ensure that the construction of smaller homes is not disproportionately burdened.

Implementation

Building Regulation Bylaw 7230, Amendment Bylaw 9769 specifies that applicable Building Permit applications filed on or after September 1, 2018, will need to adhere to the BC Energy Step Code. In order to accommodate in-stream applications for Part 3 buildings and townhouse developments that may face greater difficulty adjusting their building systems to be able to achieve these new targets:

- Developments that have been issued Development Permits prior to the effective date, may apply for a Building Permit to construct in compliance with the previous requirements for duration of the time that their Development Permit is valid;
- Developments that have submitted acceptable Development Permit applications before the date of Council's adoption of Bylaw 9769 will have until December 31, 2019, to submit an acceptable Building Permit application in order to build under previous requirements.

Going forward, achieving the higher steps (e.g. Step 4 for Part 3 buildings and Step 4-5 for Part 9 buildings) of the Energy Step Code may impact the form and character of new construction. As such, staff may closely monitor building design trends and bring forward Richmond Zoning Bylaw amendments and design guideline amendments in the Official Community Plan that support implementation of the higher steps in Richmond. These amendments are not required for recommended starting levels applicable in 2018, but will support the widespread adoption of very low energy and emissions buildings in future years.

Next Steps

Staff are evaluating the viability of referencing low carbon building energy systems as part of the Building Regulation Bylaw and/or OCP for additional building types (i.e. other than residential "Part3" buildings with concrete construction) to achieve zero/low GHG emissions. Such a policy would be consistent with other leading jurisdictions, and with what Richmond's Community Energy and Emissions Plan indicates is necessary to be able to achieve the City's GHG reduction targets. Staff will also evaluate the need to introduce additional rezoning policy relating to health and other green building attributes as part of a more streamlined rezoning approach. Lastly, staff are evaluating updates to the Sustainable "High Performance" Building Policy – City Owned Facilities (Policy No. 2307), to introduce new energy performance options for leadership in corporate facilities.

Building Energy Specialist Position

BC Hydro offers \$100,000 over a two year term for a new staff position to support the implementation of the Step Code and related efforts to facilitate more energy efficient buildings. As such, it is recommended that a two year temporary full time Building Energy Specialist position be created. Key roles will include implementing BC Energy Step Code approvals processes; training staff; developing education and training opportunities for building industry stakeholders; and tracking results to support continuous improvement. The remaining costs will be fully funded through building permit fees.

Building Approvals Resources

Richmond is experiencing ongoing high levels of development. Endorsement of the Energy Step Code and its requirements will result in additional workload on Building Approvals staff at both the Plan Review and Inspection stages. Design criteria meeting the advanced energy conservation measures will require additional review of supporting documents as well as verification in constructed form during inspections. Additional efforts will also have to be made in order to integrate the results of performance testing of the buildings as required by the Step Code into the exiting inspection process. To support customer service excellence and reliable, timely building approvals, it is recommended that a new Plan Reviewer position and a new Building Inspector 1 position be created. These positions will be fully funded through building permit fees.

Energy Step Code Training Programs

To complement the introduction of the BC Energy Step Code, it is proposed that the following programs be funded from pre-existing resources in the 2018 Operating Budget:

- \$80,000 to expand the City's existing Air-Tightness Training Programs. Council approved implementation of this program on May 23, 2017. Accordingly, under this program, the City supports local builders, including their sub-trades and labourers, to gain expertise in building airtight homes in advance of regulatory requirements by funding:
 - Attendance at a hands-on one-day Airtightness Techniques Course; and/or
 - Free pre-drywall blower door tests to directly measure the airtightness of new homes under construction in Richmond.
- \$15,000 to expand the very well attended City's Builders Workshop Series, presentations providing information about energy efficiency strategies.
- \$15,000 training for Part 3 (buildings greater than 3 stories or 600m² footprint) designers, contractors, and trades in air-tightness testing, energy modeling, and associated programming.

These programs will complement and leverage existing Energy Step Code training being offered by BC Housing, BCIT, the Greater Vancouver and Canadian Home Builders Associations, Architectural Institute of BC, Engineers and Geoscientists of BC, and other providers.

OCP Consultation Summary

Staff have reviewed the proposed 2041 OCP Amendment Bylaws with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements. The table below clarifies this recommendation. Public notification for the public hearing will be provided as per the *Local Government Act*.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary.
Richmond School Board	No referral necessary.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary.
The Councils of adjacent Municipalities	No referral necessary.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.
TransLink	No referral necessary.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Stakeholder	Referral Comment
Community Groups and Neighbours	No referral necessary.
Utilities	The proposed amendments were referred to BC Hydro and FortisBC.
Home builders and developers	The proposed amendments were referred to the Richmond Home Builders Group, the Greater Vancouver Home Builders Association, and the Urban Development Institute.
All relevant Federal and Provincial Government Agencies	No referral necessary.

Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771, and City Official Community Plan Bylaw No. 7100 (CCAP), Amendment Bylaw No. 9770, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, do not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

Financial Impact

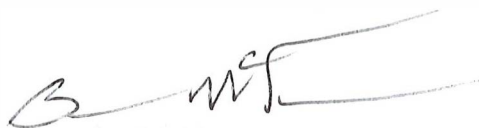
BC Hydro will support the Building Energy Specialist position with \$100,000 funded over two years. The Building Energy Specialist position will result in approximately \$130,000 in total salary and benefits impacts to the operating budget over a two-year period, after support by BC Hydro. These funds will be sourced from building permit revenue.

New Building Approvals department positions will result in approximately \$265,000 in additional salary and benefits annually. These funds will be sourced from building permit revenue. Based on the trend for increasing development as experienced in the past several years and current and projected activity into the foreseeable future, staff anticipate that the revenue derived from building fees will be sufficient to fund the proposed 2 full time and 1 temporary building energy specialist position.

Energy Step Code training programs will cost \$110,000. These funds are approved as part of the 2018 Operating Budget funded by the carbon tax provision.

Conclusion

The BC Energy Step Code, and associated policies to support low carbon emissions in new developments, are critical elements to the City pursuing its GHG reduction goals. This report recommends referencing the BC Energy Step Code as requirements in the Building Regulation Bylaw; updating policies in the Official Community Plan to encourage zero emissions development and identify planned future Step Code considerations; creating a Building Energy Specialist position to support BC Energy Step Code implementation; creating a new Plan Reviewer position and Building Inspector 1 position; and implementing training programs to assist the homebuilding and development industry.



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BM:bm

- Att. 1: Background on the BC Energy Step Code
2: Summary of BC Energy Step Code Technical Requirements
3: Energy Step Code Consultation Feedback
4: Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769
5: Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845
6: Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771
7: Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770

Attachment 1: Background on the BC Energy Step Code

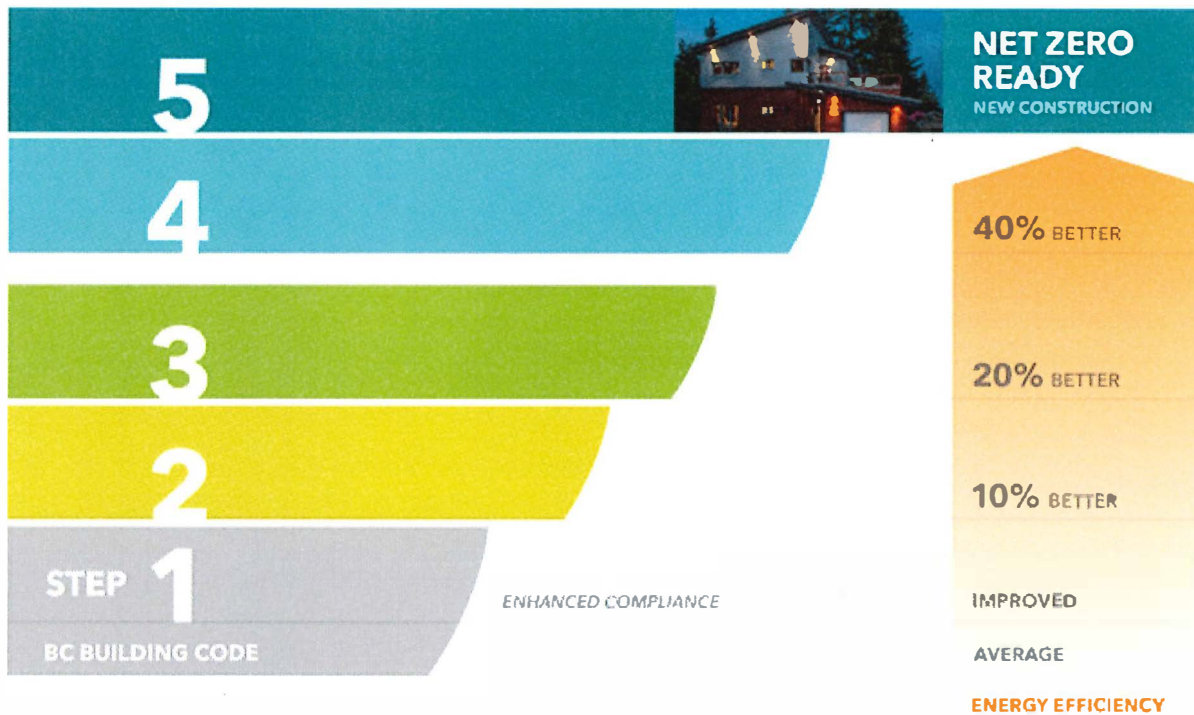
The BC Energy Step Code

The BC Energy Step Code is a provincial standard that provides a series of incremental steps to achieve progressively more energy-efficient buildings than delivered by the base BC Building Code. The BC Energy Step Code is a provincial building regulation that adds new compliance pathways to the energy sections of the BC Building Code. The Province has added the BC Energy Step Code to the unrestricted matters list in the BC Building Act General Regulation, thereby allowing local governments to establish the Energy Step Code as requirements in bylaws.

The BC Energy Step Code is largely a product of the multi-stakeholder “Stretch Code Implementation Working Group” (SCIWG), which the Province convened in the spring of 2016. A variety of stakeholders were represented in the SCIWG, including the Urban Development Institute, Canadian Home Builders Association, Greater Vancouver Home Builders Association, BC Hydro, FortisBC, Architectural Institute of BC, the Association of Professional Engineers and Geoscientists of BC, BC Housing, the Local Government Management Association, and other local governments. City of Richmond staff participated on the SCIWG. This group deliberated on the development of the BC Energy Step Code, and the Province released the consensus recommendations of the SCIWG in November 2016.

The Province enacted the BC Energy Step Code in April 2017, and published a “Provincial Policy: Local Government Implementation of the BC Energy Step Code” document, outlining expectations for local governments’ application of the Energy Step Code consistent with the recommendations of the SCIWG. In August 2017, the Province released a more detailed “Best Practices Guide for Local Governments” to support the BC Energy Step Code’s implementation. The SCIWG has now been renamed the “Energy Step Code Council,” and will continue to advise the provincial government on the further development of, and revisions to, the Energy Step Code going forward. A City staff person is on the Energy Step Code Council.

The Energy Step Code comprises of a series of graduate performance Steps. There are five Steps for “Part 9” residential buildings (i.e. buildings less than 4 stories and 600m² building footprint); four Steps for larger “Part 3” residential buildings; and three Steps for “Part 3” office, institutional and retail buildings. Attachment 2 summarizes the technical requirements. The Figure below, showing Part 9 Energy Step Code targets, illustrates the BC Energy Step Code’s basic structure of progressively more stringent steps.



In addition to energy and emissions savings, the BC Energy Step Code can deliver other benefits, including:

- **Comfort** – Buildings with high performance building envelopes typically are more comfortable, being less drafty and warmer near exterior windows and walls.
- **Quiet** – Well insulated buildings better attenuate sound, resulting in quieter indoor conditions. This can help achieve the City’s Aircraft Noise policy requirements for achieving CMHC noise standards and ASHRAE internal building thermal comfort levels.
- **Indoor air quality** – Constructing high performance systems requires greater attention to building ventilation. Typically, high performance residential buildings will use either direct to unit ventilation, or suite-by-suite heat recovery ventilation. These systems can better deliver fresh air than is typical of other common ventilation practices, improving indoor air quality.
- **Simple building systems and ease of maintenance** – Low thermal energy demand can allow for relatively simple building heating strategies. This can reduce the operations and maintenance, as well as the potential for expensive repairs, which are often associated with more complicated mechanical systems. Moreover, attention to quality building envelop construction can increase building durability.
- **Regional economic development** – The Step Code encourages high performance building envelopes. Insulation, windows and wood framing components tend to be manufactured locally, supporting local economic development.

- **Climate change adaptation** – The better building envelope design associated with the proposed approach can help ensure that buildings remain comfortable in the warmer climates anticipated in the future.

BC Energy Step Code Costs

In August 2017, BC Housing released the results of a study of the costs associated with constructing new buildings to the BC Energy Step Code. The study assessed the costs of achieving different Steps, for a range of different building types and uses. The table below summarizes the study's findings for select building archetypes in Climate Zone 4, where Richmond is located. It notes that estimated construction cost premium for the lowest cost building strategies to achieve a given Step. These costs represent only the cost of construction, and do not account for the cost of land, developer profit, nor any design fees, which together make up the majority of the cost of housing in Richmond.

Table 1: Estimated construction cost premiums for different building types to achieve different Steps of the BC Energy Step Code. Sources: BC Housing 2017 & City of Richmond Analysis.

Part 3 Buildings	Step 1	Step 2	Step3	Step 4
High Rise Multifamily (concrete)	<0.1%	0.4%	0.8%	2.4%
Low Rise Multifamily (woodframe)	<0.1%	0.5%	0.6%	2.6%
Office	<0.1%	0.1%	0.1%	N/A
Retail	<0.1%	0.9%	2.1%	N/A
Part 9 Buildings	Step 1	Step 2	Step3	Step 4
10 unit multifamily apartment	0.1%	0.3%	0.3%	0.7%
6 unit row house	0.1%	0.4%	1.0%	1.9%
Quadplex	0.3%	1.3%	2.2%	3.5%
5500 square foot single family	0.2%	0.6%	1.4%	1.4%
2600 square foot single family	0.2%	0.6%	1.6%	2.7%
1100 square foot single family	0.5%	4.0%	7.4%	10.1%

For most building types, construction cost premiums are modest at Steps 3 and below, typically about 1.6% or less for the residential building typologies common to Richmond. The exception is for small single family homes, for which it is more costly to achieve the Energy Step Code as currently designed (based on the outcomes of this study, there is a proposal before the Energy Step Code Council to recommend amendments to the Energy Step Code that would relax requirements for small homes to provide a more level playing field. Staff will track the outcomes of this proposal, and recommend any appropriate adjustments to City policy in the future, to ensure a level playing field for smaller homes).

These costing values were derived from data from Natural Resources Canada's LEEP program which tracked the costs of more efficient projects from real construction projects across the country, and have been extensively vetted with industry. As such, they represent the anticipated costs for builders with a good understanding of energy efficiency strategies. Staff note that

training will be required for some builders to improve understanding of energy efficient construction practices, and reduce the costs associated with learning and capacity development.

The study noted above did not allow for optimization of passive design strategies that can lower energy use such as form, massing, and glazing area. Many projects will be able to optimize for these considerations, and should thus face lower cost premiums.

Attachment 2: Summary of Energy Step Code Technical Requirements

Part 3 Construction

The Energy Step Code for large “Part 3” buildings (e.g. buildings that are 4 or more stories and greater than 600m²) involves a number of technical requirements, including:

Steps 1 to 4 - Adherence to an “Enhanced Compliance Package”, involving:

- **Energy modeling for all projects.** All projects will be required to produce an energy model of the building to confirm that it exceeds minimum energy and emissions targets. The Step Code references Energy Modeling Guidelines outlining standardized assumptions, acceptable modeling software, and processes. These Guidelines ensure a fair “apples to apples” evaluation of building performance. Energy models will be professionally signed and sealed. Submission of an energy model to the City is already required as part of district energy connection approvals, and a large percentage of buildings undertake energy modeling for LEED and/or Building Code compliance.
- **Whole building air-tightness testing.** Developments will be required to conduct a test of their air-tightness. At first, testing will be used to baseline performance. Various jurisdictions already have mandatory air tightness testing, including the City of Vancouver, the State of Washington, and many European countries.
- **Building energy reporting.** While not a part of the Energy Step Code, it is proposed that as an administrative procedure, the City specify that developments create an Energy STAR Portfolio Manager account used to track energy performance. This will facilitate future evaluation of buildings’ energy performance. The Portfolio Manager tool is widely used and considered the *de facto* energy reporting and benchmarking system, with over 20% of commercial floor space in Canada using the tool, and over 40% in the USA.

Steps 2 to 4 - Exceeding minimum energy performance targets. In addition to the “enhanced compliance package” noted above, developments will be required to exceed minimum energy performance targets. Different performance targets exist for different building types, including residential, office, and retail. Performance targets for mixed use buildings are pro-rated based on floor area. Targets include:

- **Thermal energy demand intensity (kWh/m²/year)** – The annual modeled thermal energy required to provide space heating for a development. This target encourages energy efficient building envelope and passive design features, to limit heating requirements.
- **Total energy use intensity (kWh/m²/year)** – The total annual modeled energy demand of a development. This target encourages all building systems to be energy efficient.

Energy Step Code performance levels are summarized in the tables below. The specific targets cited in the Energy Step Code may be adjusted over time, as additional information becomes available, notably the BC Housing study now underway.

Energy Step Code Performance Levels for Residential Occupancies

	Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m ² /yr)	Building Envelop – Maximum Thermal Energy Demand Intensity (kWh/m ² /yr)
Step 1		
Step 2	130	45
Step 3	120	30
Step 4	100	15

**Energy Step Code Performance Levels for Business
and Personal Services or Mercantile Occupancies**

	Equipment and Systems – Maximum Total Energy Use Intensity (kWh/m ² /yr)	Building Envelop – Maximum Thermal Energy Demand Intensity (kWh/m ² /yr)
Step 1		
Step 2	170	30
Step 3	120	20

Part 9 Construction

All five steps of the Energy Step Code for Part 9 construction require two basic “Enhanced Compliance” measures, which are not required under the BC Building Code:

- **Energy modeling** of the building is required at the design stage, in order to confirm that the structure as designed will achieve the Step Code targets.
- **“Air-tightness” testing** is required once the building has been constructed, in order to measure uncontrolled flows of heat and moisture⁴ in and out of the building.

Beyond this, each tier of the Part 9 Energy Step Code sets out three performance targets:

- **The air-tightness of the completed building** – air-tightness is typically measured in terms of air changes per hour when the building is pressurized and depressurized by a defined amount (50 Pascals of air pressure).
- **Mechanical energy performance** – The energy model for the building must meet performance thresholds for one of the following two metrics:
 - Mechanical Energy Use Intensity (MEUI) of the building.
 - Percentage reduction in total energy use relative to the same home built to BC Building Code minimum standards, as measured by the EnerGuide Rating System’s reference house.
- **Building envelope performance** – The energy model for the building must meet performance thresholds for one of the following two metrics:
 - Thermal Energy Demand Intensity (TEDI) which measure annual energy demand for heating a space.
 - Peak Thermal Load (PTL) which measure peak heat loss through the building envelope.

The table below summarizes Part 9 Energy Step Code requirements for Climate Zone 4, which includes Metro Vancouver.

⁴ Mostly as water vapour

Part 9 Step Code Requirements for Climate Zone 4 (Lower Mainland and southern Vancouver Island)

	Airtightness (Air changes per hour at 50 Pa Pressure Differential)	Performance Requirements for Building Equipment and Systems	Performance Requirements for Building Envelope
Step 1	NA	EnerGuide Rating % lower than EnerGuide Reference House: not less than 0% lower energy consumption - or - conform to Subsection 9.36.5.	
Step 2	≤ 3.0	EnerGuide Rating % lower than EnerGuide Reference House: not less than 10% lower energy consumption - or - mechanical energy use intensity $\leq 60 \text{ kWh/m}^2 \cdot \text{year}$	thermal energy demand intensity $\leq 45 \text{ kWh/m}^2 \cdot \text{year}$ - or - peak thermal load $\leq 35 \text{ W/m}^2$
Step 3	≤ 2.5	EnerGuide Rating % lower than EnerGuide Reference House: not less than 20% lower energy consumption - or - mechanical energy use intensity $\leq 45 \text{ kWh/m}^2 \cdot \text{year}$	thermal energy demand intensity $\leq 40 \text{ kWh/m}^2 \cdot \text{year}$ - or - peak thermal load $\leq 30 \text{ W/m}^2$
Step 4	≤ 1.5	EnerGuide Rating % lower than EnerGuide Reference House: not less than 40% lower energy consumption - or - mechanical energy use intensity $\leq 35 \text{ kWh/m}^2 \cdot \text{year}$	thermal energy demand intensity $\leq 25 \text{ kWh/m}^2 \cdot \text{year}$ or peak thermal load $\leq 25 \text{ W/m}^2$

Step 5	≤ 1.0	mechanical energy use intensity $\leq 25 \text{ kWh/m}^2 \cdot \text{year}$	thermal energy demand intensity $\leq 15 \text{ kWh/m}^2 \cdot \text{year}$ or peak thermal load $\leq 10 \text{ W/m}^2$
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Viewed together, the five Steps of the Step Code span the large performance gap between current BC Building Code minimum requirements and the highest levels of building energy performance yet achieved in British Columbia.

- **Step 1** is quite literally intended to be a “first step” on the road to improved building energy efficiency performance, for communities and/or segments of the building market with limited previous requirements for building energy efficiency. Step 1 energy performance targets are modest, requiring only that that building achieve the same energy performance as the intended performance of a building built to minimum BC Building Code requirements. As noted above, however, achieving this target requires builders to do energy modeling, and to install the building’s air-barrier in an effective manner, skills that are essential to achieving success at higher levels of the Step Code.
- **Step 2** calls for homes only 10% more efficient than that expected with Building Code minimum requirements, and a required air-tightness of 3.0 ACH50. Step 2 is best characterized a half-step relative to the larger jumps in performance between higher tiers.
- **Step 3** entails an overall energy performance 20% better than Building Code minimum requirements, and an airtightness of 2.5 ACH. The overall energy target for this Step is a close match to two of the four available options under the City’s existing townhouse energy efficiency policy. Based on modeling information available to date, townhouses in Richmond designed to achieve an EnerGuide 82 rating are, on average, 13% more efficient than those built to code minimum requirements, while homes built to the Energy Star for New Homes standard are expected to be 22% more energy efficient than a minimally code compliant home.
- **Step 4** is comparable to the energy performance of a home to Natural Resources Canada’s R-2000 ® standard. Homes meeting this standard would use 40% less energy than the expected performance of a minimally code compliant home, and have an airtightness of 1.5 ACH50 or better – less than a third of the average new home built to minimum building code requirements
- **Step 5** approaches the performance required by the stringent “Passive House” standard, and broadly matches the level of energy performance that the Climate Leadership Plan has committed to for new construction in 2032. Homes achieving Step 5 would use less than half of the energy of a minimally code compliant home, and an airtightness level of just 1.0 ACH₅₀. Homes with this level of performance can achieve “net-zero energy ready,” in if onsite renewable energy such as solar panels are implemented they can be capable of generating as much energy on an annual basis as they consume. At present, achieving this level of energy performance is exceptional.

Attachment 3: Energy Step Code Consultation Feedback

What we heard...	Staff response
<i>Members of the development and homebuilding industries expressed that training pertaining to the BC Energy Step Code, especially regarding air-tightness for contractors and trades, and energy efficient design training, would be valuable.</i>	Staff have implemented the City's Airtightness Training Program in September 2017 for local Part 9 builders, providing free tuition to a one-day airtightness training course, and free pre-drywall blower door tests for houses and townhouses under construction. The City is also hosting training on building to Step 3 of the BC Energy Step Code. Staff propose to maintain these existing programs and expand the City training programs, to complementing existing training being made available by BC Housing, BCIT, home builders associations, product suppliers, and other providers.
<i>Development industry members noted the importance of avoiding impacts to development approvals timelines, and of the need for energy efficient form and character choices to be encouraged.</i>	In consultation with stakeholders, staff have developed approvals processes for the BC Energy Step Code that complement existing development and building approvals processes.
<i>Development industry stakeholders suggested that developments that have proceeded through a significant process of design iteration anticipating previous requirements (for instance, had a concept endorsed by the Development Permit Panel) would face a hardship if they are required to adhere to the BC Energy Step Code, as building massing and systems design decisions impact the energy efficiency of buildings.</i>	Staff recommend that projects developments that have been issued Development Permits prior to the effective date, may apply for a Building Permit to construct in compliance with the previous requirements for duration of the time that their Development Permit is valid. Furthermore, developments that have submitted acceptable Development Permit applications before the date of Council's adoption of Bylaw 9769 will have until December 31, 2019, to submit a complete Building Permit application in order to build under previous requirements.
<i>Members of the development and homebuilding industries expressed a desire for low/zero carbon technologies to be recognized as valuable. They further requested that the City consider implementing a GHG intensity compliance option instead of more aggressive Energy Step Code implementation.</i>	The BC Energy Step Code currently does not award projects for realizing zero GHG emissions. As part of its engagement with the Energy Step Code Council, staff are pursuing the recognition of onsite renewable energy and GHG reductions, to complement the valuable metrics already referenced in the BC Energy Step Code.

	The proposed Building Regulation Bylaw amendments specify a low carbon compliance option for larger concrete building. Staff are evaluating options to implement a similar requirement for other forms of development.
<i>It is important that the City “telegraph” future requirements, so that the development industry can plan for future requirements.</i>	The proposed regime includes future targets, to provide greater certainty for industry.
<i>Representatives of the development and homebuilder industries expressed appreciation for the City’s thorough consultation process</i>	Staff appreciate the productive engagement of the development and homebuilder industry representatives.
<i>City’s district energy provider, Lulu Island Energy Company (LIEC), noted that their analysis showed that with the adoption of the BC Energy Step Code, implementation of the low carbon energy sources for the district energy systems could potentially be delayed; however, combined implementation of BC Energy Step Code and low carbon district energy systems is the path to achieving the largest greenhouse gas emissions reductions.</i>	Staff will continue to work closely with LIEC to explore solutions to best manage impacts created by adopting BC Energy Step Code and implement low carbon energy sources for the district energy systems as soon as possible.



**Building Regulation Bylaw No. 7230,
Amendment Bylaw No. 9769
(BC Energy Step Code Implementation)**

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

1. *Building Regulation Bylaw No. 7230*, as amended, is further amended by adding the following as a new Part Ten and renumbering the remainder of the bylaw:

“PART TEN: ENERGY STEP CODE

10.1 Energy Step Code Requirements

- 10.1.1 Part 3 and Part 9 **buildings** and **structures** must be designed and **constructed** in compliance with the applicable step of the **energy step code**, as set out in the schedule below:

Building Type	Building permit application filed on or after September 1, 2018
<i>Buildings subject to Part 9 of the Building Code</i>	
Townhomes and apartments	Step 3
Single family, duplex and other dwelling units	Step 1
<i>Buildings subject to Part 3 of the Building Code</i>	
Group C Residential occupancies greater than 6 stories or non-combustible construction (not including hotel and motel occupancies)	Step 3 OR Step 2 for buildings that implement a low carbon building energy system .
Group C Residential occupancies 6 stories or less and combustible construction (not including hotel and motel occupancies)	Step 3
Group D Business and personal services occupancies or Group E mercantile occupancies	Step 2

10.1.2 For a Part 9 **building** or **structure** that is designed in compliance with the applicable step of the **energy step code** but where the **constructed building** or **structure** does not meet the performance requirements of the applicable step of the **energy step code**, after all reasonable mitigation measures are implemented to the satisfaction of the **building inspector**, the **building inspector** may issue an inspection notice for **provisional occupancy**, or final, of the **building** or **structure** if it is constructed in compliance with alternative energy efficiency performance or prescriptive requirements set out in the **building code** for Part 9 construction, as applicable.

10.2 Requirement for Energy Advisor

10.2.1 With respect to a **building permit** for a **building** or **structure** that falls within the scope of Part 9 of the **building code**, the **owner** must provide, to the satisfaction of the **building inspector**, the all the materials and documentation required by the **energy step code**, prepared and signed by an **energy advisor**, and such other reports and materials as required by the **building inspector**.

10.2.2 The **energy advisor**, providing the required materials and documentation set out in the **energy step code**, must provide evidence to the **building inspector** that he or she is an energy advisor registered and in good standing with Natural Resources Canada in accordance with the EnerGuide Rating System Administrative Procedures and adheres to the technical standards and procedures of the ERS.

10.2.3 Prior to:

- (a) the issuance of a **building permit**; and
- (b) the **provisional occupancy** of a **building** or **structure**,

in respect of which a **building inspector** has required the materials and documentation set out in the **energy step code**, the **owner** must submit written confirmation of insurance coverage of the **energy advisor** in the form specified by the **City**.

10.2.4 For certainty, and notwithstanding section 10.2.1 above, where a **registered professional** is required under section 5.13.1 of this bylaw, in respect of a **building permit** for a **building** or **structure** that falls within the scope of Part 3 or Part 9 of the **building code**, the **professional design** and **field review** shall include the materials and documentation required by applicable step of the **energy step**

code, and such other reports and materials as required by the **building inspector**.

2. *Building Regulation Bylaw No. 7230*, as amended, is further amended at Part Fifteen [Interpretation] by adding the following definitions in alphabetical order:

“APARTMENT	means apartment housing as defined in the zoning bylaw .
BUSINESS AND PERSONAL SERVICES OCCUPANCY	means a business and personal services occupancy as defined in the building code .
COMBUSTIBLE CONSTRUCTION	means combustible construction as defined in the building code .
DUPLEX	means two-unit housing as defined in the zoning bylaw .
DWELLING UNIT	means a dwelling or dwelling unit as defined in the building code .
ENERGY ADVISOR	means a person is registered as an energy advisor, and in good standing, with Natural Resources Canada, and who conducts EnerGuide home evaluations on behalf of service organizations licenced by Natural Resources Canada.
ENERGY STEP CODE	means the requirements set out in Sections 10.2.3 and 9.36.6 of the building code , and includes Step 1, Step 2, Step 3, Step 4 and Step 5.
GROUP C RESIDENTIAL OCCUPANCY	means a residential occupancy as defined in the building code .
GROUP D BUSINESS AND PERSONAL SERVICE OCCUPANCIES	means business and personal services occupancies as defined in the building code
GROUP E	means a mercantile occupancy as defined in the building

**MERCANTILE
OCCUPANCY****code.****LOW CARBON
BUILDING ENERGY
SYSTEM**

means a **building's** space heating, cooling and domestic hot water heating mechanical system that is supplied energy through:

- a) a connection to a **City** owned district energy utility system; or
- b) on-site energy supply equipment designed to meet a minimum 70% of the **building's** annual heating, cooling and domestic hot water energy demand from a renewable energy source, approved by the **City's** Director of Engineering. Applicable renewable energy source technologies include, but are not limited to, air and ground source heat pump systems, waste heat recovery systems, solar collectors, or other systems as approved by the **City's** Director of Engineering. The **building's** energy system must be designed and constructed such that it is ready to connect to a future **City** owned district energy utility system.

**NON-COMBUSTIBLE
CONSTRUCTION**

means non-combustible construction as defined in the building code.

SINGLE FAMILY

means single detached housing as defined in the **zoning bylaw**.

TOWNHOUSE

means town housing as defined in the **zoning bylaw**."

3. This Bylaw may be cited as "**Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769**".

FIRST READING
SECOND READING
THIRD READING
ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw No. 8500,
Amendment Bylaw No. 9845
(Floor Area Exclusion for Additional Insulation and
Green Building Features)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Terms Definitions] by adding the following definition in alphabetical order:

“Green building system means:

- a) equipment that converts, stores, or transfers energy from a renewable energy source. This includes equipment used to support solar collectors, small wind energy systems, air or ground source heat pump systems, waste heat recovery systems, and biomass systems; or
- b) equipment that stores and treats rainwater, grey water, or both.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.2 [Calculation of Density in All Zones] by inserting the following as new subsection 4.2.1 (c):

“c) exterior wall thickness in excess of 0.16 m, up to a maximum exclusion of 0.31 m, provided that the wall thickness is utilized for the provision of insulating materials.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones] by:

- (i) deleting the words “item is” from section 4.3.3 and replacing them with the words “items are”; and

- (ii) inserting the following as new subsections 4.3.3(b):

“b) up to a maximum of 2.35m² per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.4 [Calculation of Density in Town Housing Zones] by inserting the following as new subsections 4.4.1(e):

“e) up to a maximum of 2.35m² per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.”

5. This Bylaw is cited as “**Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by 
_____	APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw No. 9000,
Amendment Bylaw No. 9771
(Energy Step Code)**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, Section 12.4 by deleting the “Overview” subsection and replacing it with the following:

“OVERVIEW:

The City has adopted greenhouse gas reduction targets of 33% below 2007 levels by 2020 and 80% by 2050. On July 26, 2010, Council endorsed the Corporate Sustainability Framework, Energy Strategic Program, which called for the development of a Community Energy and Emissions Plan (CEEP), and included a target “to reduce energy consumption in the Richmond community by at least 10% from 2007 levels by 2020”. On January 27th, 2014, Council approved Richmond’s CEEP.

The CEEP includes a range of strategies and actions to reduce emissions from Richmond’s community’s buildings, transportation, and waste sectors. The CEEP also identifies “Breakthrough Opportunities”, which can drive the deeper emissions reductions needed to achieve the City’s 2050 emissions reduction goal. These “Breakthroughs” include a wide-spread switch to zero emissions vehicles by the 2040s; all new buildings achieving zero carbon emissions by 2025; and deep energy upgrades to most of Richmond’s existing building stock. Richmond cannot achieve these breakthroughs alone. All levels of government, the private sector, and members of Richmond’s community will need to act together to realize these reductions.

The objectives and policies below focus on reducing energy use and emissions from buildings, while those relating to transportation and waste management are located in other sections of the Official Community Plan.

The City of Richmond is a leader in corporate energy management of its own facilities. The City has been recognized by BC Hydro as a Municipal Power Smart Leader (the highest recognition BC Hydro gives to organizations) several years in a row due to its outstanding efforts to incorporate new and alternative technologies into its energy system, and improve its corporate energy management program. The experience and knowledge which the City has gained through its energy

management initiatives informs its community-wide energy use and emissions reduction efforts.

Nearly two-thirds of energy consumed in Richmond occurs in commercial buildings and residences. The BC Energy Step Code was established in 2017 by the province of British Columbia; it is a standard that local governments can choose to reference that requires improved energy performance from new construction over and above what is required by the BC Building Code. There is a need to improve the performance of new buildings using tools such as the BC Energy Step Code, as well as speed the adoption of energy upgrades and renovations to existing buildings. Doing so will not only help the City achieve its emissions goals, but can also improve indoor environmental quality, health, productivity, and foster economic opportunity and jobs.”.

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, Section 12.4 by deleting “Objective 3” and replacing it with the following:

“OBJECTIVE 3:

Improve the energy efficiency and greenhouse gas emissions performance of new construction.

POLICIES:

- a) incrementally increase energy efficiency and greenhouse gas emissions performance requirements for new construction over time.
- b) use the BC Energy Step Code, district energy utility connection, and other tools, to demonstrate Richmond’s leadership on construction of energy-efficient, low-carbon buildings. The BC Energy Step Code is anticipated to be implemented according to the schedule in the table below:

Building Type	Building Permit Application			
		<i>Estimated Timetable for Future Consideration</i>		
Smaller Part 9 Residential	September 1, 2018	Jan 2020	Jan 2022	Jan 2025
Townhomes and apartments	Step 3	Same as 2018	Step 4	Step 4 or Step 5
Single family, duplex and other residential	Step 1	Step 3	Step 3 or Step 4	Step 4 or Step 5
Larger Part 3 developments				
Residential Concrete Towers	Step 3 or Step 2 for buildings with low carbon energy system	Same as 2018	Step 3	Step 4
Residential Woodframe Low/Mid Rise	Step 3	Same as 2018	Step 4	Step 4
Office & Retail Buildings	Step 2	Same as 2018	Step 3	Step 3

- c) all new construction is encouraged to achieve zero GHG emissions from operations.
 - d) the City will explore strategies to enable development of energy efficient, zero GHG new buildings, including low carbon district energy utility system development.”.
3. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Schedule 1, by deleting Section 14.2.10.A [Energy Efficiency] and replacing it with the following:
- “14.2.10.A Low Carbon, Energy Efficient Buildings**
- a) As required in the Building Regulation Bylaw, applicable new developments will be designed and constructed to meet the BC Energy Step Code to support more energy efficient development.
 - Compliance with a given Step of the BC Energy Step Code shall not compromise any of the other Development Permit guidelines contained in Schedule 1 or Schedule 2 of the OCP.
 - In the event that a new building must take remedial actions to achieve compliance with the applicable Step of the BC Energy Step Code and therefore change building systems or components included in the original design of the building, these changes shall not compromise the intent of other development permit guidelines applicable to the development.
 - b) New construction encouraged to be designed to achieve low or zero greenhouse gas emissions in their operations.”.
4. This Bylaw is cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771”**.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
ADOPTED

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

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw No. 7100,
Amendment Bylaw No. 9770
(Energy Step Code)**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10 (City Centre Area Plan), Section 2.2.3(a) “Office Friendly Checklist” by deleting item “7. Green Building Design” and replacing it with the following:

“7. Green Building Design

BC Energy Step Code required typically.”.

2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended at Schedule 2.10, Section 2.5 (Ecology & Adaptability) by:

- (a) deleting the final paragraph in the “VISION MANDATE” section and replacing it with the following:

“The City has established sustainability as a corporate priority. As well, it has established a Sustainability Office to lead the City in establishing policies to address the many complex issues. These issues include improved eco-regeneration; connectivity; improved ecological services and functions; green, energy efficient buildings and built environment; a triple bottom line; a multi-objective development approach and adapting to climate change. Policies and actions regarding these issues continue to be developed, and the City, developers and community stakeholders are encouraged to address these issues innovatively.”;

- (b) deleting the policies listed in section 2.5.2 [Greening the Built Environment] of the “POLICIES” table, and replacing them with the following:

“2.5.2 Greening the Built Environment

a) Reduce per Capita Resource Demands & Strengthen Ecological Base

- Optimize the use of existing infrastructure through compact land use and transit-oriented development policies.
- Private developments:
 - as specified in the *Building Regulation Bylaw*, new developments are subject to the BC Energy Step Code;

- new developments are encouraged to achieve zero GHG emissions from operations;
- for new developments to which the BC Energy Step Code applies to less than 50% of gross floor area, LEED Silver will be required for all rezonings of private developments over 2,000 m²;
- new developments are subject to commitment to connect to the district energy system or have on-site low carbon energy system.
- City of Richmond development:
 - City facilities will be developed and operated in accordance with the City's High Performance Building policy;
 - demand-side management and an **Eco-Plus+** (see below) approach will be adopted for all City servicing (e.g., park management, transportation planning, engineering servicing.).

b) Reduce Greenhouse Gas Emissions

- Transportation need and automobile reliance will be reduced through compact land use and transit-orientated development practices.
- Corporate and community-wide greenhouse gas emissions reduction targets and strategies are included in the City's 2014 Community Energy and Emissions Plan.
- Economic policies which support the transition to a low carbon economy continue to be explored and implemented.”;

- (c) deleting the “Proposed Strategy” subsection in section 2.5.2 [Greening the Built Environment” and replacing it with the following:

“Strategy

To:

- encourage zero carbon new buildings, a “breakthrough” strategy identified in the Community Energy and Emissions Plan as necessary to achieving the City's greenhouse gas emissions reduction targets;
- require adherence to **High Performance building standards** (BC Energy Step Code, LEED, Passive House, or other equivalent) for all City facilities and larger developments;
- continue advancement of district energy systems;
- encourage an “**Eco-Plus+**” approach aimed at maximizing environmental returns during development.”; and

- (d) deleting the “High Performance Building Standards – About LEED” subsection in section 2.5.2 and replacing it with the following:

“High Performance Building Standards

The BC Energy Step Code is a consistent, provincially-endorsed tool that BC local governments can use to support healthier, comfortable, energy efficient, lower emissions buildings. It is the product of a multi-year collaboration between local governments, industry stakeholders, the provincial government, and utilities.

Projects not covered by the BC Energy Step Code, are expected to adhere to the Leadership in Energy and Environmental Design (LEED) rating system. LEED was developed by the US Green Building Council as a means to evaluate the degree to which buildings meet high performance standards. Buildings are evaluated based on factors pertaining to site selection, water and energy efficiency, material use and indoor air quality. To achieve a specific level of certification, buildings must meet certain requirements (prerequisites) and gain a certain number of credits.”

3. This Bylaw is cited as **“Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770.”**

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 21, 2018
File: TU 18-803320

Re: Application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit
at 4211 No. 3 Road

Staff Recommendation

That the application by YKLM Art Space Co. Ltd. for a Temporary Commercial Use Permit (TCUP) for property at 4211 No. 3 Road be considered at the Public Hearing to be held July 16, 2018 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

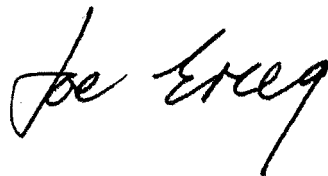
“That a Temporary Commercial Use Permit be issued to YKLM Art Space Co. Ltd. for property at 4211 No. 3 Road to allow ‘Auction, Minor’ as a permitted use for a period of three years.”


Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 4

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

YKLM Artspace Co. Ltd. has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow “Auction, Minor” as a permitted use at 4211 No. 3 Road on a site zoned “Auto-Oriented Commercial (CA),” to permit the sale of artwork on site. (Attachment 1). The applicant proposes to hold monthly art auctions to support existing art-related programming on-site, which includes art performances, art exhibitions, and artist studios.

If approved, the TCUP would be valid for a period of up to three years from the date of issuance, at which time, an application for an extension of the Permit may be made and issued for up to three additional years. Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

Surrounding Development

The subject site is located in the City Centre planning area. Development immediately surrounding the subject site is as follows:

To the North: A quick service restaurant with a drive-thru, on a property zoned “Auto-Oriented Commercial (CA)”.

To the South: A low rise commercial and industrial building on a property zoned “Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village”.

To the East: Across No. 3 Road, low rise commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, and the Aberdeen Canada Line station.

To the West: Across the River Park Way road right-of-way (ROW), low rise office and industrial buildings on lots zone “Industrial Business Park (IB1)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial.”

The OCP allows TCUPs in areas designated “Industrial,” “Mixed Employment,” “Commercial,” “Neighbourhood Service Centre,” “Mixed Use,” “Limited Mixed Use,” and “Agricultural” (outside of the Agricultural Land Reserve, only), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed Minor Auction use is consistent with the “Commercial” land use designation in the Official Community Plan (OCP).

Richmond Zoning Bylaw 8500

The subject site is zoned “Auto-Oriented Commercial (CA),” which allows for a range of commercial uses. The applicant proposes to hold monthly auctions of artwork in the gallery space. Richmond Zoning Bylaw 8500 defines “Auction, Minor” as the sale of household goods and smaller equipment to the highest bidder. The attached Temporary Commercial Use Permit would limit the auction to the sale of artwork and household goods only, with no sale of motor vehicles, construction equipment, or industrial equipment permitted. The proposed auction use is consistent with the intent of the “Auto-Oriented Commercial (CA)” zone.

Local Government Act

The *Local Government Act* states that TCUPs are valid for a period of up to three years from the date of issue, and that an application for one extension to the Permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Should the Planning Committee endorse this application and Council resolve to move the staff recommendation, the application will be forwarded to a Public Hearing on July 16, 2018, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The subject site is a former car dealership, which has been renovated to provide office and gallery space. The renovated building is approximately 2,008 m² (21,616 ft²).

The proposed auctions would take place in a 350 m² (3,767 ft²) gallery space. The applicant proposes to hold one auction per month, with bids made in person, online, and over the phone. The applicant intends to cap attendance at 100 guests, and anticipates that online and telephone bidding will reduce the number of guests in attendance. The attached Temporary Commercial Use Permit would limit the proposed auction use to this gallery space only.

No exterior renovations are proposed, except for improvements to the on-site landscaping. A Development Permit is not required for exterior alterations that cost less than \$75,000.

Landscaping

The subject site is largely paved, with a landscaped area between the building and the sidewalk. Concrete pavers flanking the landscaped area provide pedestrian access to the building. The landscaped area is currently planted with grass only. The applicant proposes to landscape a portion of this area with a variety of shrubs, flowers, and sculptures. The applicant’s Landscape Architect has indicated that the basin containing this landscaped area is not deep enough to accommodate trees. Additional landscaping located in planting beds flanking each driveway are proposed to be retained.

The applicant has provided a Landscape Plan showing the proposed improvements to the landscaped area (Attachment 4). Prior to issuance of the TCUP at the Public Hearing, the applicant is required to provide a Landscape Security based on the cost estimate of the Landscape Plan, plus a 10% contingency, to ensure that the agreed upon landscaping is installed.

Site Access and Parking

The applicant has provided a Traffic Impact Analysis (TIA) report to assess the capacity of surrounding streets to support the proposed new use. Transportation staff have reviewed the TIA report and are satisfied with its findings, with no upgrades to City infrastructure required.

Parking and loading must be provided consistent with the requirements of Richmond Zoning Bylaw 8500. Vehicle parking is required at a rate of 1 parking space per 3.5 seating spaces or 3.1 parking spaces per 10 m² of gross leasable floor area, whichever is greater, reduced by 15% based on the City Centre blended parking rates. The maximum occupant load of the gallery space is 190 persons, which would require 46 parking spaces. Based on the area of this gallery space, 92 parking spaces are required.

There are 168 parking spaces on-site. The TIA report indicates that 80 of the spaces are for the exclusive use of customers and staff of the businesses, including the applicant. The remaining 88 spaces are managed as a park and ride facility. The applicant has confirmed that customers will have access to a minimum of 12 park and ride spaces, in order to meet the minimum parking requirements of 92 spaces. These 12 spaces will be reserved on days that the proposed auctions take place.

Class 1 and Class 2 bicycle parking is required at a rate of 0.27 spaces per 100 m² of gross leasable floor area greater than 100 m², for a total of one Class 1 and one Class 2 bicycle parking space. The site plan provided by the applicant shows six Class 1 and eight Class 2 bicycle parking spaces.

Financial Impact

None.

Conclusion

YKLM Art Space Co. Ltd. had applied to the City of Richmond for a Temporary Commercial Use Permit to allow "Auction, Minor" as a permitted use at 4211 No. 3 Road, zoned "Auto-Oriented Commercial (CA)," to permit the sale of artwork on site.

The proposed use at the subject property is acceptable to staff, on the basis that it is consistent with the land use designations in the Official Community Plan and is temporary in nature.

If endorsed by Council, the applicant is required to submit the two securities described in the attached Temporary Commercial Use Permit prior to consideration at the Public Hearing on July 16, 2018.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow "Auction, Minor" at 4211 No. 3 Road for a period of three years.



Jordan Rockerbie
Planning Technician
(604-276-4092)

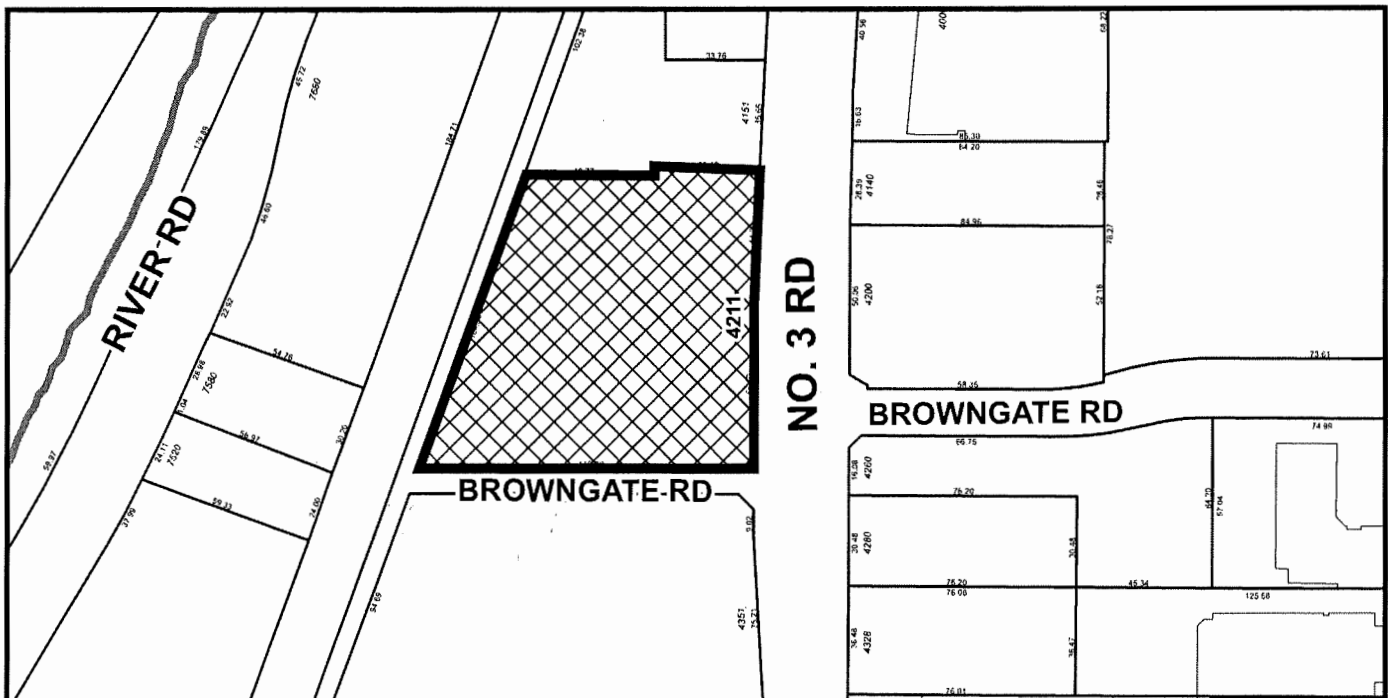
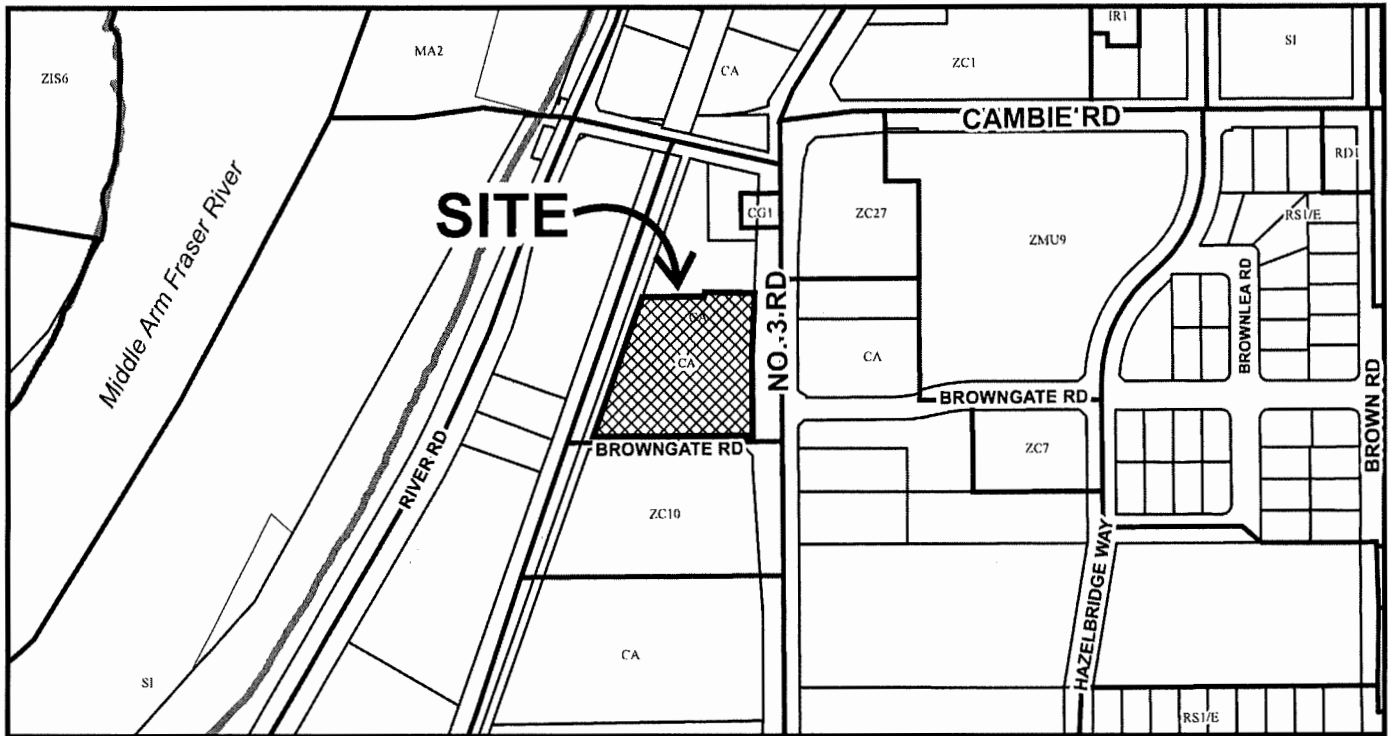
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Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Landscape Plan



City of
Richmond



TU 18-803320

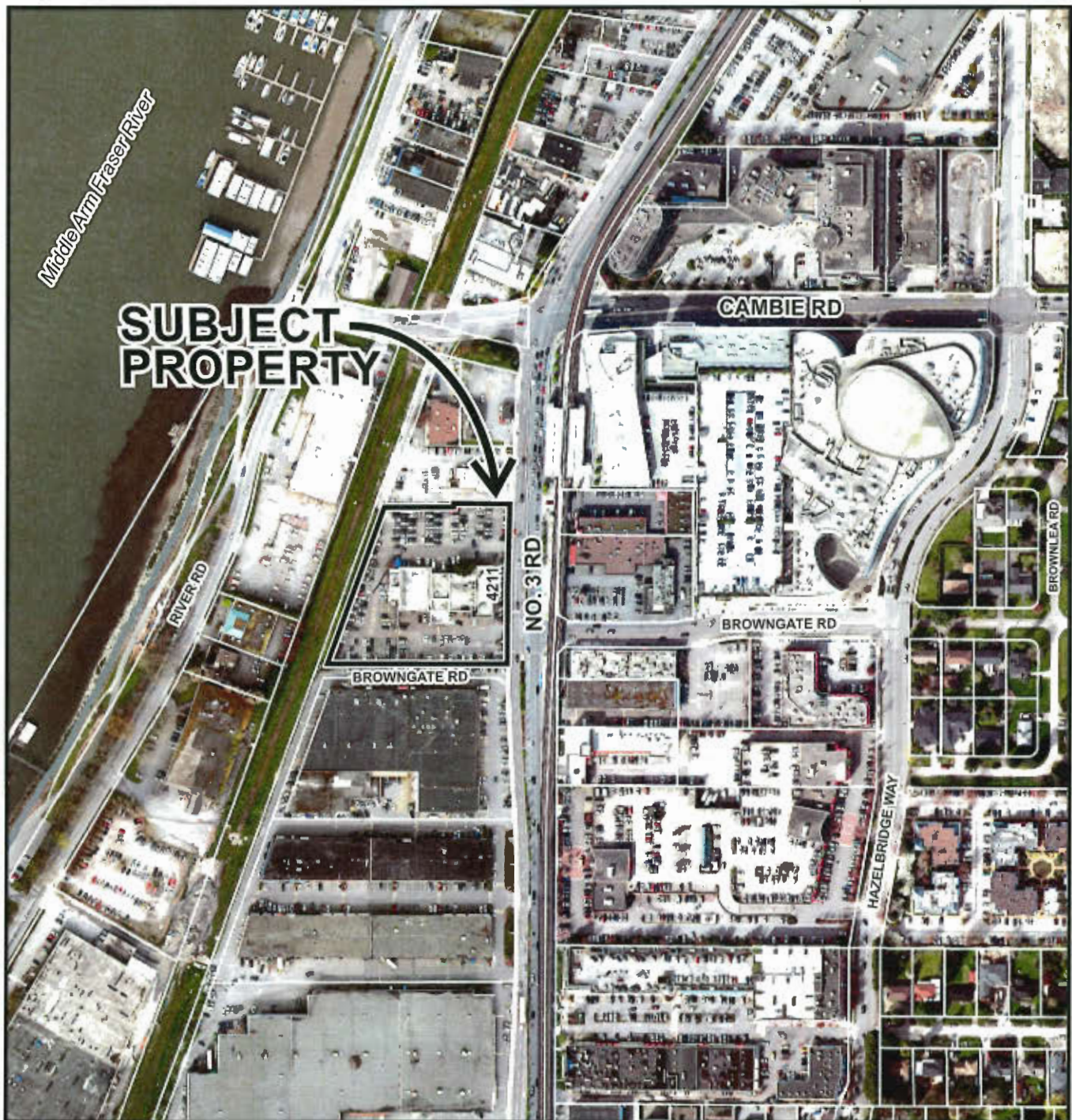
Original Date: 02/26/18

Revision Date:

Note: Dimensions are in METRES



City of Richmond



TU 18-803320

Original Date: 02/27/18

Revision Date:

Note: Dimensions are in METRES



TU 18-803320

Attachment 2

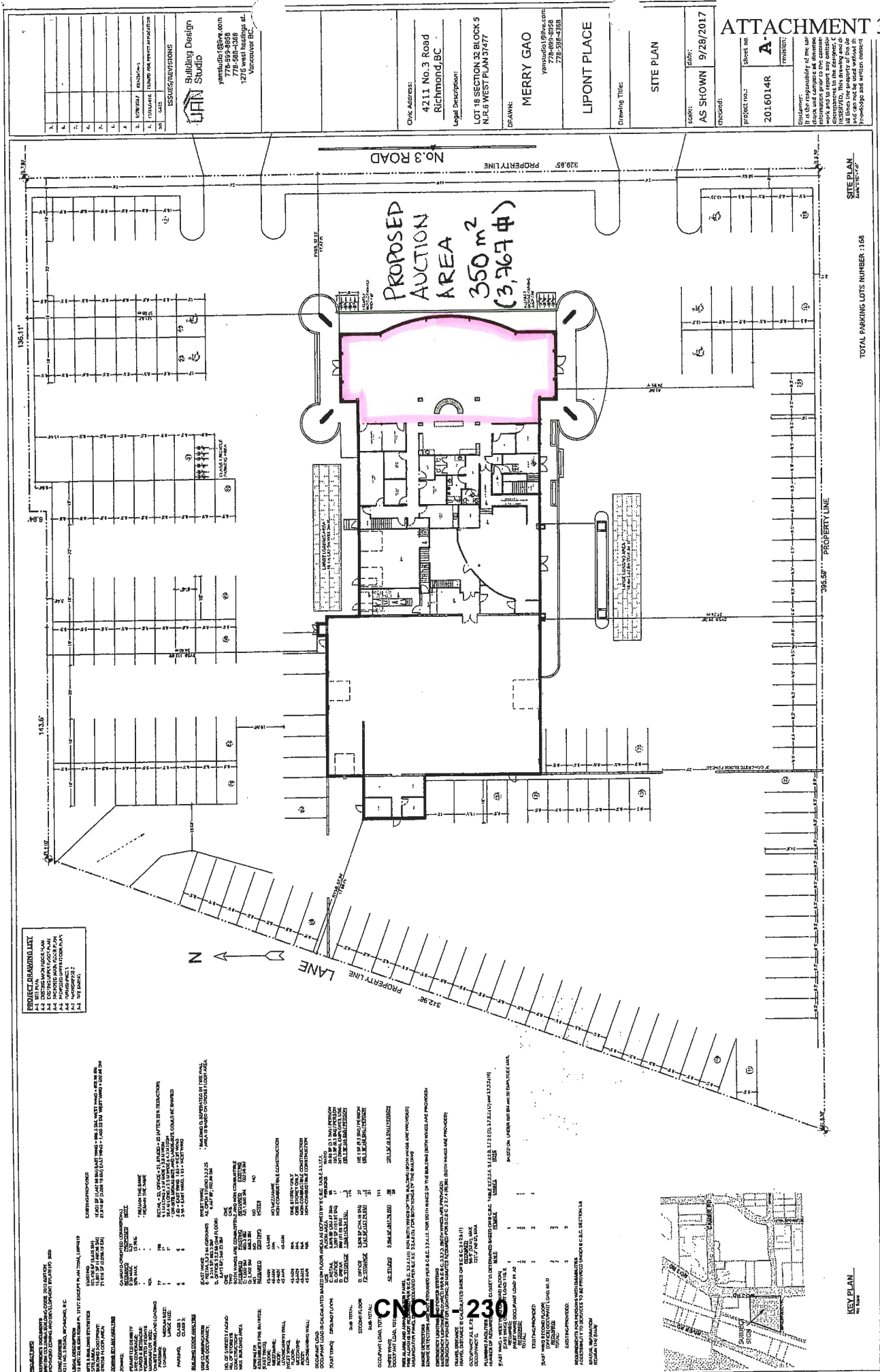
Address: 4211 No. 3 Road

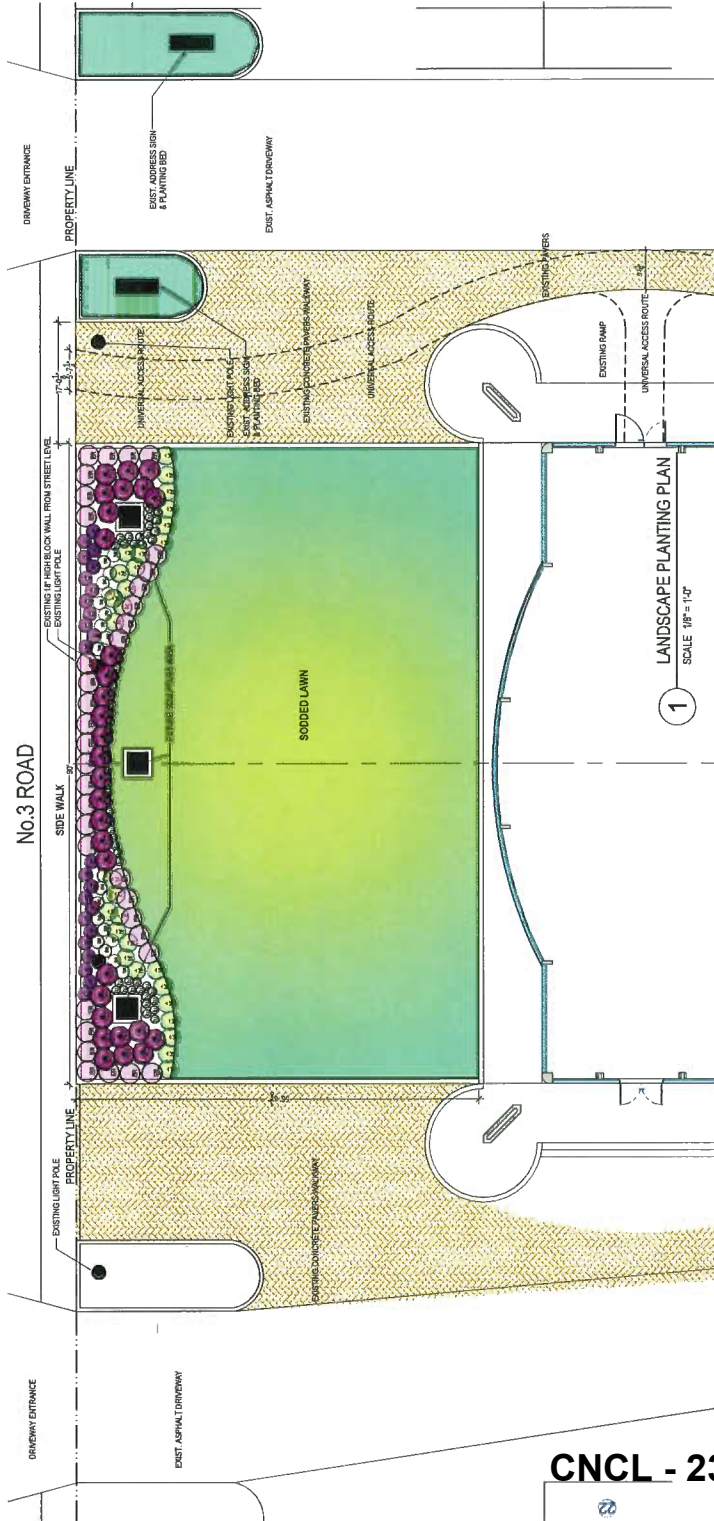
Applicant: YKLM Artspace Co. Ltd.

Planning Area(s): City Centre

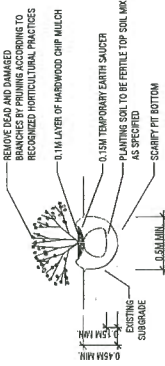
	Existing	Proposed
Owner:	0977973 BC Ltd.	No change
Site Size (m ²):	9,425 m ²	No change
Land Uses:	Office	Office, Minor Auction
OCP Designation:	Commercial	No change
CCAP Designation:	Urban Centre T5	No change
Zoning:	Auto-Oriented Commercial (CA)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking:	92	168	None
On-site Bicycle Parking:	Min. 1 Class 1 Min. 1 Class 2	6 Class 1 8 Class 2	None





KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
AZ2	30	SHRUBS & GROUNDCOVERS	AZALEA (PURPLE) 映山红	#2	CONTAINER
la	24	SHRUBS & GROUNDCOVERS	ENGLISH LAVENDER	#1	CONTAINER
ER	35	SHRUBS & GROUNDCOVERS	WINTER HEATHER (PURPLE)	#2 POT @ 1" O.C.	40CM O.C.
hf	29	PERENNIALS	ST. JOHN'S WORT	#1	30CM O.C.
96	21	PERENNIALS	STONECROP	#1	40CM O.C.
tu	54	PERENNIALS	TULIP 郁金香	BULB	10CM O.C. IN GROUP



- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
 2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
 3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
 4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
 5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
 6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 350MM (14") O.C.
 7. 1" MINUS BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

2
SCALE NTS

NO.	DATE	DESCRIPTION
1		

PROJECT NUMBER	4211 NO.3 ROAD
DATE CHECKED	
CONSULTANT	

4211 NO.3 ROAD
RICHMOND, BC

LANDSCAPE
SITE PLAN

ATTACHMENT 4

L1



City of Richmond

Temporary Commercial Use Permit

No. TU 18-803320

To the Holder: YKLM ARTSPACE CO. LTD.

Property Address: 4211 NO. 3 ROAD

Address: C/O SONNY LI
YKLM ARTSPACE CO. LTD.
4211 NO. 3 ROAD
RICHMOND, BC V6X 2C3

1. This Temporary Commercial Use 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.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and to the portion of the building shown cross-hatched on the attached Schedule "B".
3. The subject property may be used for the following temporary Commercial uses:

Auction, Minor
4. The permitted use shall be limited to the sale of artwork and household goods only, and shall not include the sale of motor vehicles, commercial equipment, or industrial equipment.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
6. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$2,000.00.

To the Holder: YKLM ARTSPACE CO. LTD.
Property Address: 4211 NO. 3 ROAD
Address: C/O SONNY LI
YKLM ARTSPACE CO. LTD.
4211 NO. 3 ROAD
RICHMOND, BC V6X 2C3

7. As a condition of the issuance of this Permit, the City is holding a Landscape Security in the amount of \$2,723.05 for the landscape works described in Schedule "D". The City will release 90% of the security upon inspection, and 10% of the security will be released one year after the inspection to ensure that the agreed upon planting has survived.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
9. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

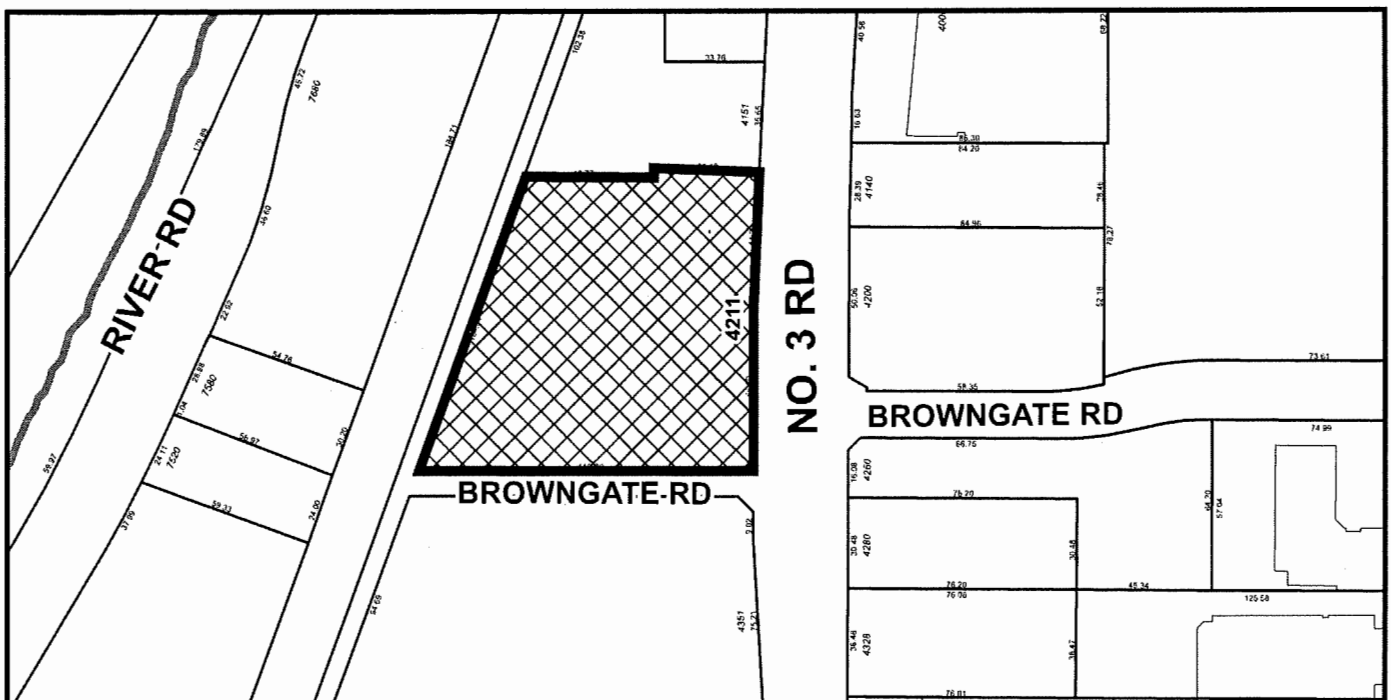
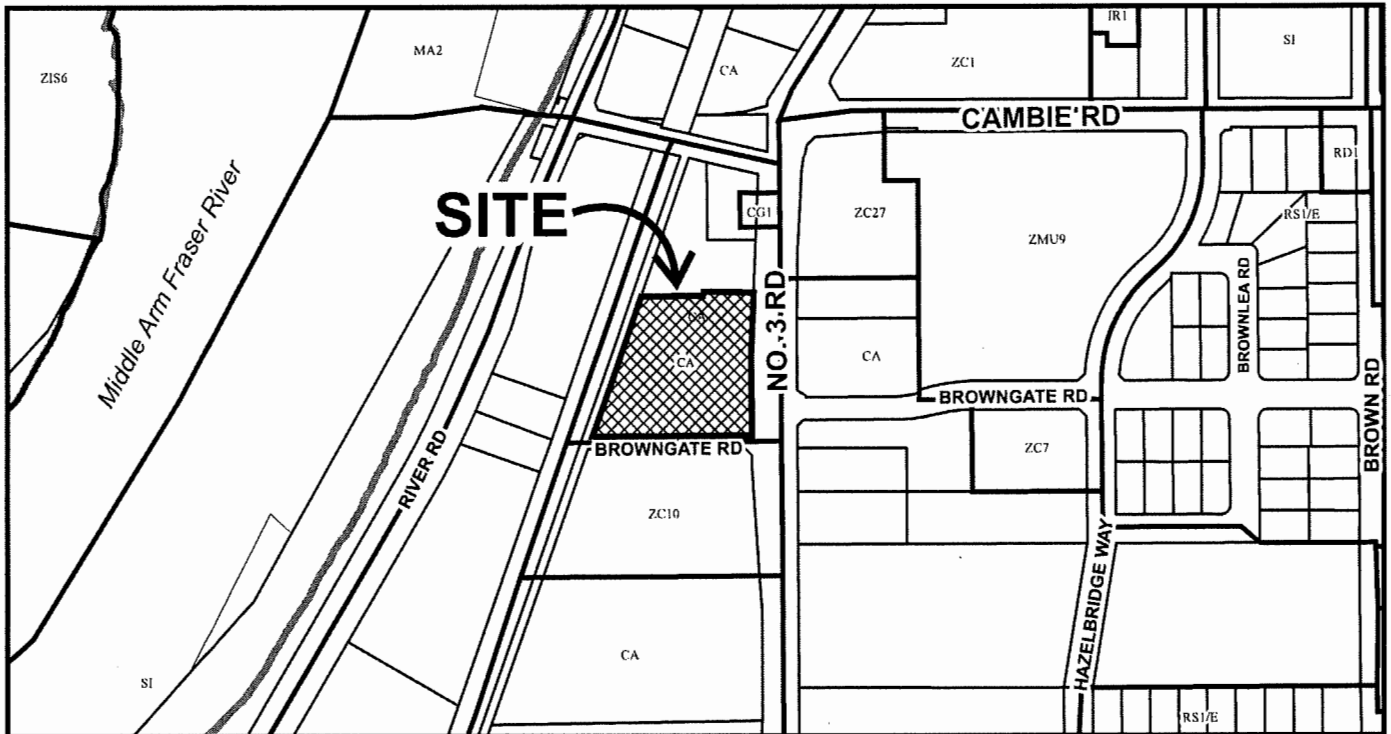
MAYOR

CORPORATE OFFICER



City of Richmond

Schedule "A"



TU 18-803320

Original Date: 02/26/18

Revision Date:

Note: Dimensions are in METRES

checked:

project no.: Z016014F

business:

it is the responsibility of the contractor to ensure that all information prior to work and to report discrepancies to the customer. This can happen at all times the project is ongoing and can not be used as knowledge and will

SITE PLAN

Drawing Title:

LIPONT PLACE

778-599-5958
778-588-3368

MERRY GAO

N.R.6 WEST PLAN 37477

Legal Description:
LOT 19 SECTION 22 B10045

4211 No.3 Road
Richmond, BC

ONIE Address:

--	--

Vancouver BC.

yanstudio1@live.com
778-899-8958
778-588-4368
1275 west hawkins st

NO.	DATE	ISSUES/REVISIONS
1	11/22/2017	ISSUED FOR PERMIT APPLICATION

1-001516270	4-27-2016	2
		2

100

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

WHITE PLAN

TOTAL PARKING LOTS NUMBER :168

SUBJECTS		CUSTOMERPROFILES
INVOICE DOCUMENTS		
BUILDING BALANCE CODE 3971 LISTON		
REPAIRS AND MAINTENANCE DEVELOPMENT PLANNING 3986		
CONTRACTS		CUSTOMERS
4711110 ; 120A; INCHONES B C		
LEGAL DESCRIPTION		
18.95 AC. BLVD. RDG# A, 3147 EXCEPT PLAN FRSA, LAMAR 18		
SITE & BUILDING STATISTICS		
WATER		

[illegible][illegible]

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	DATE
1	CONCRETE	CU YD	1.00	1.00	1.00	1-1-78
2	REINFORCING	LB	100.00	1.00	100.00	1-1-78
3	FORMWORK	SQ YD	100.00	1.00	100.00	1-1-78
4	PAINT	GA	100.00	1.00	100.00	1-1-78
5	BRICK	1000	100.00	1.00	100.00	1-1-78
6	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
7	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
8	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
9	DOOR	EA	100.00	1.00	100.00	1-1-78
10	WINDOW	EA	100.00	1.00	100.00	1-1-78
11	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
12	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
13	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
14	DOOR	EA	100.00	1.00	100.00	1-1-78
15	WINDOW	EA	100.00	1.00	100.00	1-1-78
16	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
17	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
18	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
19	DOOR	EA	100.00	1.00	100.00	1-1-78
20	WINDOW	EA	100.00	1.00	100.00	1-1-78
21	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
22	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
23	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
24	DOOR	EA	100.00	1.00	100.00	1-1-78
25	WINDOW	EA	100.00	1.00	100.00	1-1-78
26	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
27	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
28	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
29	DOOR	EA	100.00	1.00	100.00	1-1-78
30	WINDOW	EA	100.00	1.00	100.00	1-1-78
31	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
32	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
33	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
34	DOOR	EA	100.00	1.00	100.00	1-1-78
35	WINDOW	EA	100.00	1.00	100.00	1-1-78
36	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
37	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
38	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
39	DOOR	EA	100.00	1.00	100.00	1-1-78
40	WINDOW	EA	100.00	1.00	100.00	1-1-78
41	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
42	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
43	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
44	DOOR	EA	100.00	1.00	100.00	1-1-78
45	WINDOW	EA	100.00	1.00	100.00	1-1-78
46	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
47	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
48	GLASS	SQ YD	100.00	1.00	100.00	1-1-78
49	DOOR	EA	100.00	1.00	100.00	1-1-78
50	WINDOW	EA	100.00	1.00	100.00	1-1-78
51	ROOFING	SQ YD	100.00	1.00	100.00	1-1-78
52	PLASTER	SQ YD	100.00	1.00	100.00	1-1-78
53						

[illegible]

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0. OFFICE 12. STORAGE	2.63 SF (24.11 SQ. FT.) 1.21 SF (11.12 SQ. FT.)	27 2
SECOND FLOOR	SUB TOTAL	
ROOMS: 2	SQ. FT. TOTAL: 3.84	29
ROOMS: 1	SQ. FT. TOTAL: 1.21	30
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ROOMS: 1	SQ. FT. TOTAL: 1.21	90
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ROOMS: 1	SQ. FT. TOTAL: 1.21	93
ROOMS: 1	SQ. FT. TOTAL: 1.21	94
ROOMS: 1	SQ. FT. TOTAL: 1.21	95
ROOMS: 1	SQ. FT. TOTAL: 1.21	96
ROOMS: 1	SQ. FT. TOTAL: 1.21	97
ROOMS: 1	SQ. FT. TOTAL: 1.21	98
ROOMS: 1	SQ. FT. TOTAL: 1.21	99
ROOMS: 1	SQ. FT. TOTAL: 1.21	100

[illegible]

MAJOR	MINOR	UNIT	DESCRIPTION	DATE	AMOUNT	STATUS	REMARKS
1	1	1	MAJOR	1	1	1	MAJOR
2	2	2	MAJOR	2	2	2	MAJOR
3	3	3	MAJOR	3	3	3	MAJOR
4	4	4	MAJOR	4	4	4	MAJOR
5	5	5	MAJOR	5	5	5	MAJOR
6	6	6	MAJOR	6	6	6	MAJOR
7	7	7	MAJOR	7	7	7	MAJOR
8	8	8	MAJOR	8	8	8	MAJOR
9	9	9	MAJOR	9	9	9	MAJOR
10	10	10	MAJOR	10	10	10	MAJOR
11	11	11	MAJOR	11	11	11	MAJOR
12	12	12	MAJOR	12	12	12	MAJOR
13	13	13	MAJOR	13	13	13	MAJOR
14	14	14	MAJOR	14	14	14	MAJOR
15	15	15	MAJOR	15	15	15	MAJOR
16	16	16	MAJOR	16	16	16	MAJOR
17	17	17	MAJOR	17	17	17	MAJOR
18	18	18	MAJOR	18	18	18	MAJOR
19	19	19	MAJOR	19	19	19	MAJOR
20	20	20	MAJOR	20	20	20	MAJOR
21	21	21	MAJOR	21	21	21	MAJOR
22	22	22	MAJOR	22	22	22	MAJOR
23	23	23	MAJOR	23	23	23	MAJOR
24	24	24	MAJOR	24	24	24	MAJOR
25	25	25	MAJOR	25	25	25	MAJOR
26	26	26	MAJOR	26	26	26	MAJOR
27	27	27	MAJOR	27	27	27	MAJOR
28	28	28	MAJOR	28	28	28	MAJOR
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37	37	37	MAJOR	37	37	37	MAJOR
38	38	38	MAJOR	38	38	38	MAJOR
39	39	39	MAJOR	39	39	39	MAJOR
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42	42	42	MAJOR	42	42	42	MAJOR
43	43	43	MAJOR	43	43	43	MAJOR
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45	45	45	MAJOR	45	45	45	MAJOR
46	46	46	MAJOR	46	46	46	MAJOR
47	47	47	MAJOR	47	47	47	MAJOR
48	48	48	MAJOR	48	48	48	MAJOR
49	49	49	MAJOR	49	49	49	MAJOR
50	50	50	MAJOR	50	50	50	MAJOR
51	51	51	MAJOR	51	51	51	MAJOR
52	52	52	MAJOR	52	52	52	MAJOR
53	53	53	MAJOR	53	53	53	MAJOR
54	54	54	MAJOR	54	54	54	MAJOR
55	55	55	MAJOR	55	55	55	MAJOR
56	56	56	MAJOR	56	56	56	MAJOR
57	57	57	MAJOR	57	57	57	MAJOR
58	58						

[illegible]

The image shows a document page, possibly a ledger or a form, with a grid of lines. The page is tilted and appears to be a scan of a physical document. The grid consists of several columns and rows. Some cells contain handwritten text, including the word "Cout" and the number "10". The overall quality of the image is poor, with significant noise and artifacts.

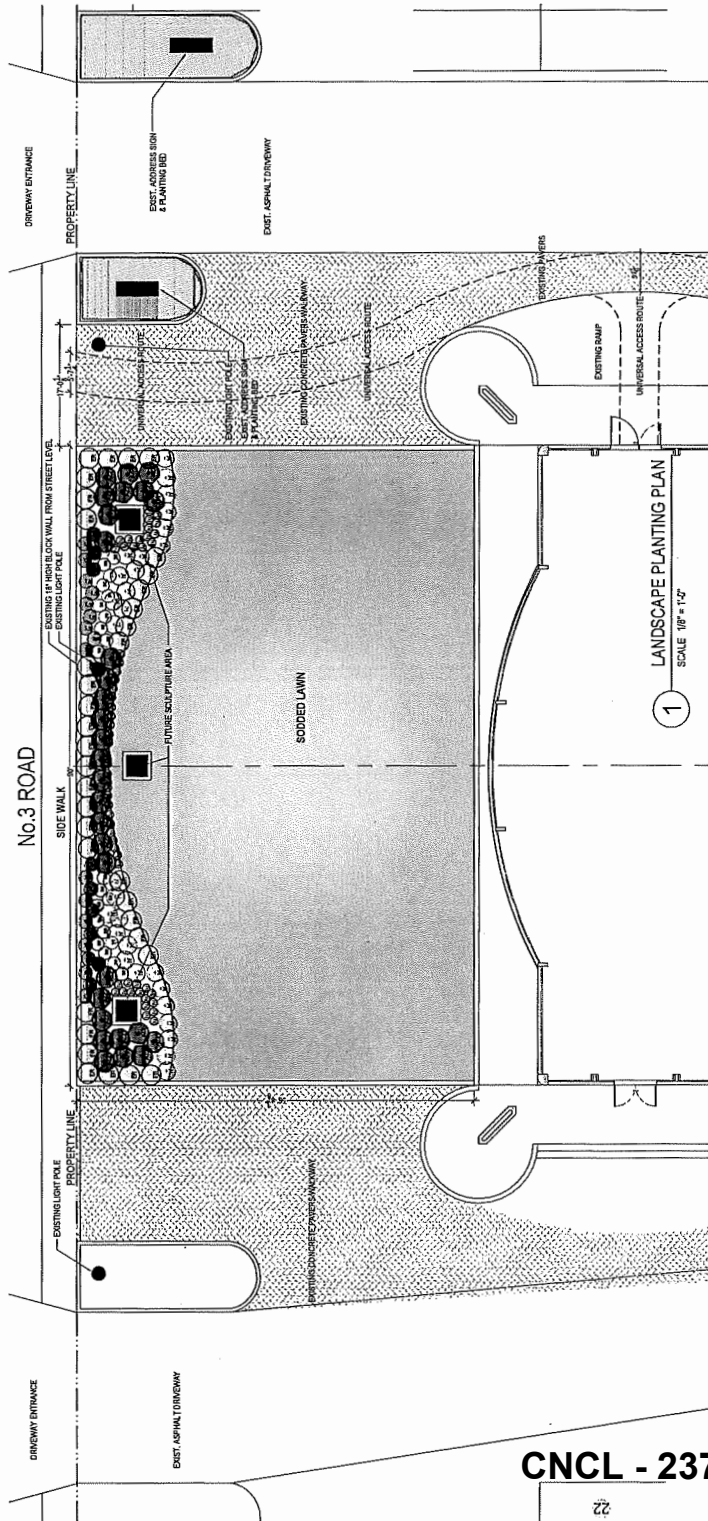
KEY PLAN
Not To Scale

[Downloaded from https://academic.oup.com/jnci/article-abstract/90/6/787/1132066 by University of Cambridge user on 09 November 2019](#)

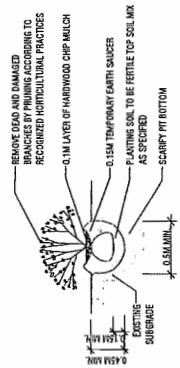
Undertaking

In consideration of the City of Richmond issuing the Temporary Commercial Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

YKLM Art Space Co. Ltd.
by its authorized signatory



PLANT LIST:				
KEY	QTY.	COMMON NAME	SIZE	COND.
SHRUBS & GROUNDCOVERS				
AZZ	30	GRAB'S PURPLE AZALEA		CONTAINER
la	24	LAVANDULA ANGUSTIFOLIA		CONTAINER
ER	35	ERICA X DARLEYENSIS	#1	40CM O.C.
hf	28	PERICLIMENIS	#1	30CM O.C.
PERENNIALS				
se	21	SEDUM AUTUMN JOY/FIRE	#1	40CM O.C.
lu	54	TULIPA SPR.	BULB	10CM O.C./IN GROUP



NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BONITA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE PITTS: 1000MM (40" WITH 300MM(12" (BELOW ROOT BALL)
5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOO.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (4") O.C.
7. 1/2 INCH BARK MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.

2 PLANTING DETAILS



City of Richmond

Report to Committee

To: Planning Committee

Date: June 13, 2018

From: Wayne Craig
Director, Development

File: RZ 15-692485

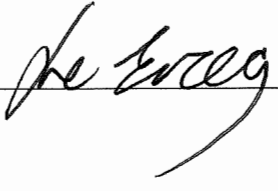
Re: Application by 0989705 BC Ltd. for Rezoning at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from "Auto-Oriented Commercial (CA)" to "City Centre High Density Mixed Use (ZMU34) - Lansdowne Village"

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9825 to create the "City Centre High Density Mixed Use (ZMU34) - Lansdowne Village" zone, and to rezone 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from "Auto-Oriented Commercial (CA)" to "City Centre High Density Mixed Use (ZMU34) - Lansdowne Village", be introduced and given first reading.
2. That staff be directed to prepare a service area bylaw to provide district energy services to the development at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road.


Wayne Craig
Director, Development
(604-247-4625)

WC:jd
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Child Care	<input checked="" type="checkbox"/>	
Recreation	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	

Staff Report

Origin

0989705 BC Ltd. has applied to the City of Richmond for permission to rezone the properties at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road from “Auto-Oriented Commercial (CA)” to a new site-specific zone; “City Centre High Density Mixed Use (ZMU34) – Lansdowne Village” (Attachment 1), in order to permit the development of a high-density commercial, office and residential use development in the City Centre’s Lansdowne Village.

Key components of the rezoning proposal (Attachment 2) include:

- A podium and tower form of development with three levels of below grade parking, ground level commercial, one office tower and six residential towers.
- A floor area ratio (FAR) of 3.89 and a height of 41.5 m geodetic.
- A total floor area of approximately 81,063 m² (872,585 ft²) including approximately:
 - 6,611 m² (71,163 ft²) of commercial space.
 - 12,000 m² (129,172 ft²) of office space.
 - 62,452 m² (672,228 ft²) of residential space.
- Approximately 824 residential units including:
 - Approximately 674 market strata units.
 - Approximately 112 market rental units.
 - 38 affordable housing units.
- Enhanced public open space at ground level including a mid-block pedestrian mews and central open air courtyard.
- Cash-in-lieu contributions to child care and community facilities.
- LEED NC v4 Silver equivalent design.
- DEU connection-ready and transfer of the on-site low carbon energy plant to the City.
- Creation of two new roads along with utility upgrades and frontage improvements on all frontages.

The floor area figures provided above are subject to refinement through the Development Permit process.

This application includes the proposed acquisition of a small, triangular portion of the City’s No. 3 Road road allowance adjacent to the site’s eastern boundary. The disposition of this land is subject to a companion report from Real Estate Services dated June 4, 2018.

The proposed transfer of an on-site low carbon energy plant to the City will enable immediate service by LIEC and connection to the City’s District Energy Utility system in the future. Prior to rezoning adoption, a Service Area Bylaw for the subject site will be brought forward by Engineering for Council consideration.

Findings of Fact

A Development Application Data Summary (Attachment 3) is provided for comparison of the proposed development with the proposed site-specific bylaw requirements.

Existing Site and Development

Existing Site and Development: The subject site is located in Lansdowne Village (Attachment 4) on the west side of No. 3 Road to the south of Alderbridge Way. It is comprised of three lots that have been cleared in preparation for development.

Existing Housing Profile: The subject properties were not previously developed with residential uses.

Surrounding Development

Surrounding development includes:

To the North: Across Alderbridge Way, existing low-scale commercial development.

To the East: Across No. 3 Road, the Lansdowne Mall site, which is subject to an Official Community Plan (OCP) amendment application to adjust the land use designation (CP 15-717017). This application is in process and will be the subject of a separate Report to Council.

To the South: Across the future new east-west road, existing low- and medium-scale commercial development. The lots at 5591, 5631, 5651 and 5671 No. 3 Road are subject to a rezoning application for a mixed use development (RZ 17-779262). This application is in process and will be the subject of a separate Report to Council. The lot at 5551 No 3 Road is not part of the development site to the south.

To the West: Across the existing City lane, existing low-scale commercial and light industrial development with surface parking. The property at 5520 Minoru Boulevard (located to the south-west of the subject site) is subject to a rezoning application for a mixed-use development (RZ 16-744658). The application is in process and will be the subject of a separate Report to Council.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

Official Community Plan: The Official Community Plan (OCP) designates the subject site as “Downtown Mixed Use”. The proposed rezoning is consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Lansdowne Village Specific Land Use Map designates the subject site as “Urban Centre T6 (45 m)”. The proposed rezoning is consistent with this designation.

Other Policies, Strategies & Bylaws

Floodplain Management Implementation Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area “A”. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in Area 2 (aircraft noise sensitive uses may be considered) on the Aircraft Noise Sensitive Development Map. The proposed rezoning is consistent with this Policy. Registration of an aircraft noise covenant is required prior to rezoning adoption.

Mixed-Use Noise, Canada Line Noise, Commercial Noise and City Centre Impacts: The proposed development must address additional OCP Noise Management Policies related to mixed-use, Canada Line, commercial and ambient noise, as well as other impacts of densification. Requirements include provision of acoustic consultant reports recommending residential sound attenuation measures and registration of associated noise covenants prior to final adoption of the rezoning bylaw.

Consultation

A rezoning application sign has been installed on the subject property. Staff have not received any comments from the general public in response to the sign. Should the Planning Committee endorse this application and Council grant First Reading to the proposed rezoning, the application will be forwarded to a Public Hearing; where any area resident or interested party will have further opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Zoning Bylaw Amendment

A new site-specific zone, "City Centre High Density Mixed Use (ZMU34) – Lansdowne Village", is proposed. It addresses land use, density, density bonusing, height, siting and parking and loading requirements. Key details of the proposed zone and the associated rezoning considerations are discussed in the report. Staff note that the maximum density for this site is 3.95 FAR and the maximum height is 41.5 m. geodetic. The rezoning considerations are attached (Attachment 5) and a signed copy is on file.

Infrastructure Improvements

The proposed rezoning will contribute to utility, transportation and park infrastructure improvements as described below. Additional details are provided in the Servicing Agreement section of the rezoning considerations (Attachment 5). Detailed design will take place through the Servicing Agreement process.

Engineering

City Utilities: The developer is required to undertake a variety of water, storm sewer and sanitary sewer frontage works. Included are:

- New watermains (north-south and east-west roads) and watermain upgrades (Alderbridge Way).
- New storm sewers (north-south and east-west roads) and storm sewer upgrades (No. 3 Road and Alderbridge Way).
- New and upgraded sanitary sewers (Alderbridge Way).

Where eligible, Development Cost Charge (DCC) credits will be applied to the required improvements. All other improvements will be funded by the developer.

Third Party Utilities: Requirements include undergrounding of private utility lines and location of all private utility equipment on site.

Transportation

No. 3 Road: Improvements on No. 3 Road will include development of a wider off-street bike lane that is physically separated from the vehicular traffic with a raised barrier curb to enhance cyclist safety and creation of a mid-block pedestrian crossing to enhance east-west pedestrian connectivity to the Lansdowne Mall site.

Alderbridge Way: Widening of Alderbridge Way through dedication will be required to facilitate the addition of an additional traffic lane in the eastbound direction, which will be used as a right-turn only lane in the interim and as a second left-turn lane in the ultimate (when additional right-of-way is secured through the development of the Lansdowne Mall site) from Alderbridge Way, heading east, to No 3 Road, heading north. Various other adjustments of the road median and turning functions will support interim and ultimate traffic flow.

New North-South Road: A new north-south road will be established on the west side of the site with a dedication from the subject site to supplement the width of the existing north-south City lane.

New East-West Road: A new east-west road will be established toward the south end of the site with a dedication from the subject site. The new road will connect No 3 Road, at the existing intersection to the north of the Canada Line station, with the new north-south road to the west.

Where eligible, Development Cost Charge (DCC) credits will be applied to the required improvements. All other improvements will be funded by the developer.

Preliminary functional road drawings demonstrating the complete proposed road network changes are provided (Attachment 6).

Amenity Contributions

The CCAP Implementation Strategy includes density bonusing and other measures to support the development of community amenities. The proposed rezoning includes contributions as outlined below. All cash-in-lieu contributions are based on formulas in order to accommodate floor area changes that may result from design development during the Development Permit process. The dollar multipliers in the formulas reflect the rates at the time of writing. These will be subject to indexing or similar adjustments, should the rezoning not be adopted within the relevant applicable time periods.

Market Rental Housing: The proposed rezoning includes approximately 112 market rental housing units within the development. The market rental floor area is 8,488 m² (0.41 FAR) and is proposed to be a component of the total allowable residential floor area (e.g. within CCAP maximum of 3.0 FAR for residential uses). As this proposal may precede adoption of a market rental housing policy and is not seeking a market rental density bonus, staff recommend that the following project-specific measures be utilized to support the applicant's market rental housing offer:

- Exclusion of the market rental floor area from the calculations of the affordable housing, T6 child care, community planning and public art contributions.
- A parking rate for market rental units of 0.8 spaces/unit for tenants.

The market rental units are proposed to be secured in perpetuity under single ownership by a legal agreement and covenant registered on title.

Affordable Housing: The CCAP Implementation Strategy, in conjunction with the Affordable Housing Strategy, provides for density bonusing to achieve affordable housing in residential and mixed-use developments. The rezoning application for the proposed development was received prior to July 24, 2017 and is subject to grandfathering of the five percent affordable housing contribution rate.

A total of 38 Low End Market Rental Housing (LEMR) units, with a combined net floor area of approximately 2,698 m² (29,044 ft²), are proposed. Per the foregoing market rental housing recommendations, the affordable housing floor area contribution is calculated on the total residential floor area minus the total rental housing floor area.

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units (3)
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	42%	16
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	29%	11
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	29%	11
TOTAL		N/A	N/A	100%	38

(1) Denotes 2017 amounts adopted by Council on July 24, 2017.

(2) Subject to Council approval, total annual household incomes and maximum monthly rents may be increased annually by the Consumer Price Index.

(3) 50% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

The units will be secured with a housing agreement which will include the following terms: tenant access to indoor and outdoor common amenity areas; and, provision of affordable housing parking spaces at no additional charge.

Child Care: The proposed rezoning is located in the Lansdowne Village Specific Land Use Map “T6” area and is subject to the T6 Child Care density bonus provision, requiring that one percent of the residential floor area be provided to the City in the form of a turnkey child care facility or an equivalent cash-in-lieu contribution to the Child Care Development Reserve Fund and Child Care Operating Reserve Fund accounts (90% and 10% respectively). Community Services staff have reviewed the location of the development and the potential for child care in the available floor area (approximately 513 m²) and recommend that the City accept a cash-in-lieu contribution based on the finished value of the space (approximately \$3,587,061 calculated using the proposed residential floor area excluding affordable and market rental housing floor area $[0.01 \times (62,452 \text{ m}^2 - 2,698 \text{ m}^2 - 8,488 \text{ m}^2) \times \$6,997/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process).

Community Facility: The proposed rezoning is located in the Lansdowne Village Specific Land Use Map “Village Centre Bonus (VCB)” area and currently incorporates a VCB density increase of 0.89 FAR. Five percent of this area is expected to be provided back to the City in the form of

a turnkey community amenity space or an equivalent cash-in-lieu contribution to the City Centre Facility Development Fund. Community Services staff have reviewed the location of the development and the potential for a community facility in the available floor area (931 m^2) and recommend that the City accept a cash-in-lieu contribution based on the finished value of the space (approximately \$7,512,330 calculated using the proposed VCB floor area $[0.05 \times 18,611 \text{ m}^2 \times \$8,073/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process).

Community Planning: The proposed rezoning is subject to a community planning implementation contribution which will be deposited into the City Centre Community Planning and Engineering account for future community planning initiatives (approximately \$218,450 calculated using the proposed floor area excluding the affordable and rental housing floor area $[(81,063 \text{ m}^2 - 2,698 \text{ m}^2 - 8,448 \text{ m}^2) \times \$3.01/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process).

Public Art: A Public Art Plan has been submitted proposing an on-site art contribution to be located within the central public courtyard. The contribution will be secured through the rezoning with a combination of cash deposit (5%) and Letter of Credit (95%) and is calculated on both the commercial and residential space (excluding affordable and market rental housing floor area) (approximately \$559,158 calculated using 100% non-residential floor area and 100% residential floor area excluding the affordable and market rental housing floor area $[18,611 \text{ m}^2 \times \$4.84/\text{m}^2 + (62,452 \text{ m}^2 - 2,698 \text{ m}^2 - 8,488 \text{ m}^2) \times \$9.15/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process).

Sustainability

District Energy Utility (DEU): Under typical rezoning considerations, developments are required to be ready for connection to the City's DEU system. In this case, the applicant is proposing to construct and transfer the low carbon energy plant to the City at no cost so that the Lulu Island Energy Company (LIEC) can provide immediate service to the customers and the equipment can be integrated into the future DEU system for this neighbourhood. This servicing opportunity is consistent with the City Centre DEU due diligence analysis, which will be brought forward to Council in early 2019. While the City Centre DEU due diligence analysis is being completed, this interim servicing strategy will secure the customer base for the immediate implementation of GHG emissions reduction. LIEC staff have completed the business plan whereby LIEC can service new customers from the on-site low carbon energy plants at competitive cost to customers for the same level of service. The applicant is working with LIEC staff to ensure the design of the system and equipment will be compatible with the future system. Mirroring the process of affordable housing strategy, the transfer of the energy plant to the City will proceed only if Council adopts a new Service Area Bylaw which will be provided for Council consideration in a separate report. Otherwise, the development will be built as "DEU-Ready". Details are provided in the rezoning considerations (Attachment 5).

Sustainability Rating System: The proposed development is expected to achieve Leadership in Energy and Environmental Design (LEED) NC v4 Silver equivalency. The applicant has provided a preliminary checklist and will incorporate the recommendations into the Development and Building Permit drawings, where relevant.

Site Access, Parking and Loading

Site Access: Proposed pedestrian access to the site includes storefront entries and tower lobbies on the ground level on all frontages. In addition, there will be pedestrian entries to ground level retail spaces located within the site, adjacent to the proposed public courtyard and pedestrian mews system. Tenant bicycle access will be provided via the parkade and individual building circulation systems. Car and truck vehicular access/egress to the site will be provided through two parkade entries on the new north-south road.

Parking and Loading Rates: Class 1 (tenant and resident) bicycle parking rates are consistent with current Bylaw requirements. Class 2 (customer and visitor) bicycle parking rates are proposed to be reduced by half. Transportation staff support the Class 2 reduction based on assessed need and the desire to ensure that ground level retail frontages are not obscured by lengths of bike racks. Typically, there will be about seven bicycle racks at each of the building entrances and another seventy distributed around the site. The proposed commercial car parking rates are also consistent with current bylaw rates. The applicant has proposed reduced residential unit and visitor parking rates as follows:

- Affordable housing (low end market rental) from 0.9 to 0.8 spaces/unit.
- Market rental housing from 1.0 to 0.8 spaces/unit.
- Market strata housing from 1.0 to 0.9 spaces/unit.
- Visitor parking from 0.2 to 0.1 spaces/unit.

Staff support the proposed vehicle parking rate reductions for the subject development, which are consistent with City Centre transit-oriented development objectives and substantiated by a transportation consultant report assessing parking needs in the area. Staff also support proposed reductions in truck loading spaces to provide for two large size truck space and seven medium size truck spaces. The consultant rationale for the proposed reductions is based on sharing of all truck spaces between non-residential and residential uses, as well as, the limited need for large size truck spaces given there is only one large format retail space proposed.

Transportation Demand Management Measures: Consistent with provisions of the Zoning Bylaw, the application proposes an additional 10% reduction in the overall car parking requirements with the support of transportation demand management measures. Measures include:

- Monthly transit passes (2-zone for one year) offered to 25% of market units; 50% of rental units; and 100% of affordable units;
- Bicycle facilities including end-of-trip facilities (one for each office and commercial uses) and bike repair/maintenance stations (one for each residential building);
- Four car share spaces located at grade along with vehicles and a management agreement with a car share company; and

Electric Vehicle Charging: Consistent with Council Policy, effective on April 1, 2018, 100% of the residential parking spaces (excluding visitor spaces) are to be provided with an energized outlet for EV charging.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report and Tree Survey (Attachment 7) which identifies on-site and off-site bylaw-sized trees that may be affected by the proposed development.

City Trees: There are 39 existing City trees identified in the Tree Survey (Attachment 7). All are located in the back of curb and median areas of No. 3 Road. Parks Department staff have reviewed the locations, sizes and health of the trees in the context of the proposed development and recommend, as a consideration of rezoning, that 10 trees be retained; 27 trees be relocated at the developers cost to a location chosen by Parks staff; and two trees be removed with compensation of \$2600 provided $[2 \times \$1300/tree]$. Staff recommend that the applicant install tree protection around retained trees prior to any preloading of the site.

Development Form and Character

The CCAP includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most critical to the development concept at the rezoning stage are reviewed below.

Public Adjacencies: The project addresses public realm interfaces by defining the street edges with street walls and by allowing for sun and light penetration to the surrounding streets through separated tower forms, where possible. All street frontages on the ground level are proposed to include street animating commercial uses with large window areas, opportunities for outdoor patios/display and weather protection.

Private Adjacencies: As the proposed development will be surrounded by streets on all four sides, the impacts on surrounding existing and future private development are limited to those that can be expected under typical CCAP City Centre densification.

Massing: The massing of the proposed development is arranged to reflect the allocation of uses on the site; with commercial uses at grade and office and residential uses above grade. The office floor area is located in a tower at the southeast corner of the site near the Lansdowne Station. It includes large, open floor plates on the lower levels that are intended to be used as a "technology hub" and smaller office floor plates above. The residential floor area is distributed around the remaining perimeter of the site in six building blocks combining high street wall and low tower forms. This form of development varies somewhat from the more typical CCAP podium and tower massing and is a result of redistribution of floor area from the upper levels of the development due to anticipated aeronautical zoning height changes.

Amenity Space: A key feature of the design is the porous and interconnected ground level that includes an open air plaza toward the centre of the site and a partially covered pedestrian mews connecting the new north-south road and No. 3 Road. The mews and courtyard area is proposed to be secured with a public right-of-passage (PROP) statutory right of way (ROW). Private common outdoor amenity space is proposed for both the commercial and residential uses on the upper levels of the internal courtyard.

Design Development: The form and character of the proposed development, as well as functional details related to parking, loading, waste management, on-site utilities, rooftop equipment, pedestrian weather protection, CPTED, LEED, indoor and outdoor amenity space and accessibility requirements, will be assessed in more detail during the Development Permit

Application process. The proposal will be expected to respond to comments arising from Council consideration of the rezoning, as well as staff, Advisory Design Panel and Development Permit Panel review.

Subdivision

Road Closure: A small triangular area of land along No. 3 Road has been identified for road closure (Attachment 8). The area, which is 955.9 m² (10,289.2 ft²), is surplus to Engineering, Transportation and Park needs. The applicant proposes to acquire the surplus for consolidation and inclusion in the subject development site. As identified in the attached rezoning considerations (Attachment 5), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement, and road closure bylaw, will be brought forward to Council in a separate report from the Senior Manager, Real Estate Services.

Dedications (Roads): Dedications are required along Alderbridge Way (for widening), the west side of the site (for a new north-south road) and at the south end of the site (for a new east-west road) (Attachment 8).

Transfer (Remainder Parcel): Due to the required location of the new east-west road, a small area of the existing development site (483.2 m²) will be remaindered at its south end (Attachment 8). The application proposes to transfer this land to the City as a consideration of rezoning. In future, Council may wish to dispose of this land to be added to the lot to the south upon redevelopment.

Temporary Use of City Land: The applicant wishes to construct a temporary sales centre at the south end of the existing site. The temporary sales centre is proposed to be located on land that will be dedicated and/or transferred to the City at the time of rezoning. To accommodate continued use of the land for the temporary sales centre, as well as to accommodate use of dedicated areas of the site for construction staging after rezoning, staff recommend that the City enter into a license agreement(s) with the developer. The agreement(s) would set out the City's financial, length of tenure, renewal, termination, maintenance, liability and other terms, as detailed in the Rezoning Considerations (Attachment 5). For the temporary sales centre, the proposed terms include:

- Fixed term of one year;
- Renewal option – a maximum of four three-month terms;
- Nominal license fee;
- Termination of license by City at any time based on 6 months' notice;
- Demolition or removal of the temporary sales centre:
 - at the developer's own cost;
 - prior to the end of license agreement or termination date;
- Provision of a demolition bond of \$50,000, which the City will use if the demolition has not been completed by the developer consistent with the terms of the agreement;

For the other construction staging areas, the terms would be modelled on standard City licensing agreements. With respect to the financial terms for the agreement(s), staff recommend that the land be provided to the developer at a nominal rate given the timing of the dedications, the

temporary nature of the use, and the value to the City of the proposed off-street construction staging.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is \$20,000.00. This will be considered as part of the 2019 Operating Budget.

Conclusion

The application to rezone the properties at 7960 Alderbridge Way and 5333 & 5411 No. 3 Road to a new site-specific zone is consistent with the City Centre Area Plan Specific Land Use Map provisions and other Council policy. The mix of uses will contribute to a lively City core and the proposed affordable and market rental housing will support housing options for future residents. The design of the development, with its porous ground level and increased opportunity for retail frontages, will enhance pedestrian connectivity and utilization of the public realm. Contributions to child care and community facilities will assist with the future development of needed services for the neighbourhood.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9825, be introduced and given first reading.



Janet Digby, Architect AIBC
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JD:blg

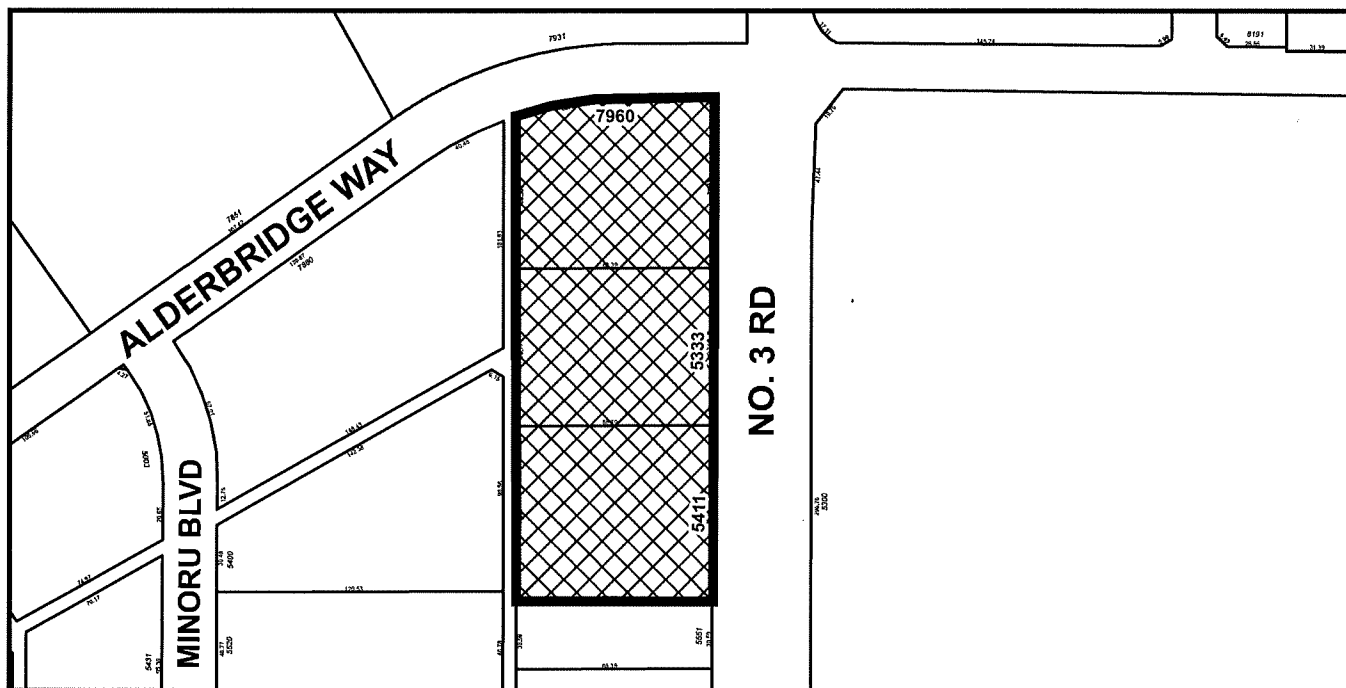
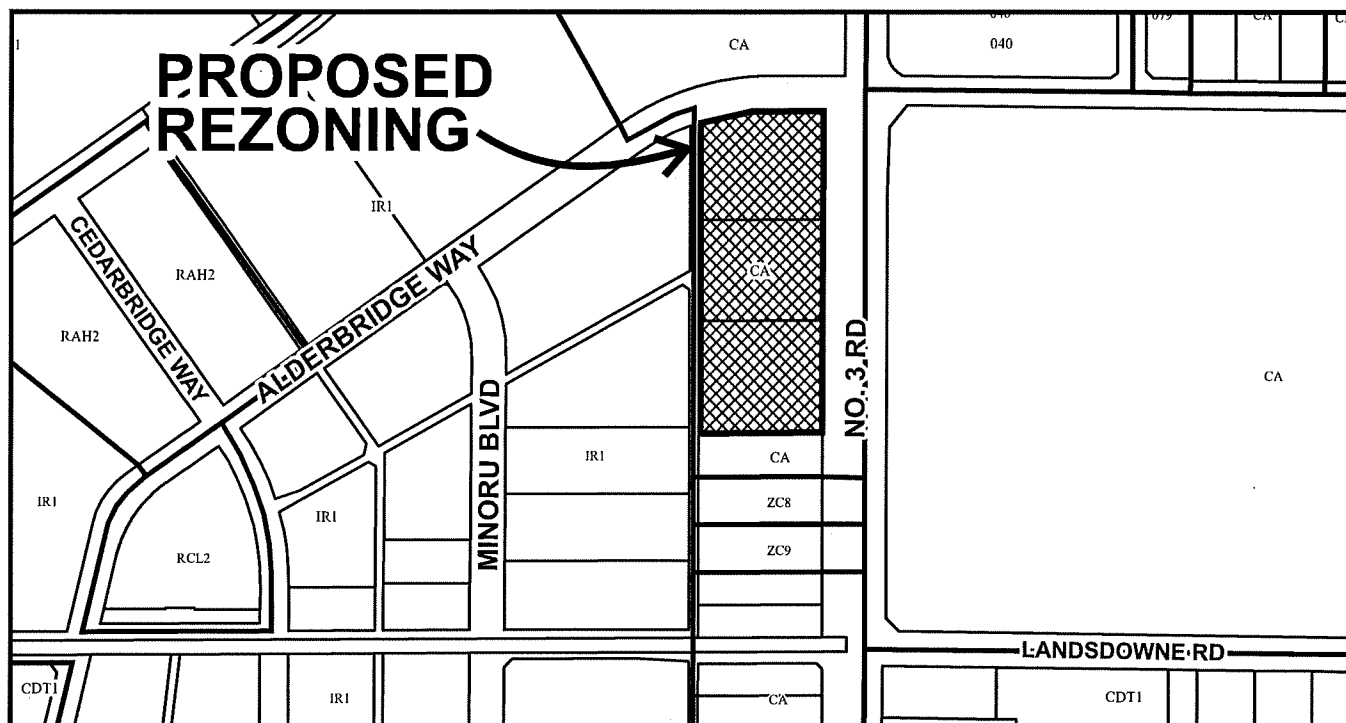
- Attachment 1: Location Map and Aerial 2
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lansdowne Village Specific Land Use Map
- Attachment 5: Rezoning Considerations
- Attachment 6: Preliminary Functional Road Drawings
- Attachment 7: Tree Survey
- Attachment 8: Preliminary Subdivision Plan

Encl.



City of Richmond

ATTACHMENT 1



RZ 15-692485

Original Date: 02/23/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-692485

Original Date: 02/23/15

Revision Date:

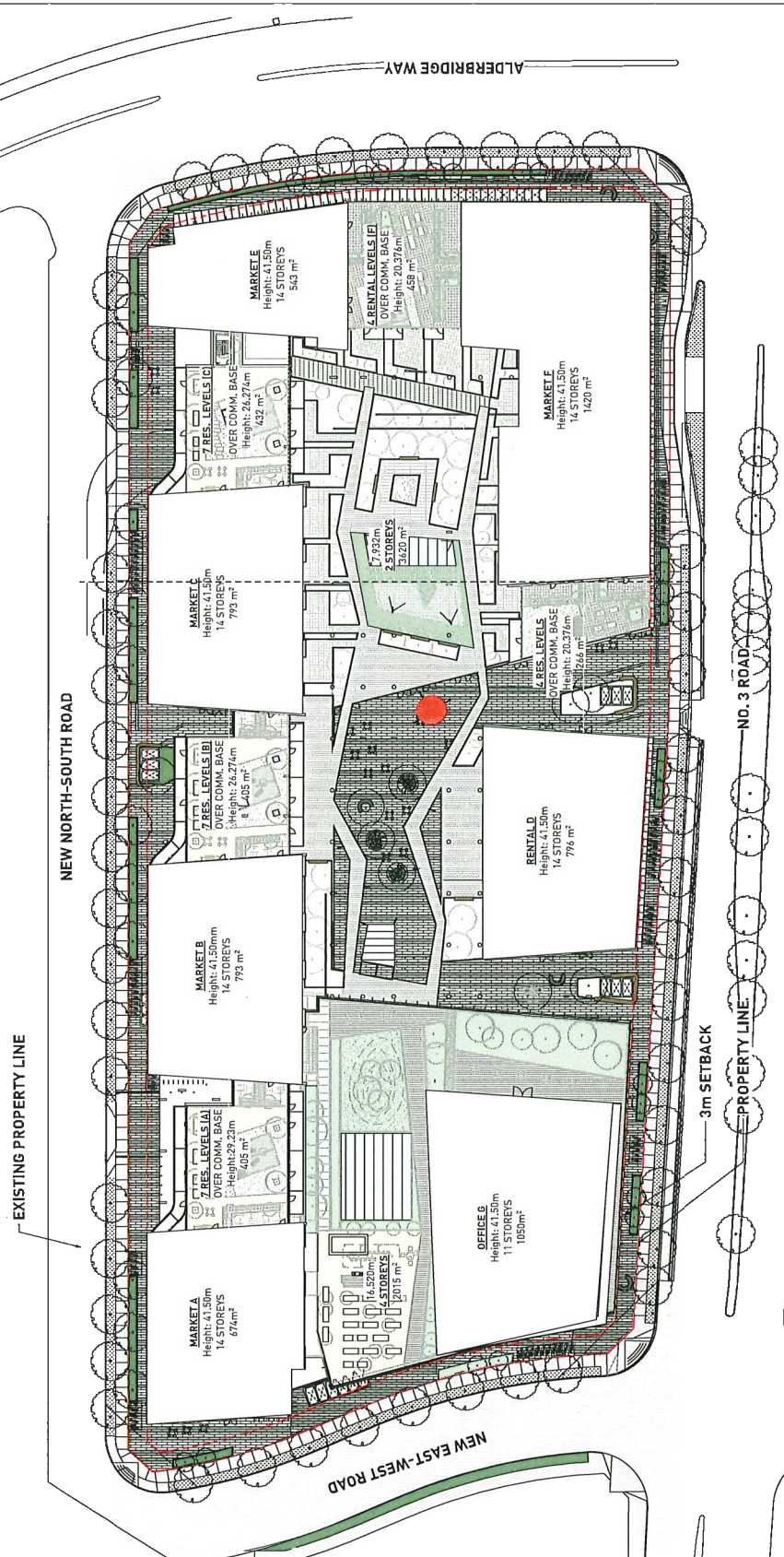
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PROJECT TEAM:

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CNCL - 254



CNCL - 255

REVISIONS	DATE	DESCRIPTION
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02	10/20/17	ISSUED FOR 40% REVIEW
03	10/20/17	ISSUED FOR 40% REVIEW

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DATE: 10/20/17	BY: [Signature]
CHECKED BY: [Signature]	DATE: 10/20/17
JOB NUMBER	17020
A1.33	



CNCL - 256



REVISIONS	
NO.	DATE
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02	10/15/2020
03	10/15/2020
04	10/15/2020

REVISIONS
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7960 ALDERBRIDGE
WAY

ISSUED FOR 60% REVIEW

NORTHWEST
RENDER

DATE: 10/15/2020
DRAWN BY: J. G. GBL
CHECKED BY: J. G. GBL
JOB NUMBER: 17020

A1.32



CNCL - 257

REV	DATE	DESCRIPTION
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02	1/10/2018	RECEIVED FROM DP
03	06/11/2018	RECEIVED FROM DP

7790 ALDERBRIDGE
WAY

ISSUED FOR 60% REVIEW

COURTYARD VIEW

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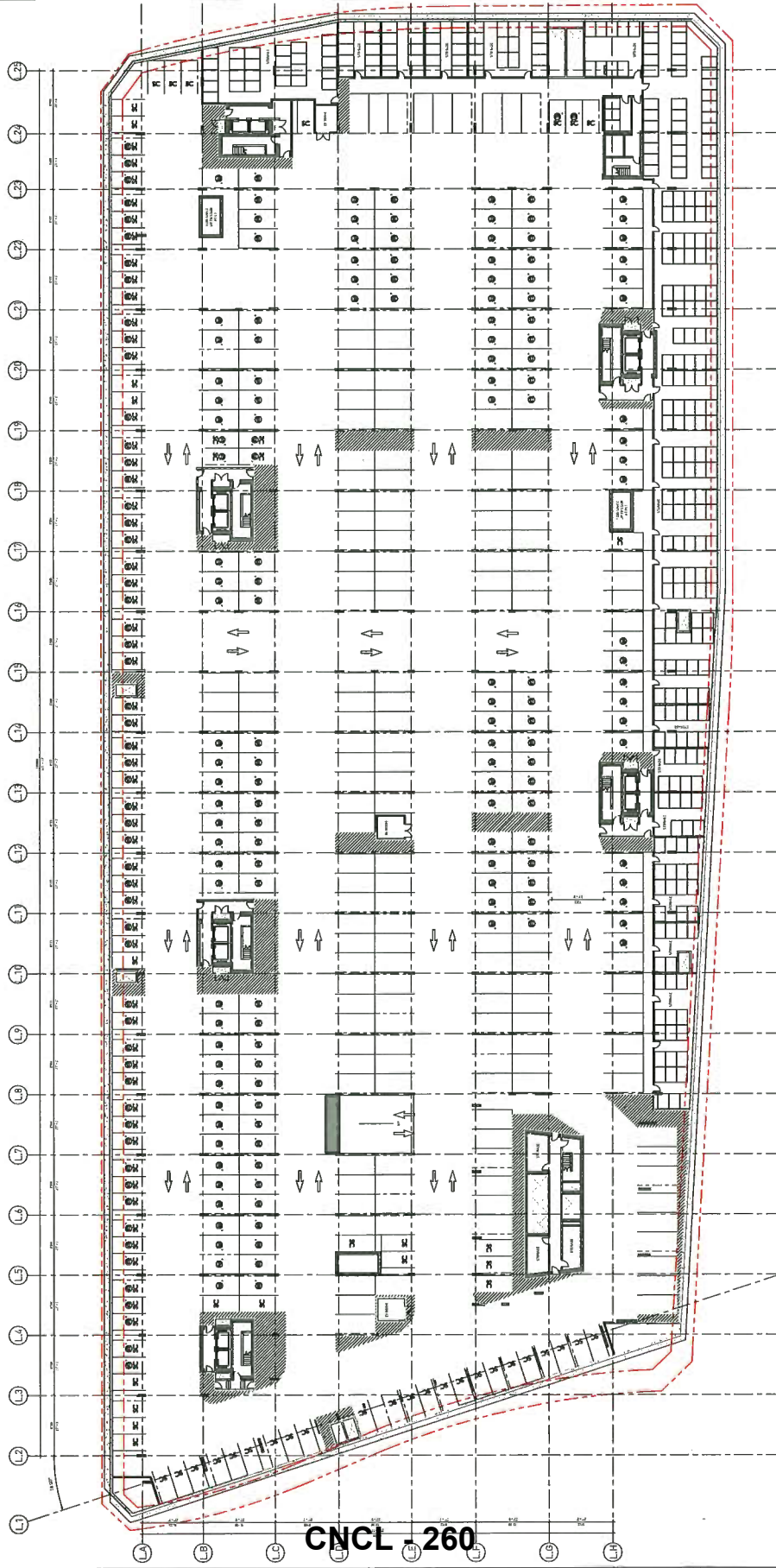
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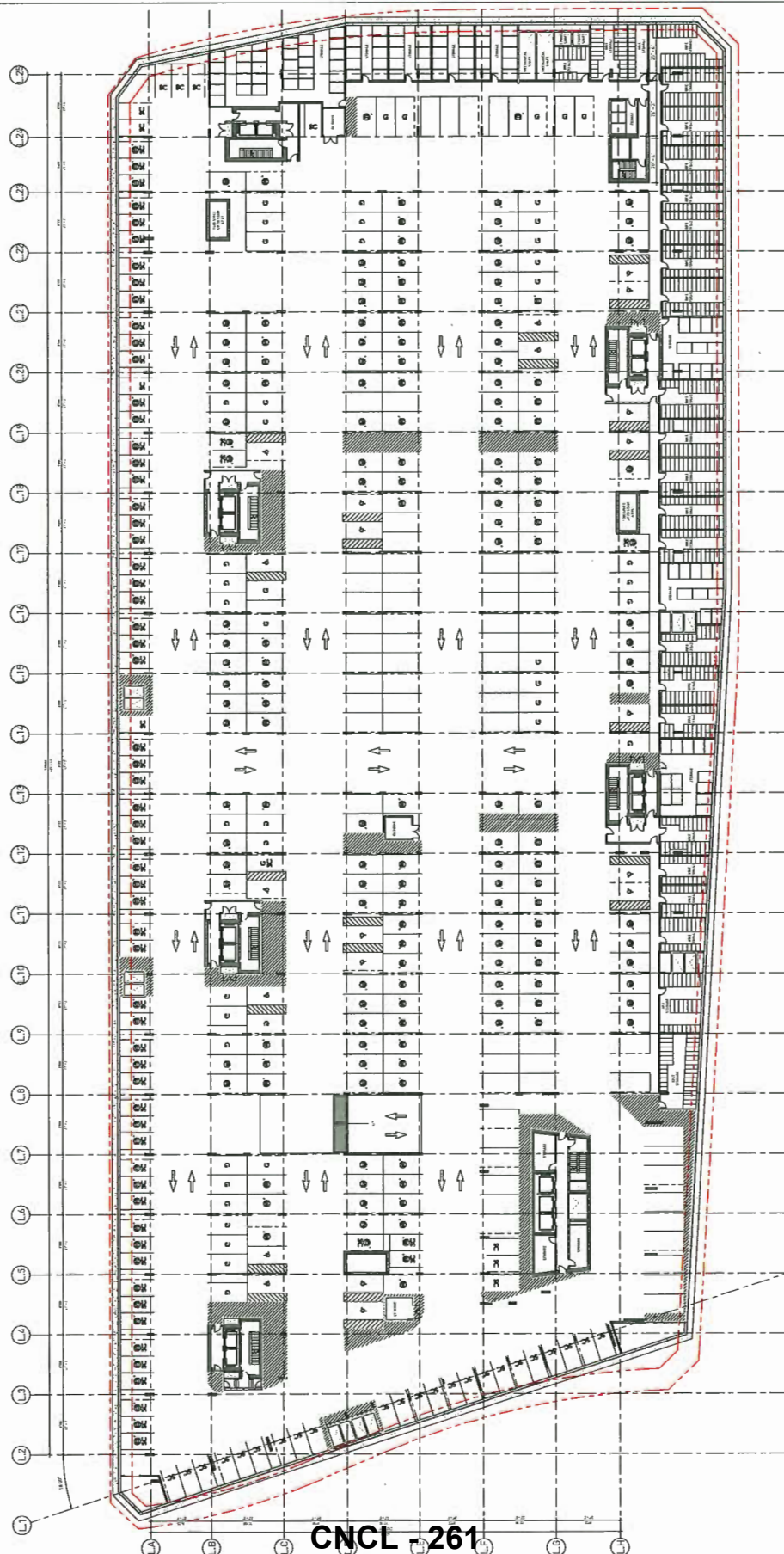
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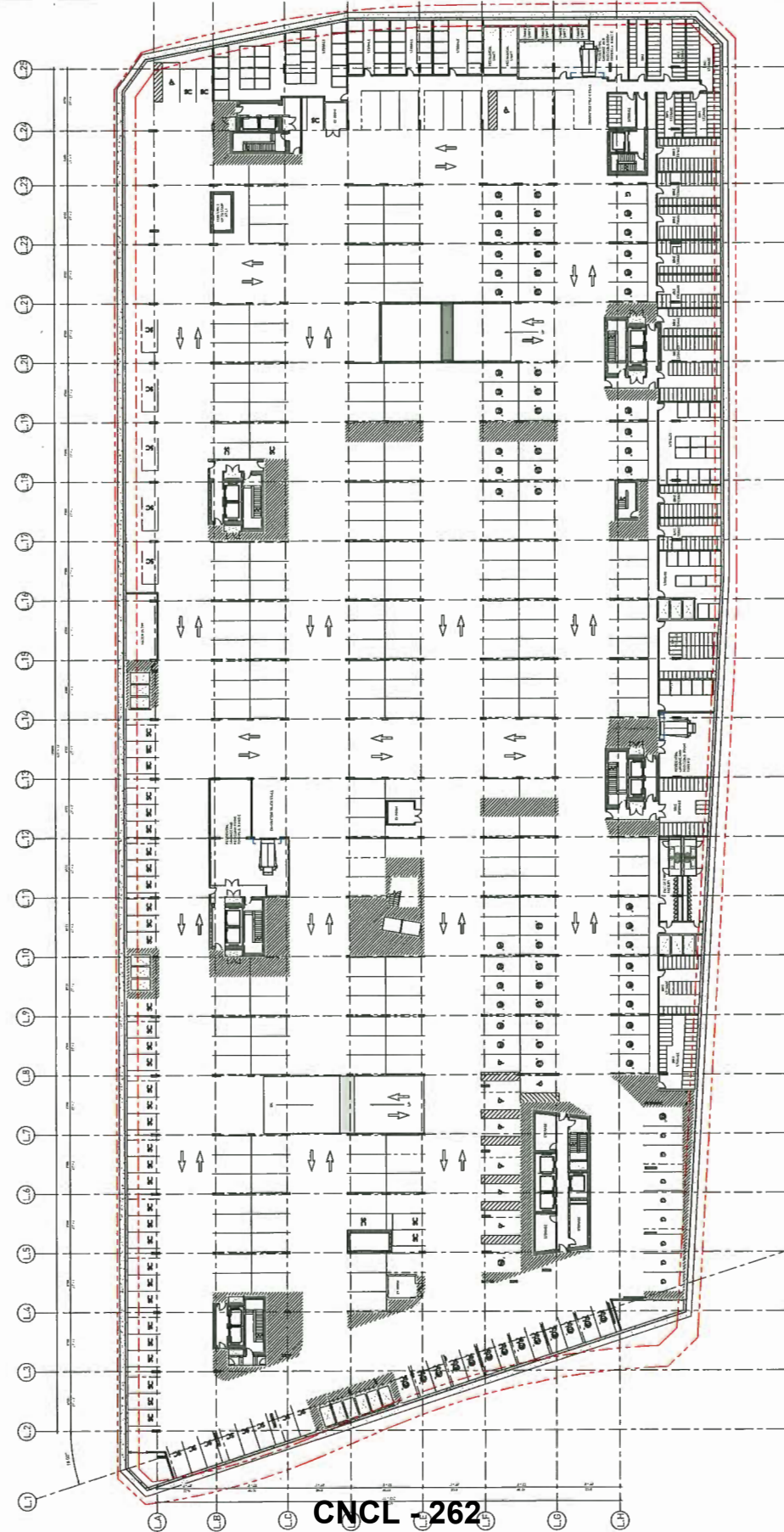


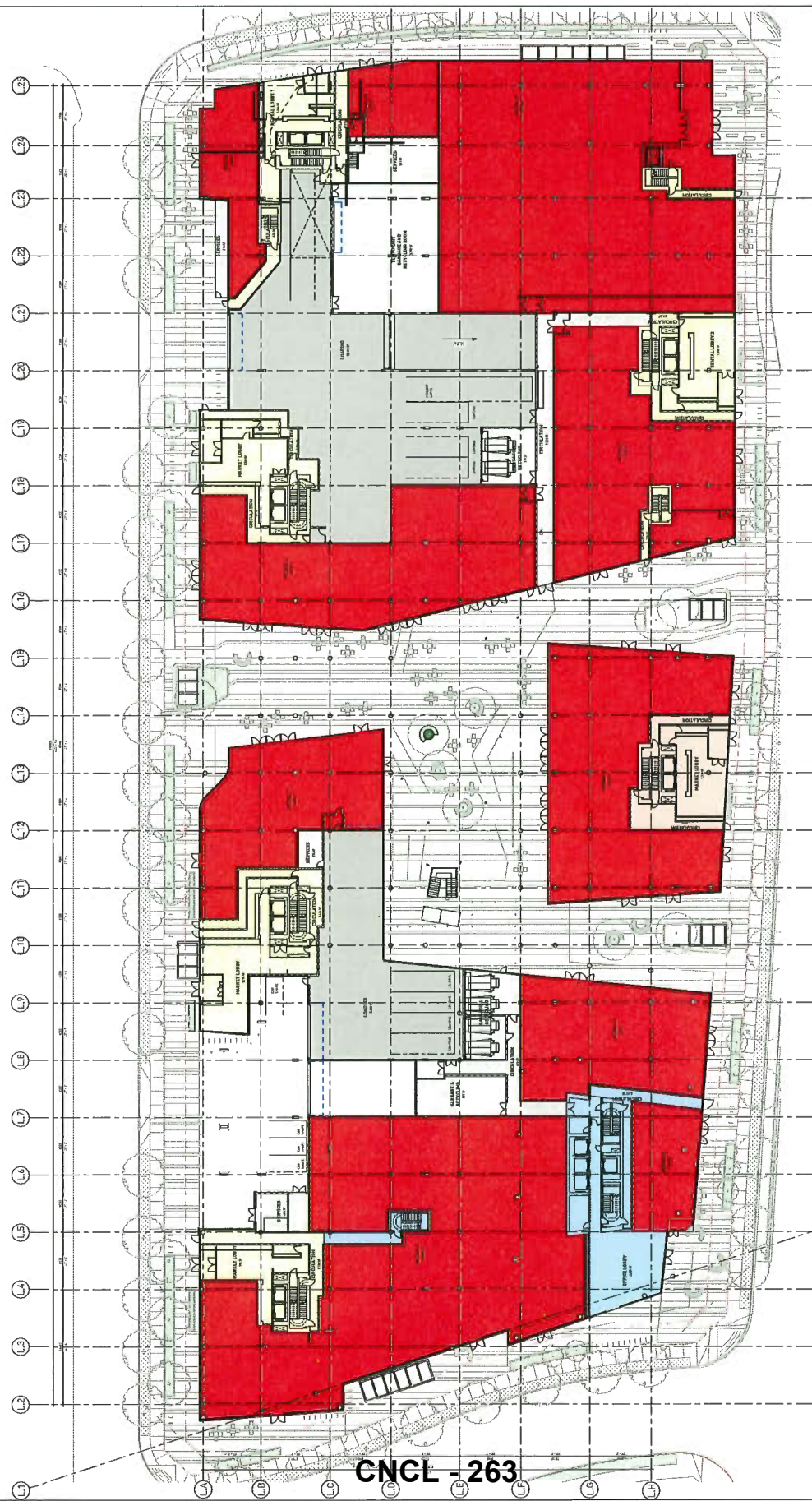
WILEY-INTERSCIENCE



CNCL 260







CNCL - 263

REVISIONS	DATE	DESCRIPTION
01	10/10/2017	ISSUED FOR 40% REVIEW
02	10/10/2017	ISSUED FOR 40% REVIEW

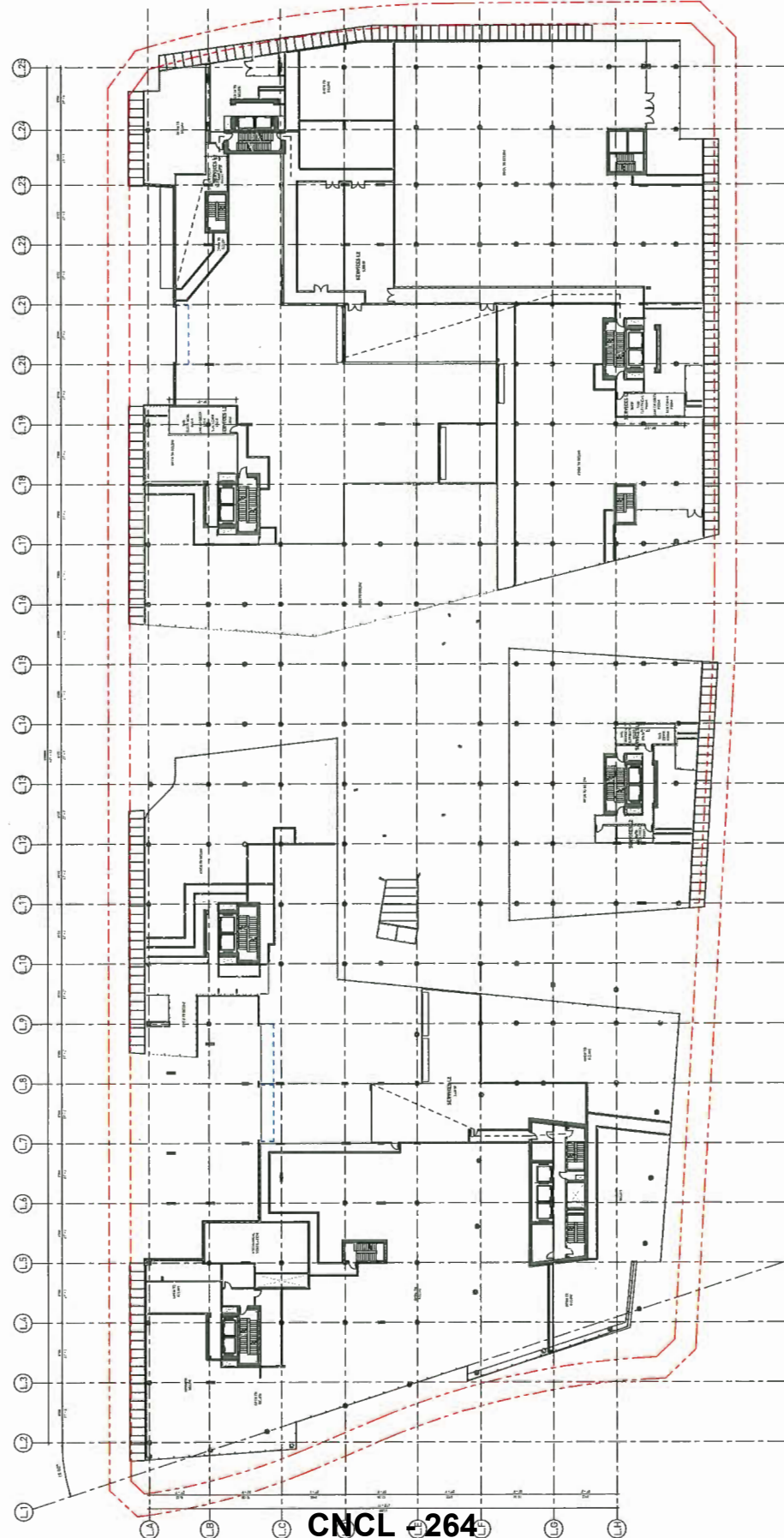
7960 ALDERBRIDGE
WAY

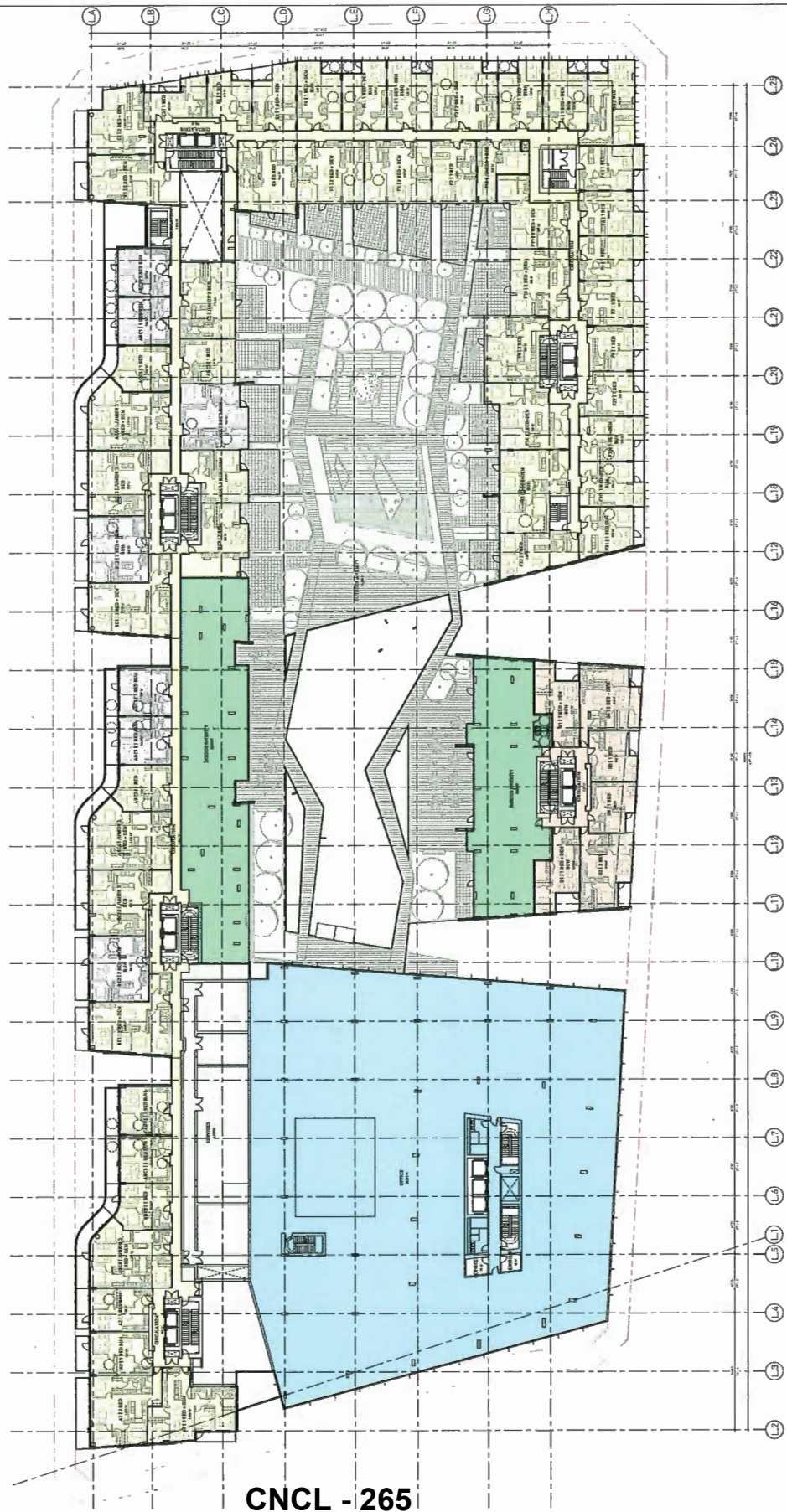
ISSUED FOR 40% REVIEW

LEVEL 2 PLAN

DATE: 10/10/2017
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.02 - DP





CNCL -265

REVISIONS	DATE	BY	DESCRIPTION
1	10/10/2017	WHA	ISSUED FOR 40% REVIEW
2	10/10/2017	WHA	ISSUED FOR 40% REVIEW
3	10/10/2017	WHA	ISSUED FOR 40% REVIEW

7960 ALDERBRIDGE
WAY

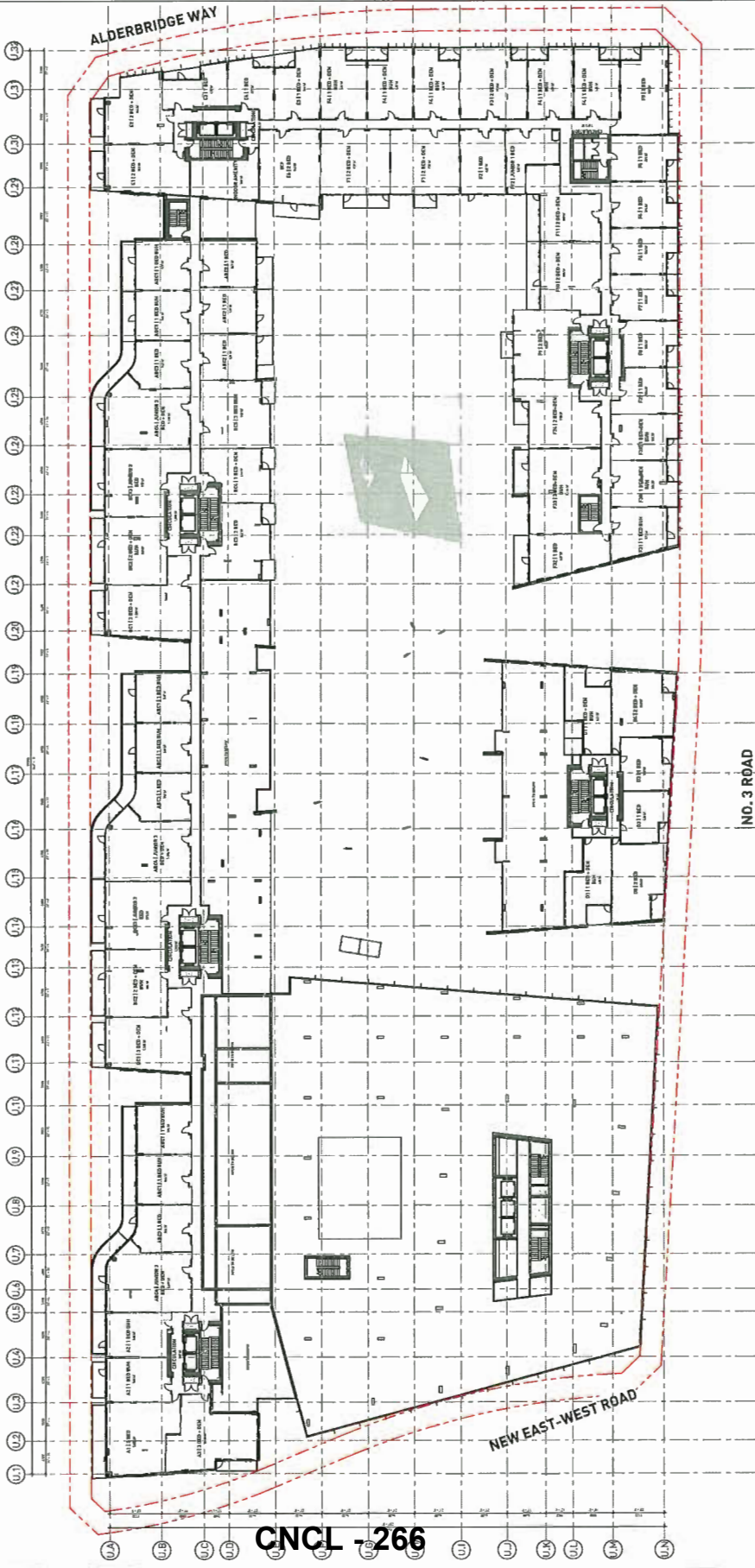
ISSUED FOR 40% REVIEW

LEVEL 4
RESIDENTIAL PLAN

DATE: 10/10/2017
CHECKED BY: WHA
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.04 - DP

NEW NORTH-SOUTH ROAD



CNCL -266

REVISIONS	DATE	BY	DESCRIPTION
01	10/09/08	W.D.	ISSUED FOR 60% REVIEW

7960 ALDERBRIDGE
WAY

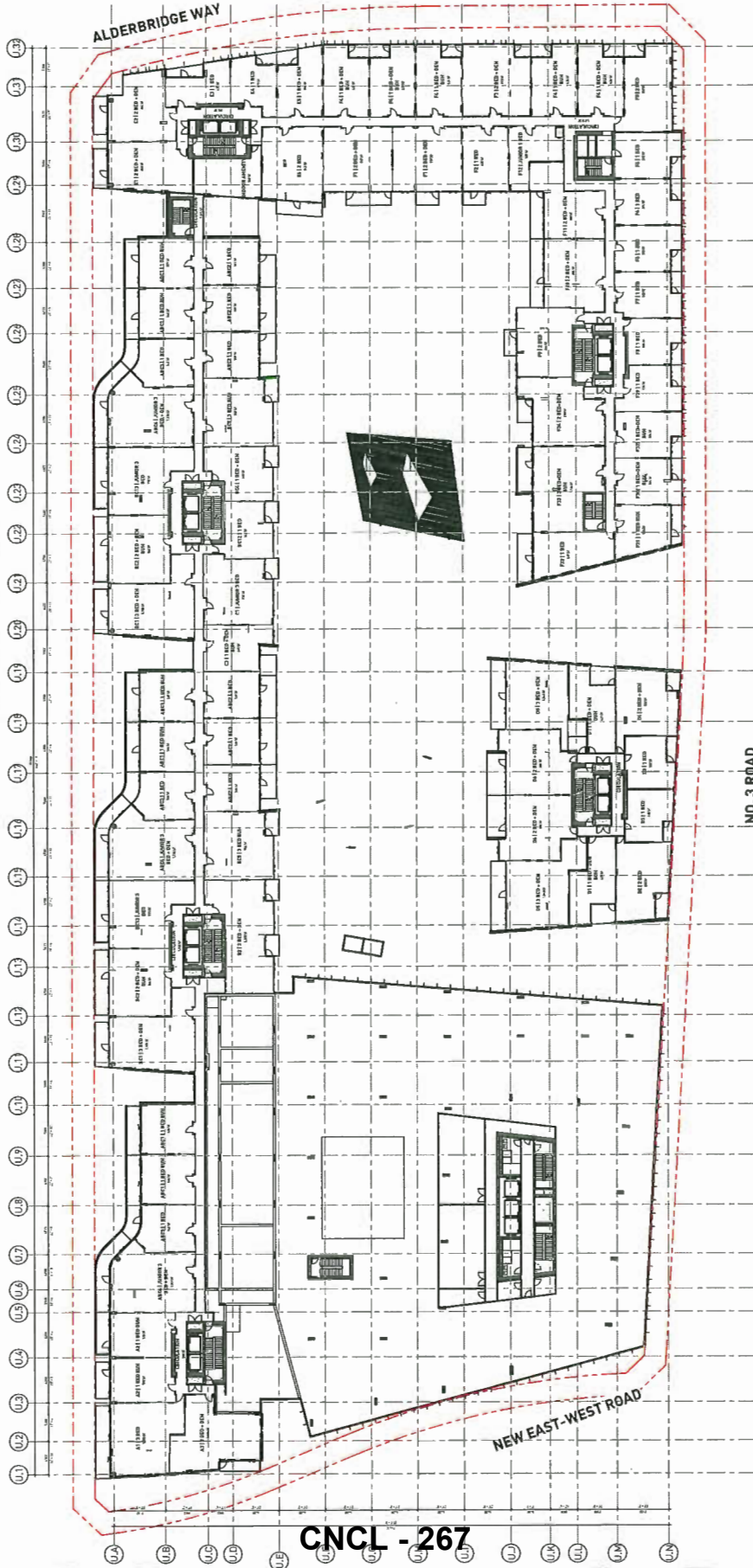
ISSUED FOR 60% REVIEW

LEVEL 5
RESIDENTIAL PLAN

DATE: 10/09/08
CHECKED BY: W.D.
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.05 - DP

NEW NORTH-SOUTH ROAD



NO. 3 ROAD

NEW EAST-WEST ROAD

CNCL - 267

REVISIONS	DATE	DESCRIPTION
01	10/10/2010	ISSUED FOR 60% REVIEW
02	10/10/2010	ISSUED FOR 60% REVIEW

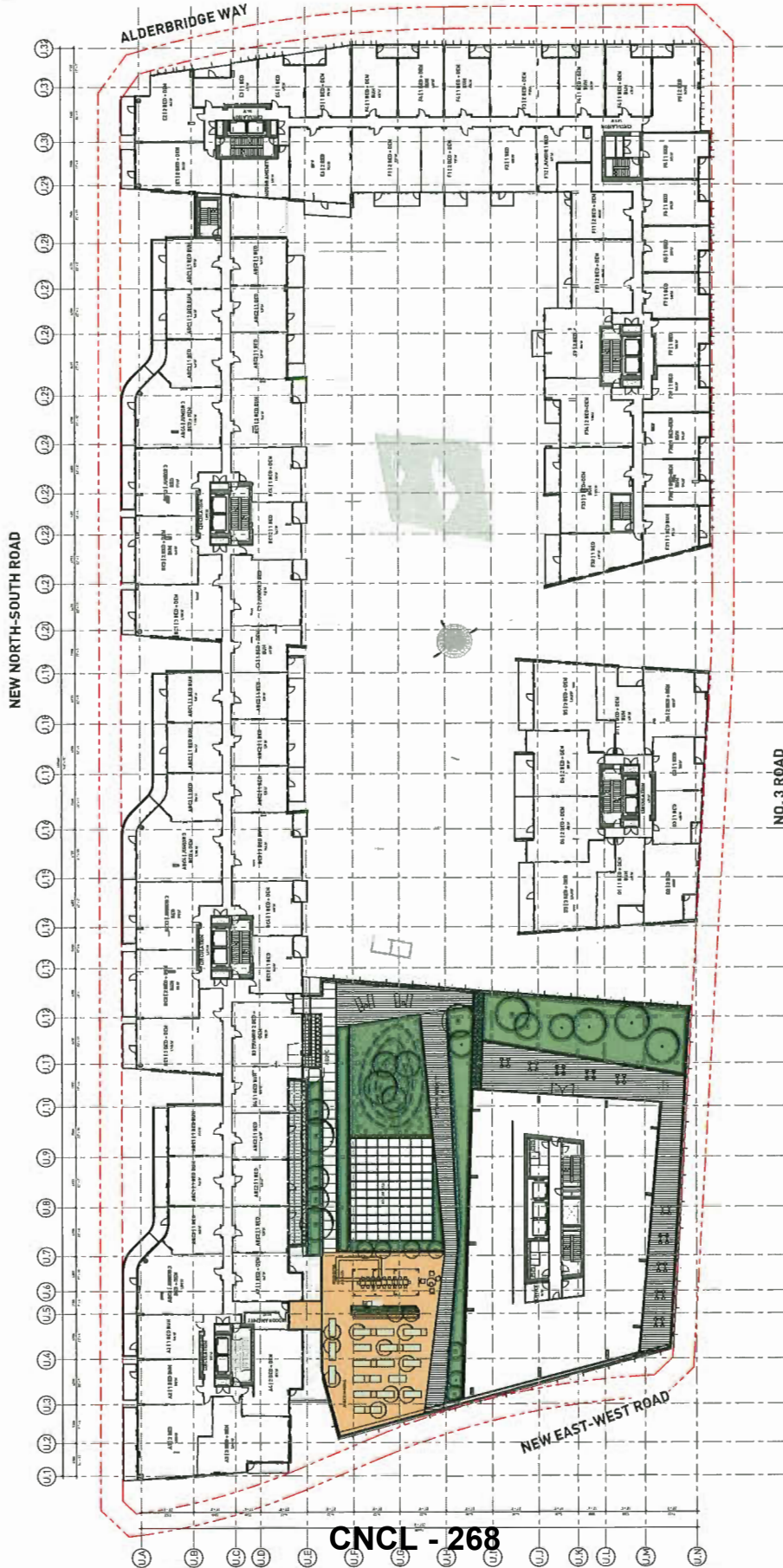
7960 ALDERBRIDGE
WAY

ISSUED FOR 60% REVIEW

LEVEL 6
RESIDENTIAL PLAN

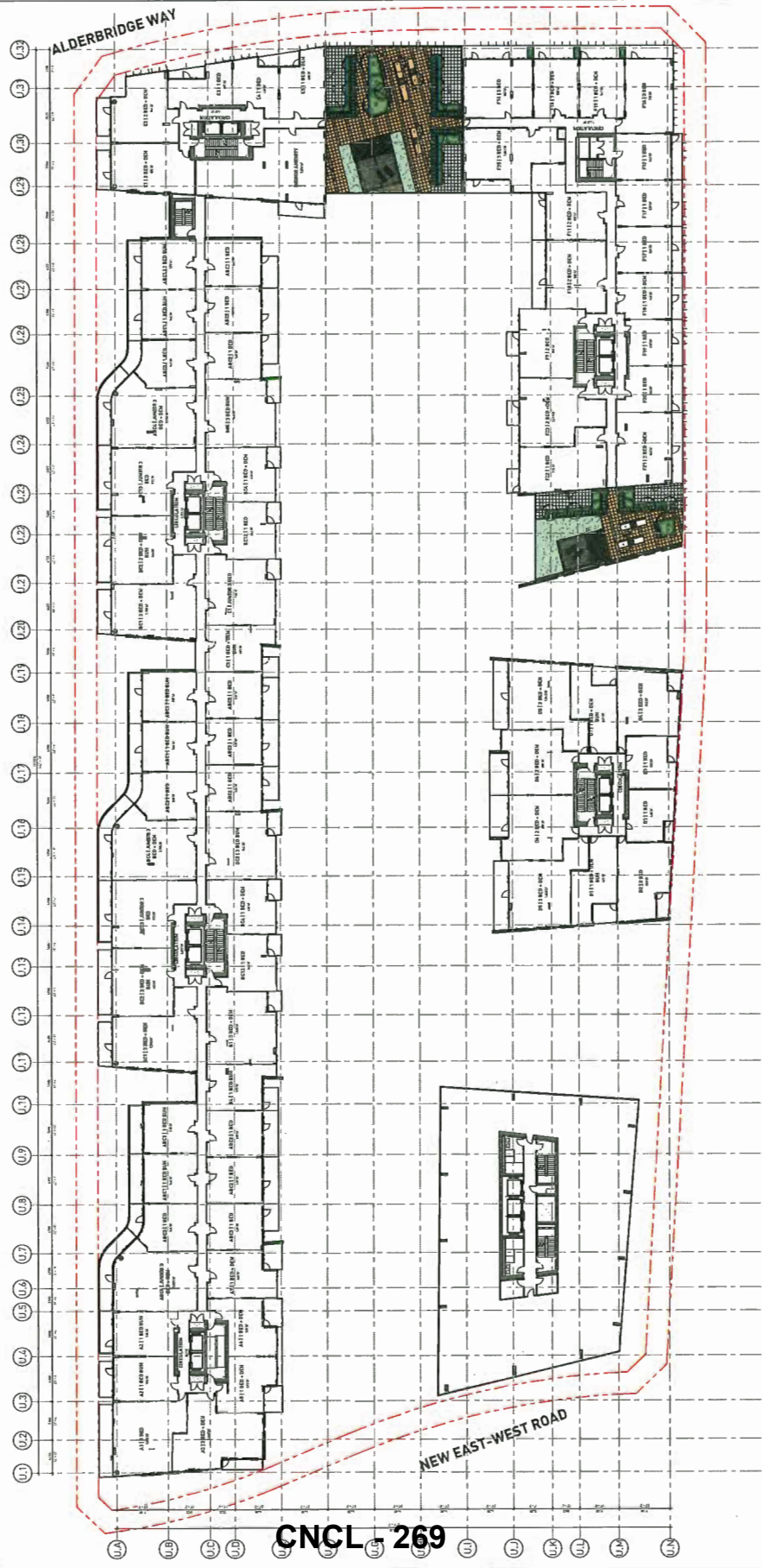
DATE: 10/10/2010
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.06 - DP



CNCL - 268

NEW NORTH-SOUTH ROAD



REVISIONS	DATE	DESCRIPTION
01	10/10/14	ISSUED FOR 60% REVIEW
02	10/10/14	ISSUED FOR 60% REVIEW
03	10/10/14	ISSUED FOR 60% REVIEW
04	10/10/14	ISSUED FOR 60% REVIEW
05	10/10/14	ISSUED FOR 60% REVIEW
06	10/10/14	ISSUED FOR 60% REVIEW
07	10/10/14	ISSUED FOR 60% REVIEW
08	10/10/14	ISSUED FOR 60% REVIEW
09	10/10/14	ISSUED FOR 60% REVIEW
10	10/10/14	ISSUED FOR 60% REVIEW
11	10/10/14	ISSUED FOR 60% REVIEW
12	10/10/14	ISSUED FOR 60% REVIEW
13	10/10/14	ISSUED FOR 60% REVIEW
14	10/10/14	ISSUED FOR 60% REVIEW
15	10/10/14	ISSUED FOR 60% REVIEW
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18	10/10/14	ISSUED FOR 60% REVIEW
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24	10/10/14	ISSUED FOR 60% REVIEW
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26	10/10/14	ISSUED FOR 60% REVIEW
27	10/10/14	ISSUED FOR 60% REVIEW
28	10/10/14	ISSUED FOR 60% REVIEW
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98	10/10/14	ISSUED FOR 60% REVIEW
99	10/10/14	ISSUED FOR 60% REVIEW
100	10/10/14	ISSUED FOR 60% REVIEW

REVISION	DATE	BY	DESCRIPTION
1	01/11/2018	WGA	ISSUED FOR 60% REVIEW
2	01/11/2018	WGA	ISSUED FOR 60% REVIEW
3	01/11/2018	WGA	ISSUED FOR 60% REVIEW

7960 ALDERBRIDGE
 WAY

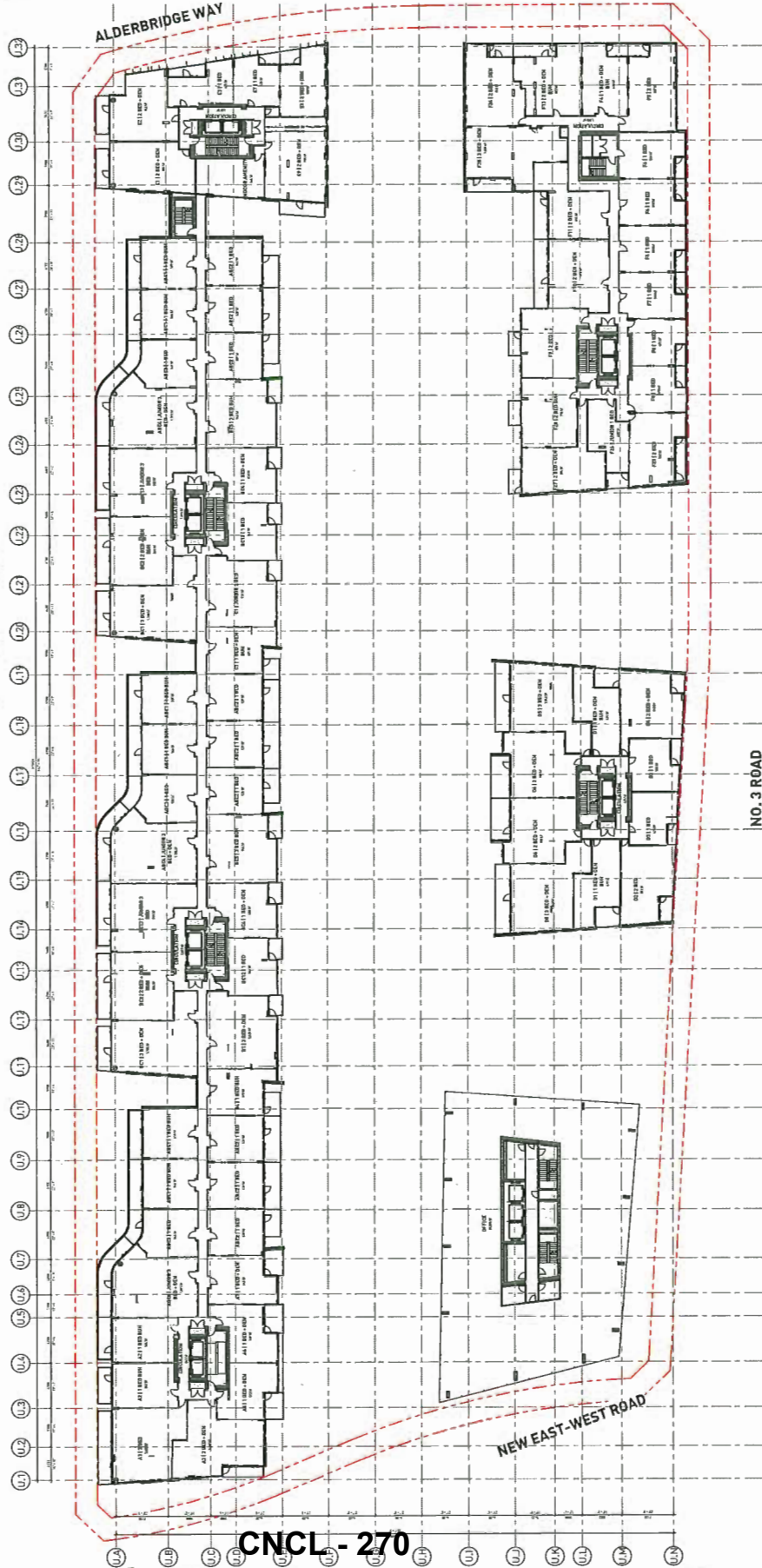
ISSUED FOR 60% REVIEW

LEVEL 8
 RESIDENTIAL PLAN

DATE: 01/11/2018
 DRAWN BY: WGA
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 17020

A3.08 - DP

NEW NORTH-SOUTH ROAD



CNCL - 270

REVISION	DATE	DESCRIPTION
01	05/09/09	ISSUED FOR 60% REVIEW
02	05/09/09	ISSUED FOR 60% REVIEW

7960 ALDERBRIDGE
WAY

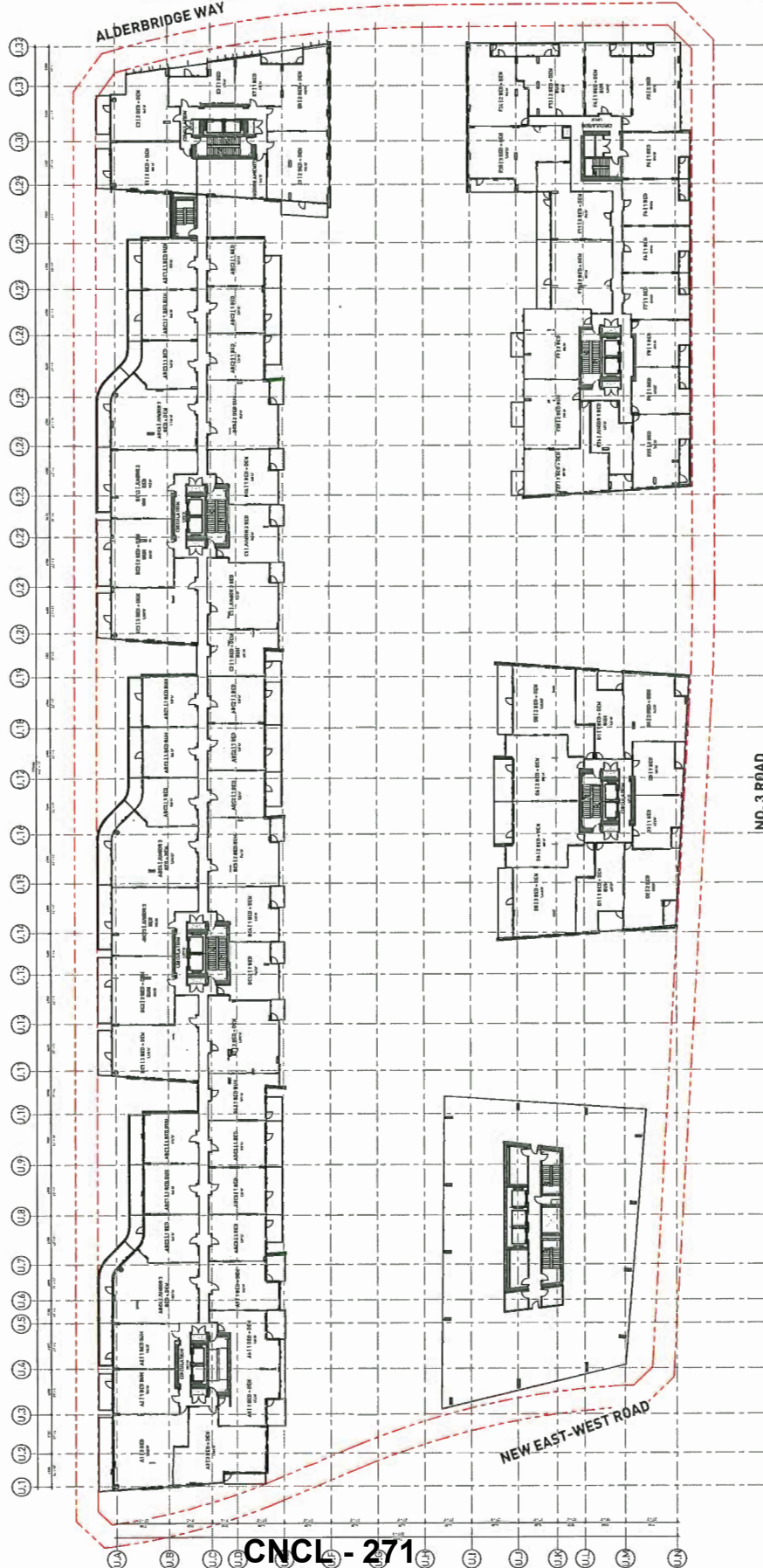
ISSUED FOR 60% REVIEW

LEVEL 9
RESIDENTIAL PLAN

DATE: 05/09/09
CHECKED BY: [Signature]
SCALE: 1/8"=1'-0"
JOB NUMBER: 17020

A3.09 - DP

NEW NORTH-SOUTH ROAD



CNCL - 271

NEW NORTH-SOUTH ROAD

ALDERBRIDGE WAY

NO. 3 ROAD

NEW EAST-WEST ROAD

CNCL - 273



NEW NORTH-SOUTH ROAD



ALDERBRIDGE WAY

7960 ALDERBRIDGE
WAY

ISSUED FOR 60% REVIEW

LEVEL 12
RESIDENTIAL PLAN

DATE: 11/11/10
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.12 - DP

CNCL - 274

NEW NORTH-SOUTH ROAD

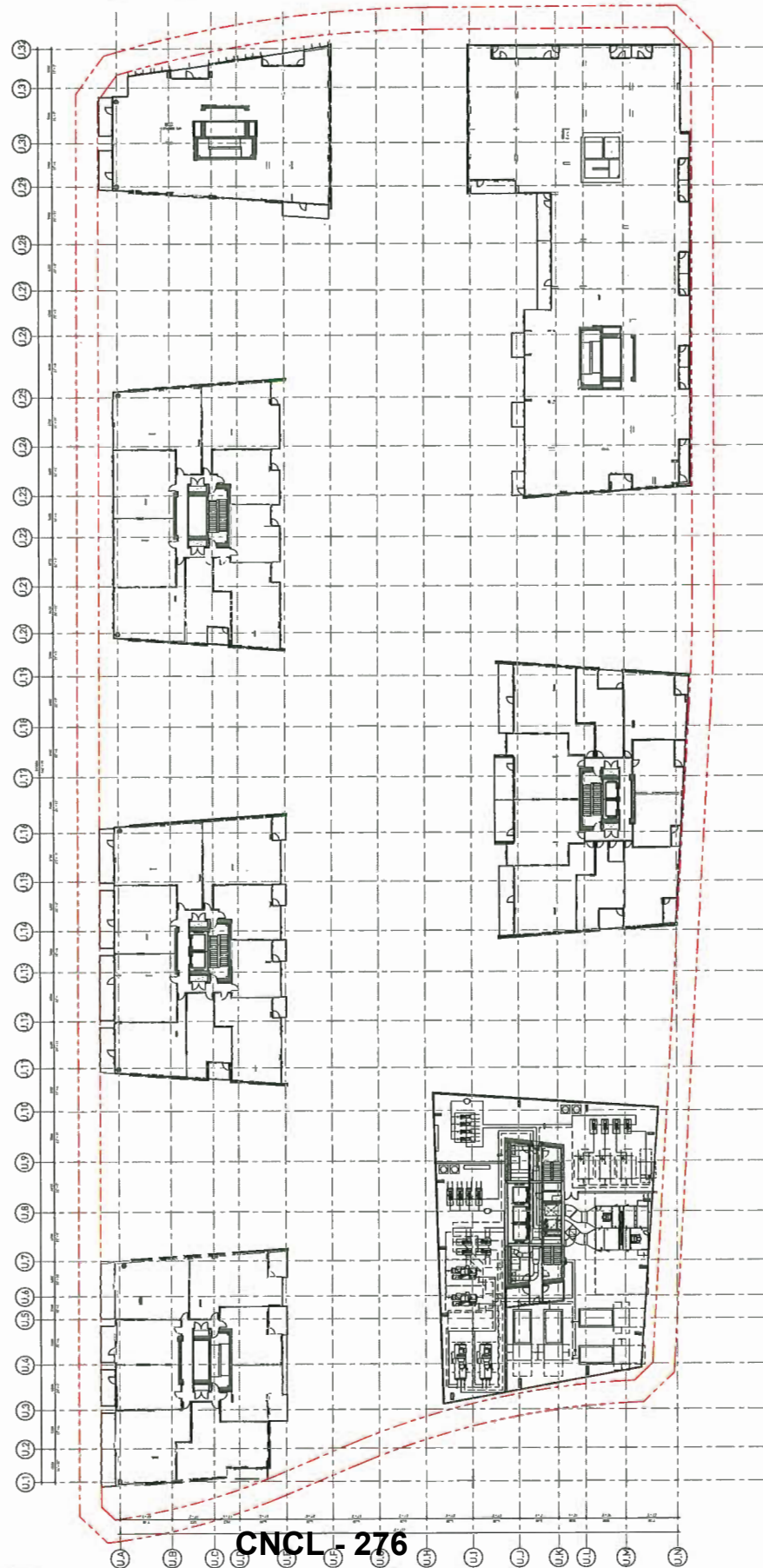
ALDERBRIDGE WAY

NO. 3 ROAD

NEW EAST-WEST ROAD

CNCL - 275





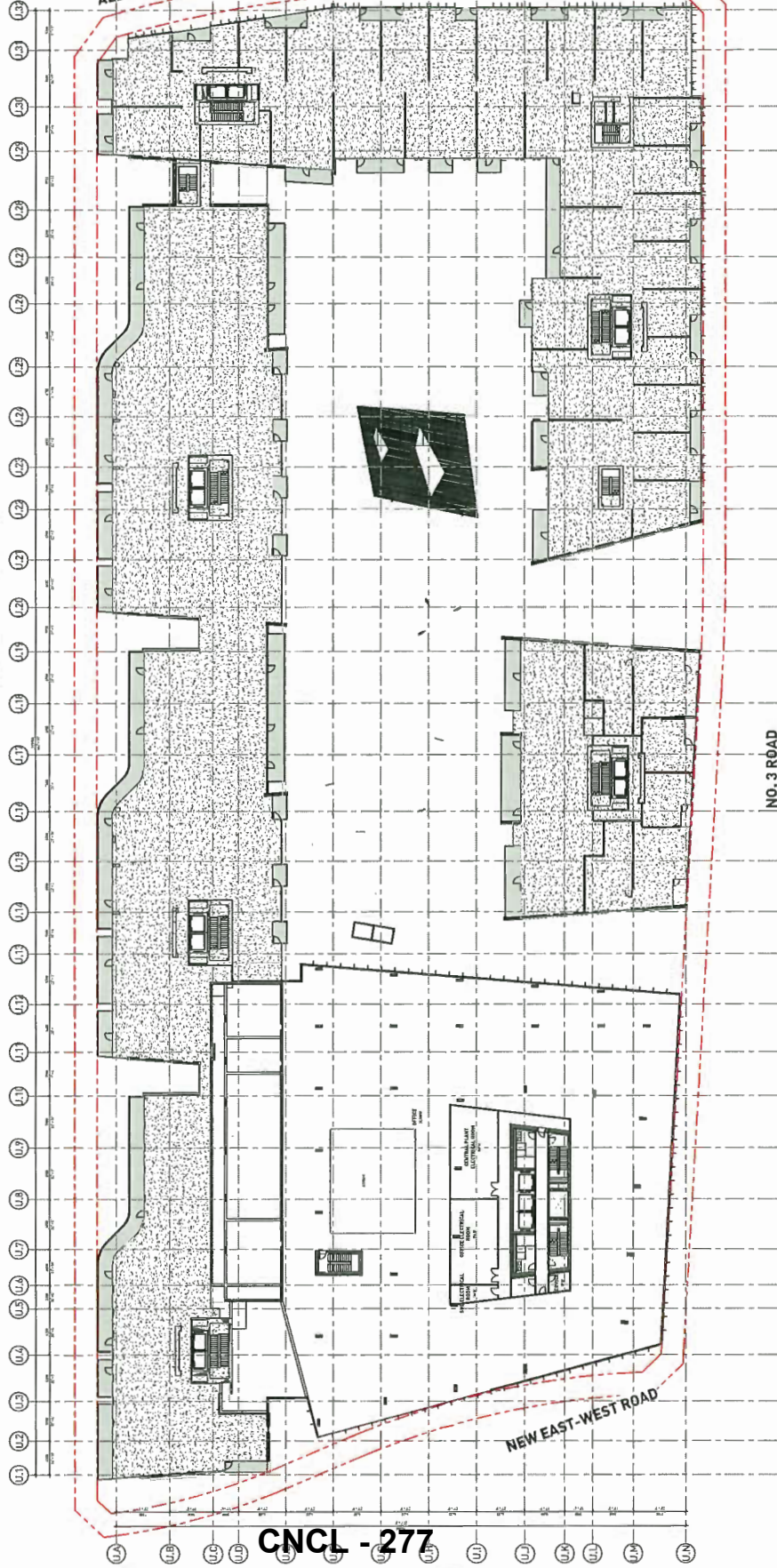
NEW NORTH-SOUTH ROAD

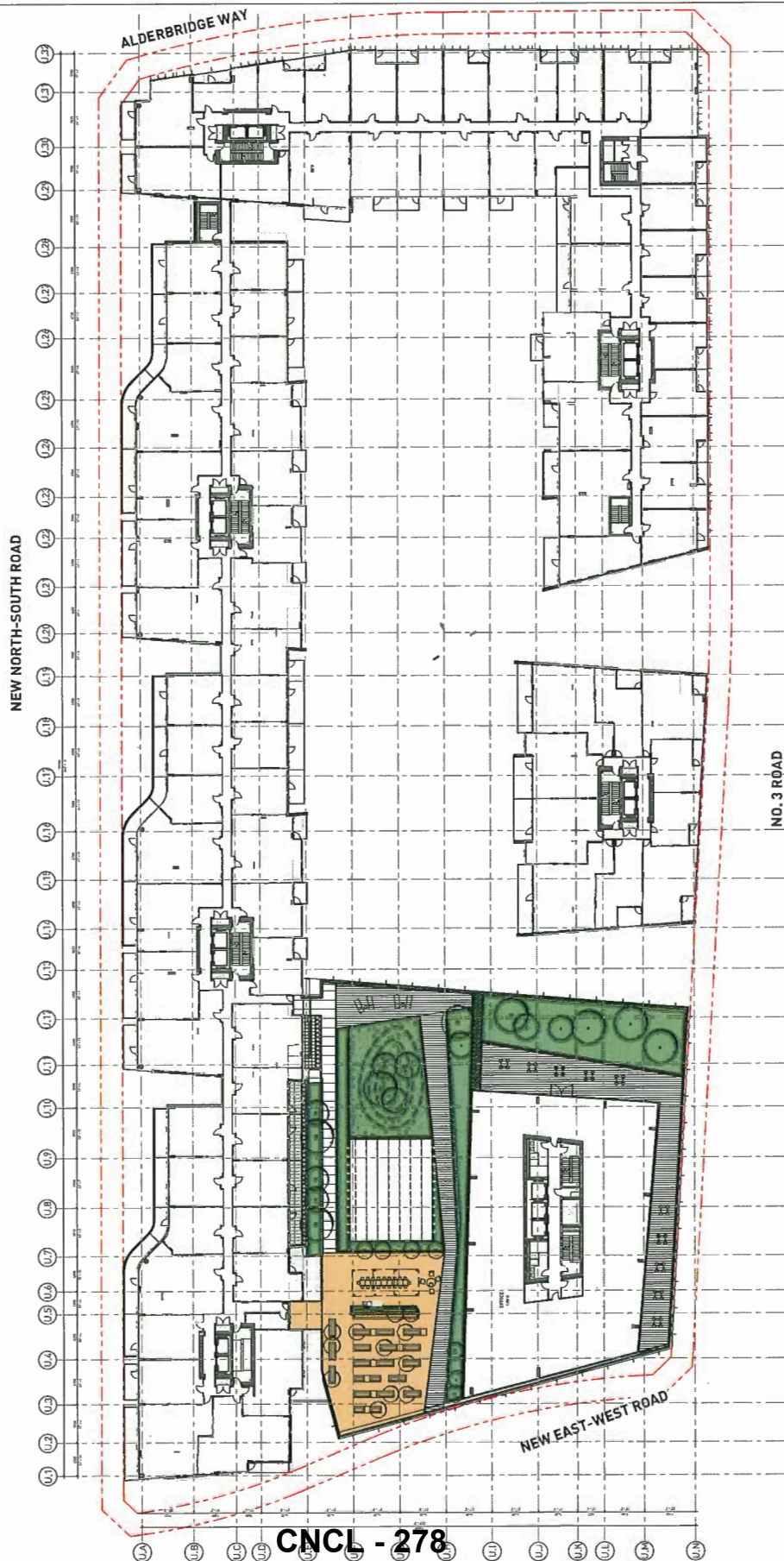
ALDERBRIDGE WAY

NO. 3 ROAD

NEW EAST-WEST ROAD

CNCL -277





REVISION	DATE	DESCRIPTION
01	10/20/2011	ISSUED FOR 60% REVIEW
02	10/20/2011	ISSUED FOR 60% REVIEW
03	10/20/2011	ISSUED FOR 60% REVIEW

7960 ALDERBRIDGE
WAY

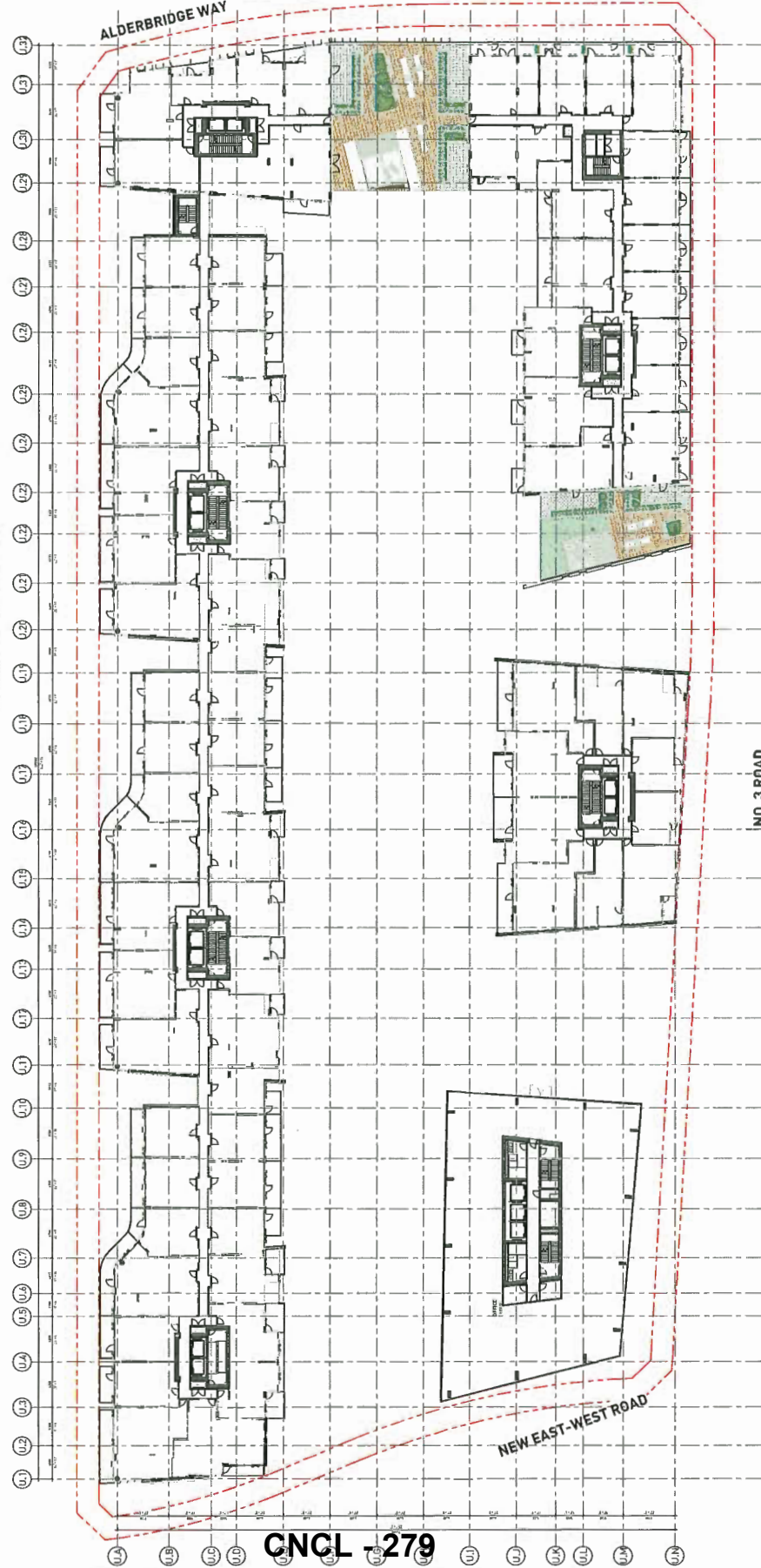
ISSUED FOR 60% REVIEW

LEVEL 6 OFFICE
PLAN

DATE: 10/20/2011
DESIGNED BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

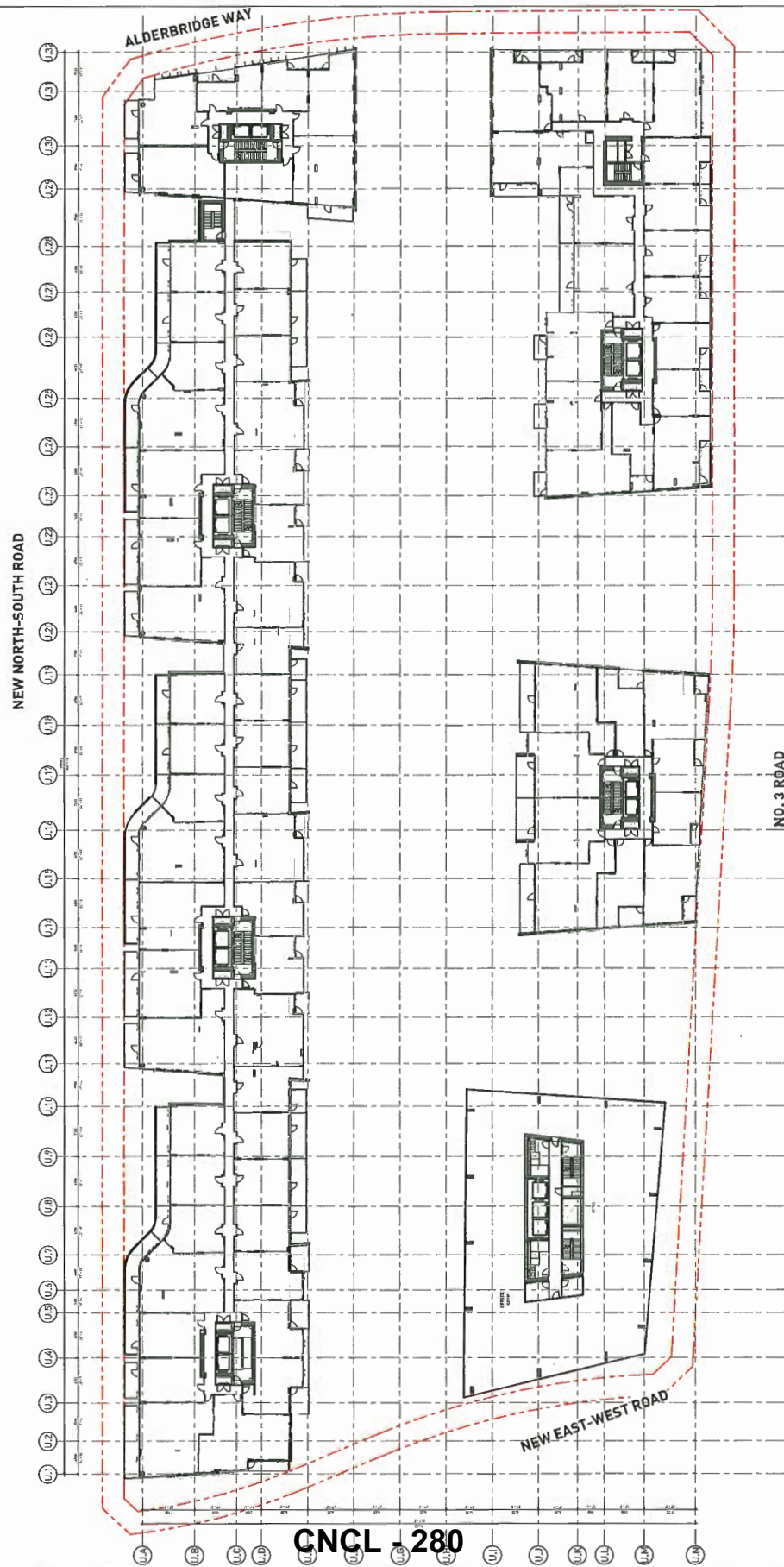
A3.26 - DP

NEW NORTH-SOUTH ROAD



NO. 3 ROAD

CNCL - 279



NEW NORTH-SOUTH ROAD

ALDERBRIDGE WAY

NO. 3 ROAD

NEW EAST-WEST ROAD

CNCL 281

7940 ALDERBRIDGE
WAY

ISSUED FOR 65% REVIEW

LEVEL 8 OFFICE
PLAN

DATE: 10/20/2017
DESIGNED BY: J. G. (JG)
CHECKED BY: J. G. (JG)
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.28 - DP

REVISIONS	DATE	DESCRIPTION
01	10/10/10	ISSUED FOR 60% REVIEW
02	10/10/10	ISSUED FOR 60% REVIEW
03	10/10/10	ISSUED FOR 60% REVIEW

7960 ALDERBRIDGE
WAY

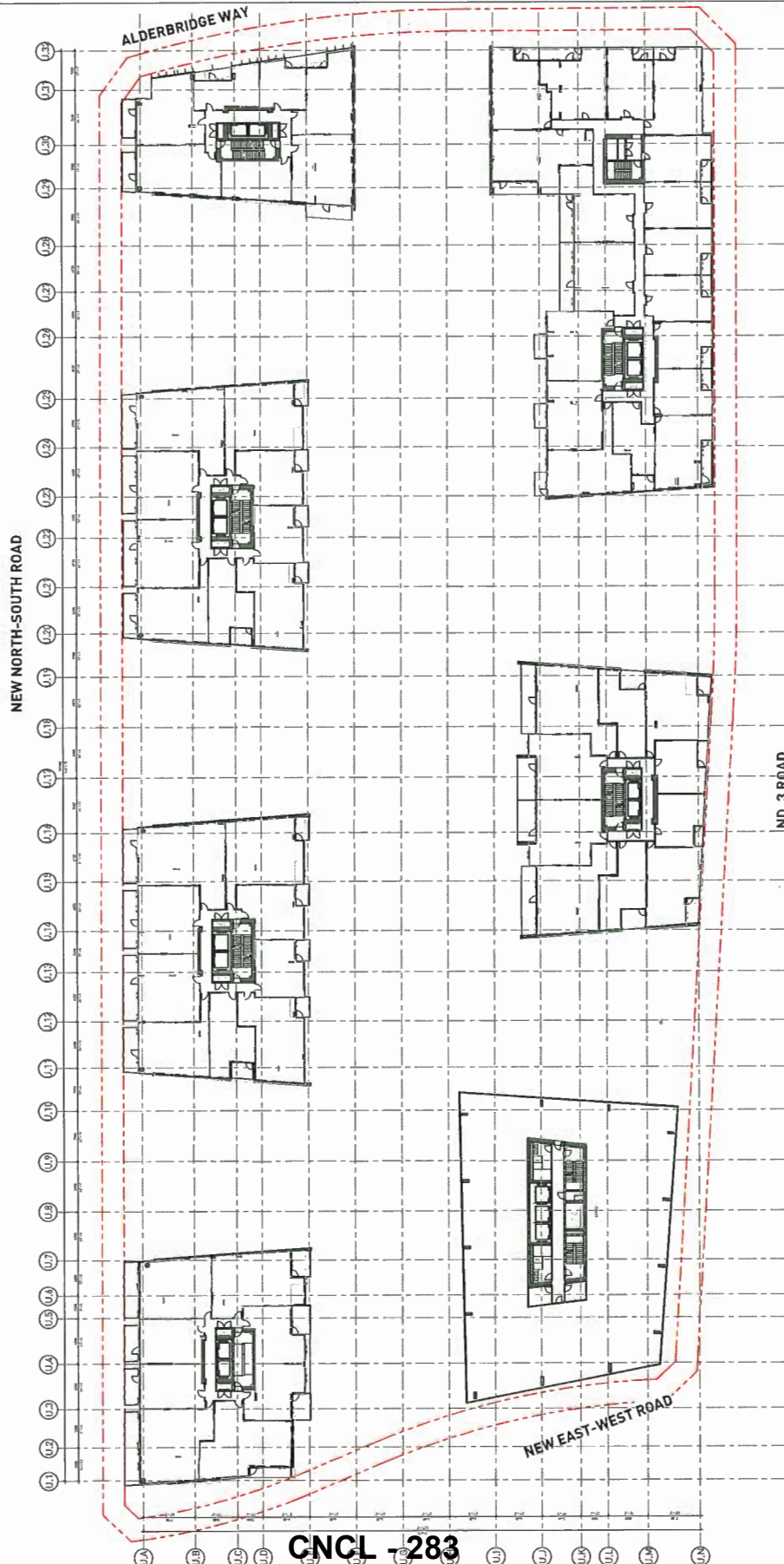
ISSUED FOR 60% REVIEW

LEVEL 9 OFFICE
PLAN

DATE: 10/10/10
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.29 - DP







REVISIONS	DATE	BY	DESCRIPTION
01	01/01/11	W.D.J.	ISSUED FOR 60% REVIEW
02	01/01/11	W.D.J.	ISSUED FOR 60% REVIEW
03	01/01/11	W.D.J.	ISSUED FOR 60% REVIEW

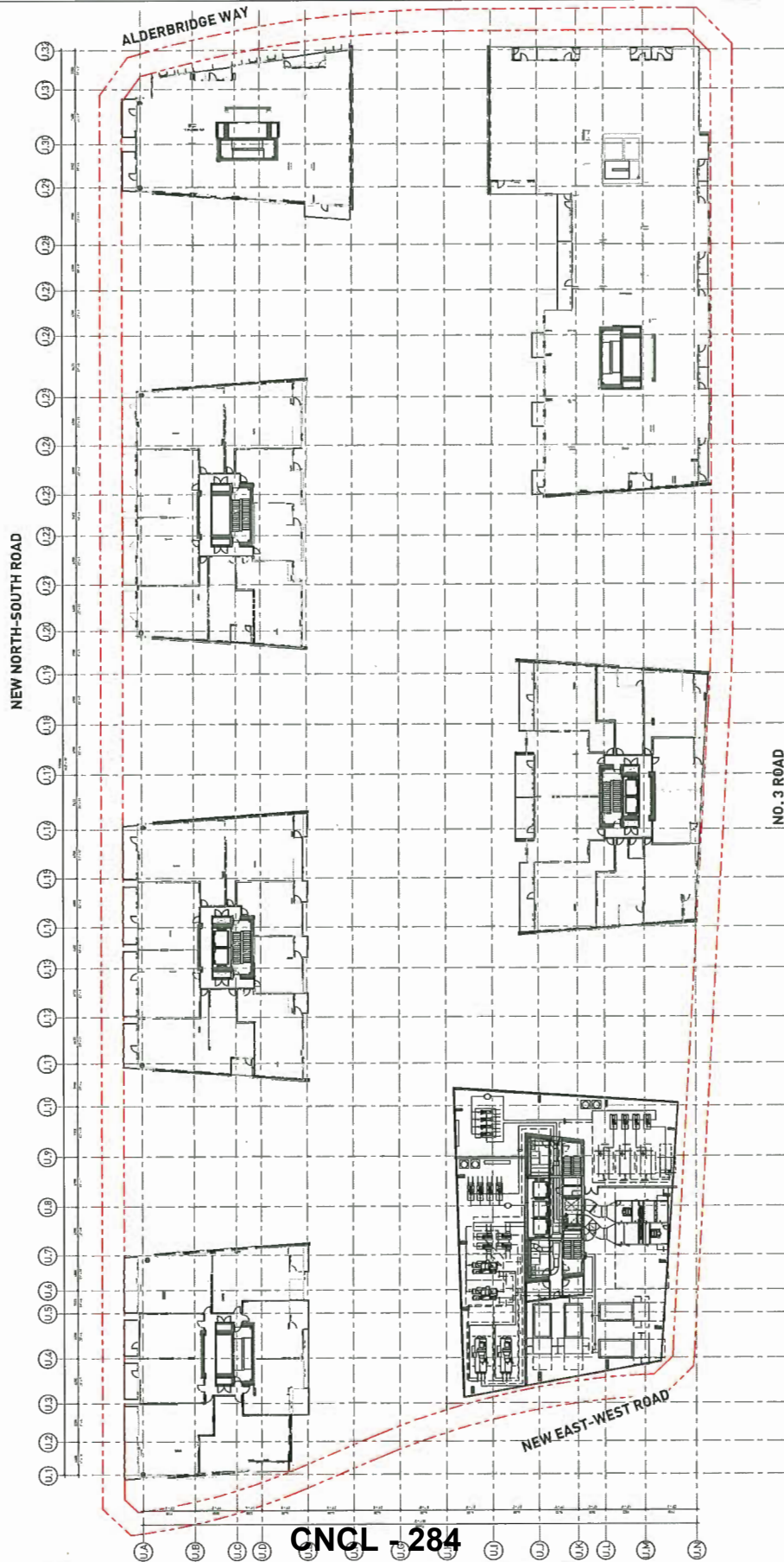
7960 ALDERBRIDGE
WAY

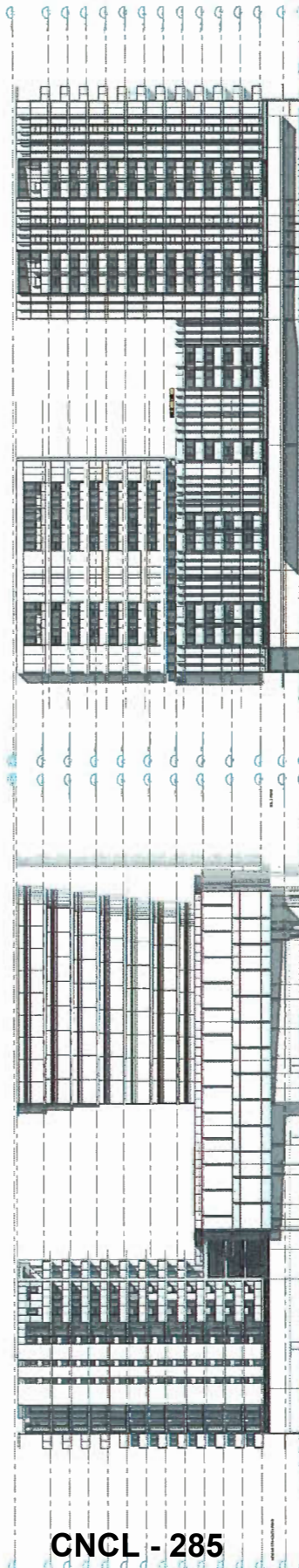
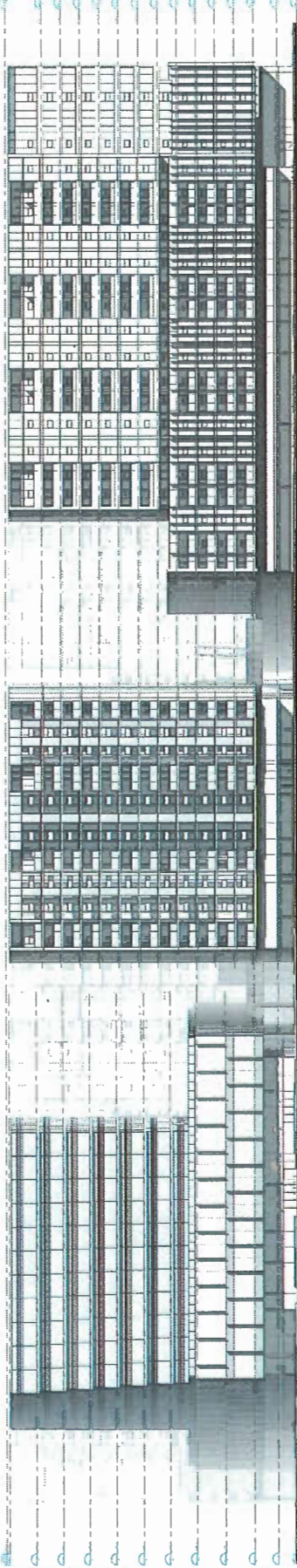
ISSUED FOR 60% REVIEW

LEVEL 11 OFFICE
PLAN

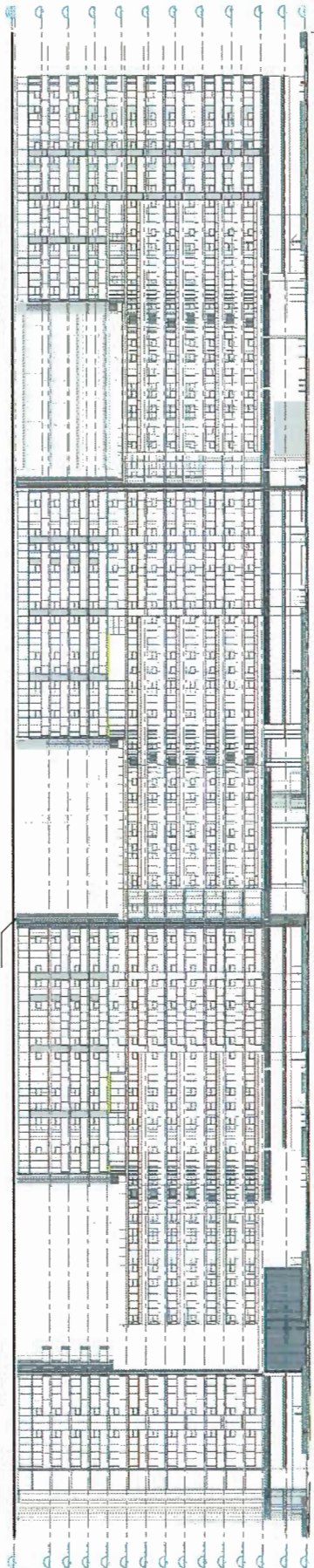
DATE: 01/01/11
CHECKED BY: W.D.J.
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A3.31 - DP





CNCL - 285



REVISIONS	DATE	DESCRIPTION
1	01/15/2019	ISSUED FOR 65% REVIEW
2	01/15/2019	ISSUED FOR 65% REVIEW
3	01/15/2019	ISSUED FOR 65% REVIEW
4	01/15/2019	ISSUED FOR 65% REVIEW
5	01/15/2019	ISSUED FOR 65% REVIEW

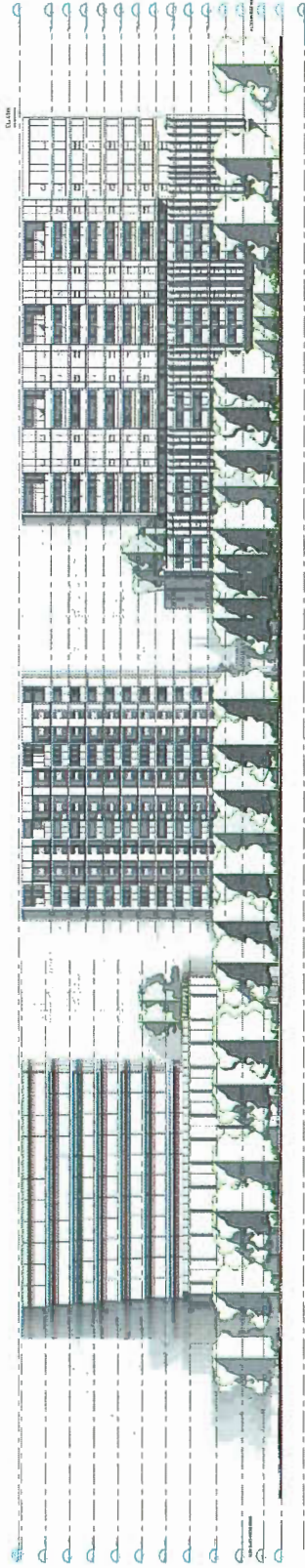
7960 ALDERBRIDGE
WAY

ISSUED FOR 65% REVIEW

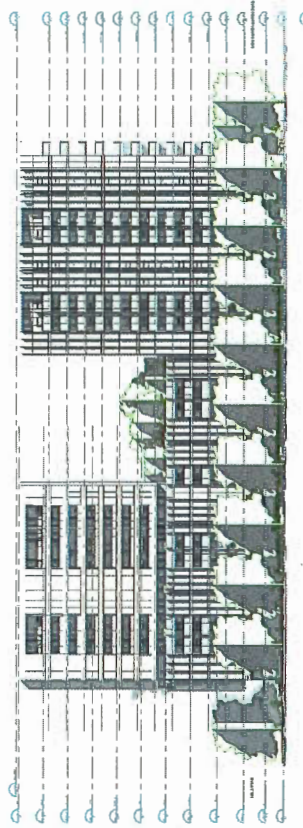
ELEVATIONS WITH
PLANTING

DATE	01/15/2019
BY	GBL
CHECKED BY	GBL
SCALE	1"=20'
JOB NUMBER	17020

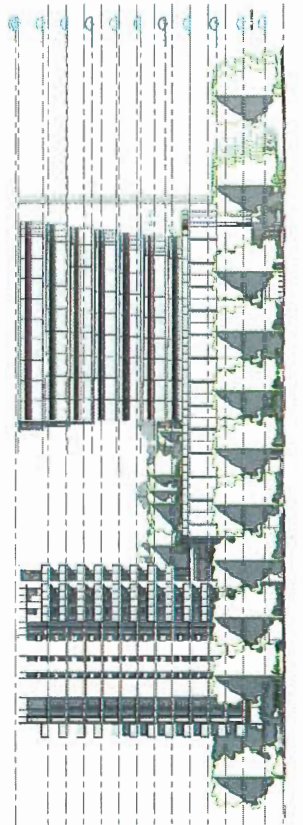
A5.01 - DP



1"=20'

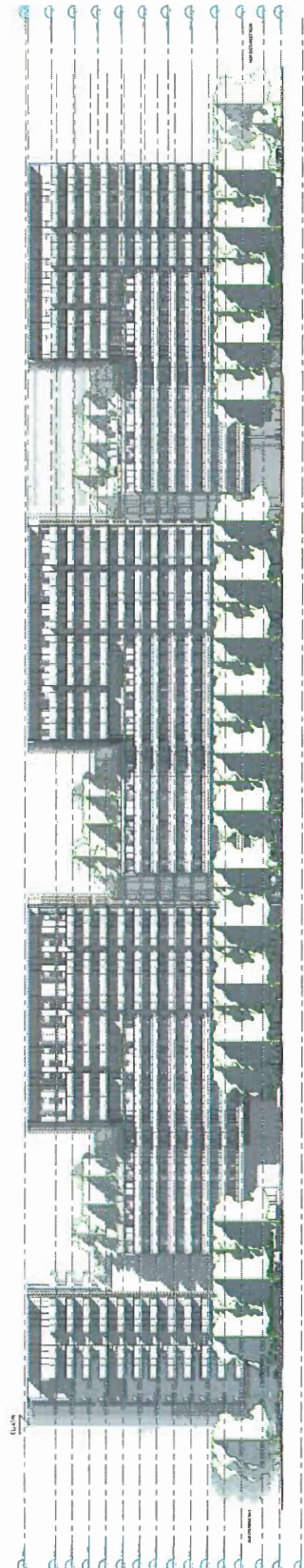


1"=20'

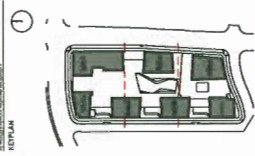


CNCL - 286

1"=20'



1"=20'



REVISIONS	DATE	BY	DESCRIPTION
1	01/11/17	MM	ISSUED FOR PERMITS
2	01/11/17	MM	ISSUED FOR 60% REVIEW
3	01/11/17	MM	ISSUED FOR 100% REVIEW

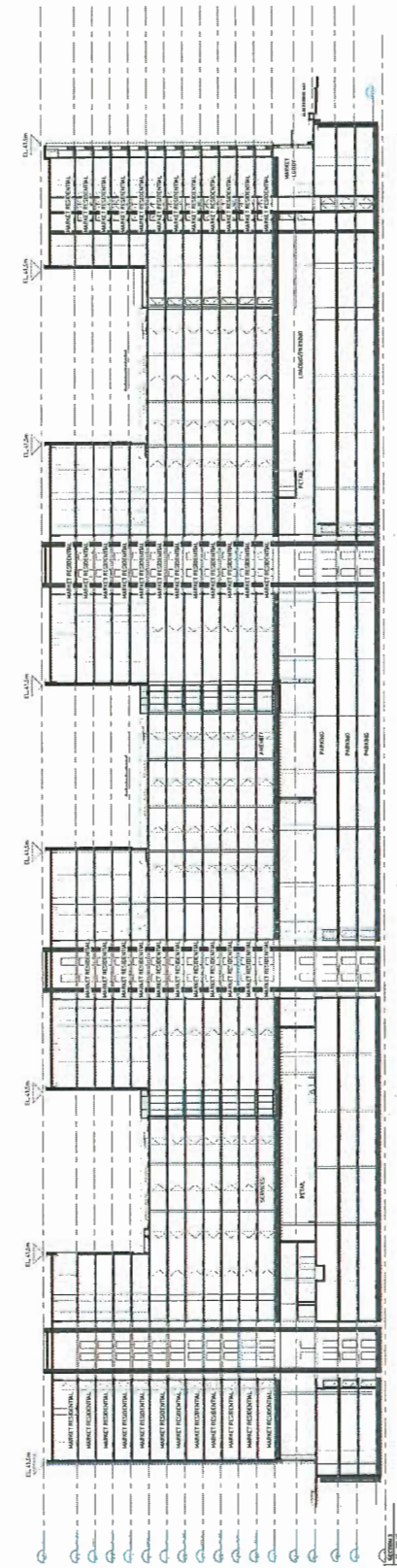
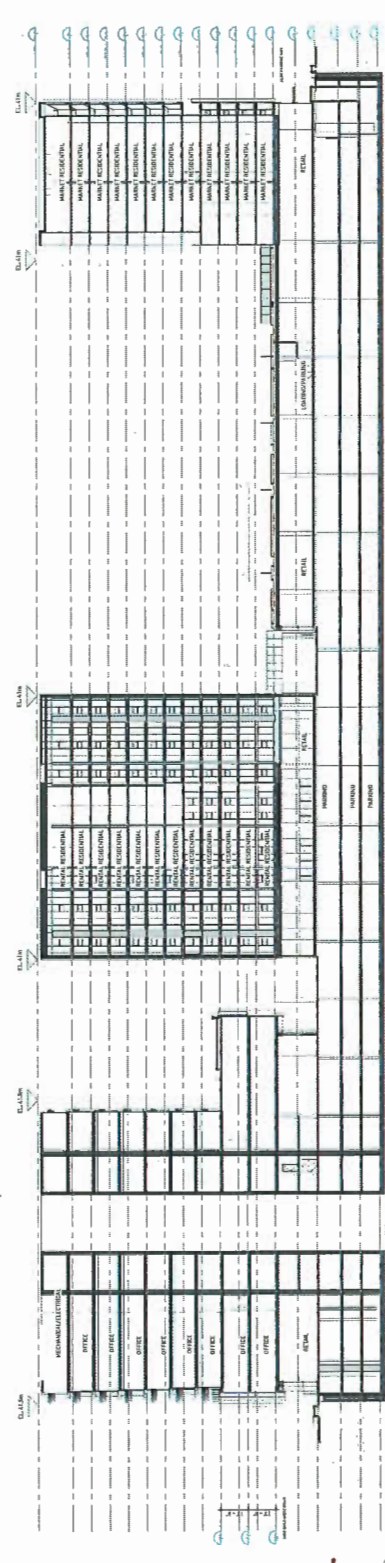
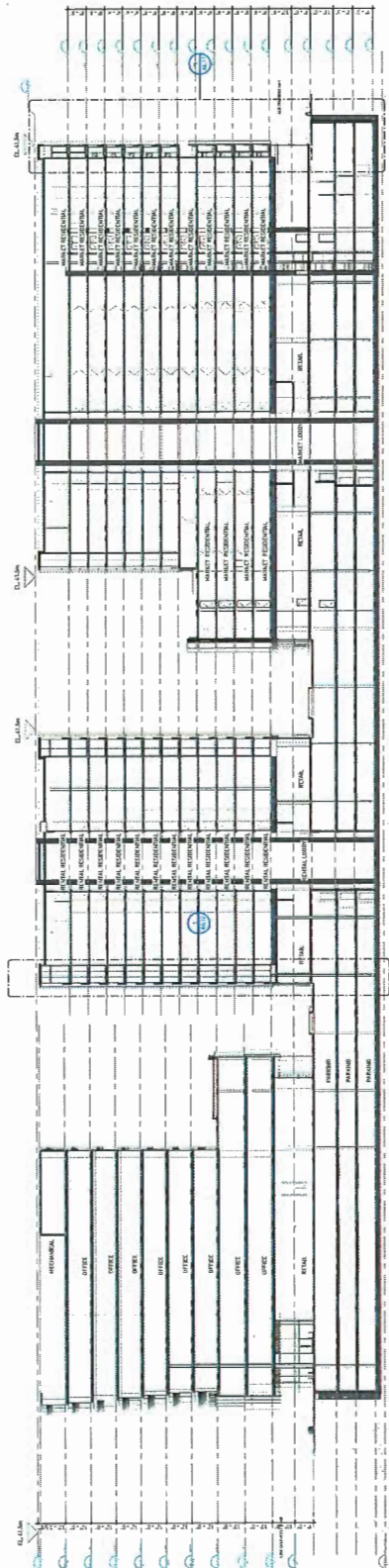
7960 ALDERBRIDGE
WAY

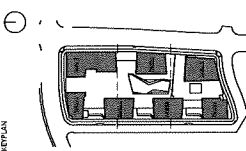
ISSUED FOR 60% REVIEW

BUILDING SECTIONS

DATE: 01/11/17
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"
JOB NUMBER: 17020

A6.00





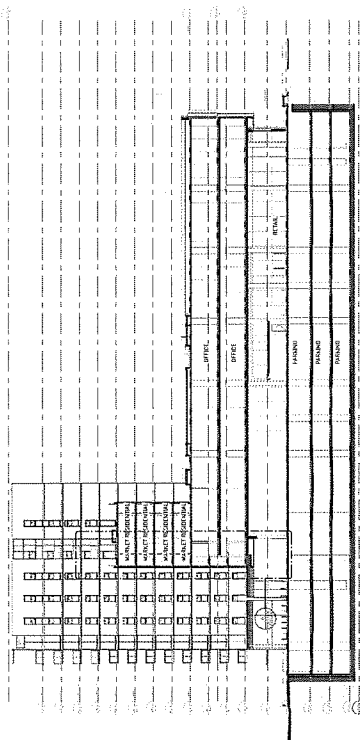
REVISIONS	DATE	BY	DESCRIPTION
01	11/04/07	MM	ISSUED FOR 50% REVIEW
02	11/04/07	MM	ISSUED FOR 65% REVIEW
03	11/04/07	MM	ISSUED FOR 75% REVIEW

7960 ALDERBRIDGE
WAY
ISSUED FOR 65% REVIEW

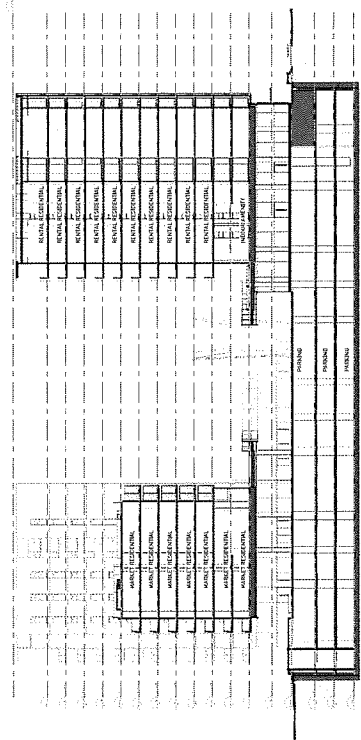
BUILDING SECTIONS

DESIGNED BY	MM
CHECKED BY	MM
DATE	11/04/07
JOB NUMBER	17020

A6.01



SECTION
11/04/07



SECTION
11/04/07



City of
Richmond

Development Application Data Sheet

Development Applications Department

RZ15-692485

Address:	7960 Alderbridge Way and 5333 and 5411 No. 3 Road
Applicant:	0989705 BC Ltd.
Owner:	0989705 BC Ltd.
Planning Area(s):	City Centre – Lansdowne Village

RZ15-692485	Existing	Proposed
Site Area:	19,861 m ²	16,931 m ²
Net Development Site Area:	N/A	20,817 m ²
Land Uses:	Commercial	Mixed Use
OCP Designation:	Downtown Mixed Use	Downtown Mixed Use
Area Plan Designation:	Urban Core T6 (45 m)	Urban Core T6 (45 m)
Zoning:	CA	ZMU34
Number of Residential Units:	nil	824

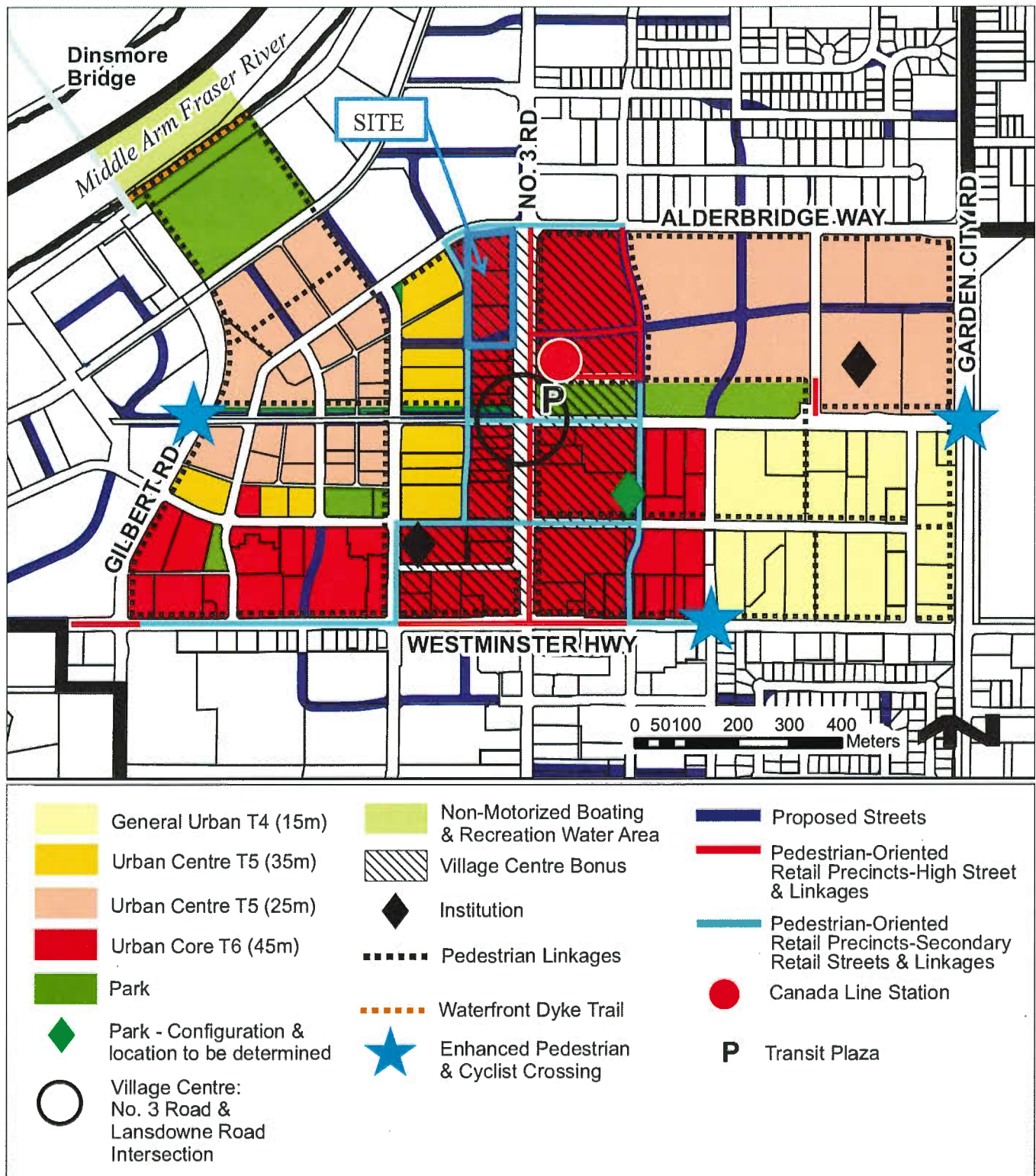
RZ15-692485	Bylaw Req't	Proposed	Variance
Floor Area Ratio (FAR):	3.95	3.89	n/a
Floor Area per FAR:	82,227 m ²	81,063 m ²	n/a
Lot Coverage:	90%	78%	-
Lot Size:	470/16,800 m ²	483/16,931 m ²	-
Lot Dimensions:	n/a	n/a	-
Setback – Road:	3.0 m	3.0 m	-
Height Dimensional (geodetic):	41.5 m	41.5 m	-
Off-Street Parking Spaces – Residential Unit:	547	547	-
Off-Street Parking Spaces – Market Rental Housing Unit:	81	81	-
Off-Street Parking Spaces – Affordable Housing Unit:	29	29	-
Off-Street Parking – Visitor (shared):	91	91	-
Off-Street Parking Spaces – L1 and L2:	237	237	-
Off-Street Parking – L3 Plus:	267	267	-
Off-Street Parking Spaces – Total:	1161	1161	-
Off-Street Parking – Car Share Spaces:	4	4	-
Loading Space – Large Size:	2	2	-
Loading Spaces – Medium Size:	7	7	-
Bicycle Parking Spaces – Class 1:	1081	1081	-
Bicycle Parking Spaces – Class 2:	120	120	-

Note: Site area and floor area figures rounded.

Note: Parking figures include 10% TDM reduction.

Specific Land Use Map: Lansdowne Village (2031)

Bylaws 8427 & 8516
2010/09/13





Address: 7960 Alderbridge Way and 5333 and 5411 No. 3 Road

File No.: RZ 15-692485

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9825, the owner is required to complete the following.

Note: For the purposes of this document, the terms "owner" and "developer" are used interchangeably.

Note: All Builders Liens on the subject properties must be removed before the subdivision and registration of covenants can occur.

1. **(Subdivision)** Registration of a subdivision plan for the subject site that satisfies the following conditions, generally as shown in the sketch survey plan (Schedule 1):
 - a) dedication of approximately 3,403.5 m² for road purposes including widening of Alderbridge Way, creation of a new north-south street on the west side of the site and creation of a new east-west street on the south side of the site, along with required corner cuts, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City;
 - b) transfer to the City of approximately 483.2 m² at the south end of the site as a fee simple remainder lot, subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
 - c) consolidation of the 955.9 m² area of City land along No. 3 Road subject to Council approval of the associated Road Closure and subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation.
2. **(Road Closure and Sale)** Council approval of the road closure bylaw for the adjacent surplus City road lands located to the east of the properties at 7960 Alderbridge Way and 5333 and 5411 No. 3 Road. The owner shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the owner.
3. **(Statutory Right of Way)** Granting of a Statutory Right-of-Way(s), subject to final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the City, including:
 - a) public right of passage for pedestrians and City services vehicles;
 - b) approximately 1.5 m. parallel to the new east property line;
and to include:
 - c) use of the statutory right of way for outdoor space by adjacent commercial uses in areas not needed to complete the back-of-curb public realm cross-section (e.g. minimum 2.0 m wide sidewalk) unless and until the area is identified as necessary to public circulation by the City, at the sole discretion of the City;
 - d) agreement to provide adequate below grade structure to support all Statutory Right-of-Way(s) functions;
 - e) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as well as, safety measures related to the vehicular and/or pedestrian use and/or crossing of the Statutory Right-of-Way(s), as determined through the Development Permit, Building and Servicing Agreement processes;

- f) design and construction, at owner's cost; and
 - g) maintenance and repair, at owner's cost.
4. **(Statutory Right of Way)** Granting of a blanket Statutory Right-of-Way(s), or alternative legal agreement(s), to the satisfaction of the City, securing public access between No. 3 Road and the new north-south road, approximately mid-site, along with public access to the internal ground level courtyard, with the right to modify the SRW, prior to occupancy, to reflect the volumetric dimensions of the public right of passage facility and providing for:
- a) adequate below grade structure to support all Statutory Right-of-Way(s) functions, including possible use by emergency services vehicles;
 - b) design and construction, including but not limited to universal accessibility, decorative finishing, landscaping, lighting and utility infrastructure (e.g. fire hydrants), as determined through the Development Permit and/or Servicing Agreement processes;
 - c) design and construction, at owner's cost; and
 - d) maintenance and repair, at owner's cost.
5. **(Use of City Property – Temporary Licensing):** Prior to rezoning adoption, execution of a licensing agreement(s) between the Owner and the City for the temporary use of City land that is dedicated and/or transferred to the City as a consideration of rezoning to permit the continued use of the land for a residential sales centre and associated parking, separately or in combination with use of the land for construction staging, including basic terms for those portions of the land associated with the residential sales centre as follows:
- i) fixed term of one year;
 - ii) renewal option – a maximum of four three-month terms;
 - iii) nominal license fee;
 - iv) termination of license by City at any time based on 6 months' notice;
 - v) demolition or removal of the temporary sales centre:
 - a. at the developer's own cost;
 - b. prior to the end of license agreement or termination date;
 - vi) provision of a demolition bond of \$50,000, which the City will use if the demolition has not been completed by the developer consistent with the terms of the agreement;
- and, further, for the temporary use of additional areas of the dedicated and/or transferred land solely for construction staging purposes under standard City licensing terms.
6. **(Flood Construction Level)** Registration of a flood covenant on title identifying the basic minimum flood construction level of 2.9 m. GSC for Area A.
7. **(Aircraft Noise)** Registration of an aircraft noise sensitive use covenant on title addressing noise impacts on residential uses and establishing a Statutory Right-of-Way(s) in favour of the Airport Authority.
8. **(Mixed-Use Noise)** Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses.
9. **(Canada Line Noise)** Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses, including those related to the Canada Line.
10. **(Commercial Noise)** Registration of a commercial noise restrictive covenant on title addressing noise impacts generated by commercial uses and requiring demonstration that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and that noise generated from rooftop HUAC units will comply with the City's Noise Bylaw.
11. **(City Centre Impacts)** Registration of a restrictive covenant on title noting that the development is located in a densifying urban area and may be subject to impacts that affect the use and enjoyment of the property including, but not limited to, ambient noise, ambient light, shading, light access, privacy, outlook, vibration, dust and odours from development or redevelopment of public and private land in the surrounding area.
Note: Some of the foregoing noise and impact covenants may be combined at the discretion of the City.
12. **(Shared Parking)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to

the final approval of the Director of Transportation, securing the owner's commitment to ensure that:

- a) all residential visitor parking spaces are shared with non-residential uses parking spaces,
- b) all shared parking spaces remain unassigned;
- c) all shared parking spaces are located on or close to the ground level of the parking structure;
- d) all shared parking spaces are identified with signage as to their intended usage;
- e) all shared parking spaces are fully accessible to all users (e.g. entry gate open) during standard business operating hours; and
- f) all shared parking spaces are fully accessible to residential visitor users (e.g. buzz entry) during non-standard business hours;
- g) the shared parking stalls are identified in the Development Permit and Building permit plans; and
- h) prior to building inspection permitting occupancy, wayfinding and stall identification signage for the shared visitor stalls have been provided to the satisfaction of the Director of Transportation.

13. **(Shared Loading)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to ensure that:

- a) all large size and medium size loading spaces are shared between commercial and residential uses;
- b) all shared loading spaces will remain unassigned;
- c) all shared loading spaces are located on the ground level;
- d) all shared loading spaces are identified with signage as to their intended usage;
- e) all shared loading spaces are fully accessible to all users (e.g. entry gate open) during business hours; and
- f) all shared loading spaces are accessible to all users (e.g. buzz entry) during non-standard business hours;
- g) the shared loading stalls are identified in the Development Permit and Building Permit plans; and
- h) prior to building inspection permitting occupancy, wayfinding and stall identification signage for the shared loading stalls have been provided to the satisfaction of the Director of Transportation.

14. **(Car Share)** Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to:

- a) provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:
 - i) a minimum of four (4) car share parking spaces within the development, along with pedestrian and vehicular access, designed, constructed, equipped and maintained by the owner, at the owner's cost, to be:
 - a. co-located and located on the ground level of the parkade in a clearly marked and visible location;
 - b. provided with pedestrian access from surrounding streets;
 - c. provided with vehicle access from the new north-south road;
 - d. designed to be safe, convenient and universally-accessible;
 - e. provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit and/or Servicing Agreement processes;
 - f. provided with one EV quick-charge (240 volt) charging station for each car share space for its exclusive use;
 - g. accessible to all intended users (e.g. general public, car share operator personnel and car share operator members) at no added cost;
 - h. accessible to all intended users as follows:
 - i. the general public – 365 days a year for a time period equalling the lengthiest combination of standard business hours and the standard operating hours of local rapid transit; and
 - j. the car share operator personnel and members – 365 days a year for a 24 hours per day (e.g. code entry);
 - k. identified on the Development Permit and Building Permit plans; and
 - l. prior to building inspection permitting occupancy, provided with wayfinding and stall

identification signage, to the satisfaction of the Director of Transportation;

- ii) a minimum of four (4) car share cars, all of which being electric vehicles, at the owner's initial cost;
- iii) terms of agreement between the owner and the car share operator which shall include:
 - a. a minimum contractual period for the provision of car share services of three years from the first date of building occupancy; and
 - b. additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;
- iv) supporting submissions provided to the City (Transportation Department) as follows:
 - a. prior to the Public Hearing, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;
 - b. prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services;
 - c. prior to building inspection permitting occupancy, a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services;
- b) a Public Right of Passage Statutory Right of Way, in favour of the City, to secure the car share spaces and the vehicular and pedestrian accesses, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation; and
- c) in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward.

15. **(Bicycle End-of-Trip Facilities)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to:

- a) provide bicycle end-of-trip facilities within the development for each of commercial uses and office uses generally as follows:
 - i) a minimum of one male facility and one female facility for commercial uses and one male facility and one female facility for office uses, designed, constructed, equipped and maintained by the owner, each of which shall:
 - a. be fully accessible to all intended users;
 - b. be easily accessible from commercial Class 1 bicycle parking areas;
 - c. be fully handicapped accessible;
 - d. accommodate two or more people at one time; and
 - e. include, at minimum, a change room and lockers, two showers, a toilet, a wash basin and a grooming station (i.e. mirror, counter and electrical outlets);
- b) identify the end-of-trip facilities in the Development Permit and Building Permit plans; and
- c) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the end-of-trip facilities, to the satisfaction of the Director of Transportation.

16. **(Bicycle Maintenance and Repair Facilities)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to:

- a) provide bicycle maintenance and repair facilities within the development for each residential tower for the shared use of all residential users (e.g. owners, renters and their guests) generally as follows:
 - i) a minimum of one bicycle repair and maintenance station for each residential tower, designed, constructed, equipped and maintained by the owner, each of which shall:
 - a. be fully accessible to all intended users;
 - b. be easily accessible from residential Class 1 bicycle parking areas;
 - c. be fully handicapped accessible;
 - d. include, at minimum, a bicycle repair stand with tools, a foot pump and a faucet, hose and drain

for bicycle washing;

- b) identify the bicycle maintenance and repair facilities in the Development Permit and Building Permit plans; and
 - c) prior to building inspection permitting occupancy, provide wayfinding and stall identification signage for the bicycle maintenance and repair facilities, to the satisfaction of the Director of Transportation;
17. **(Bicycle Facilities)** Registration of a restrictive covenant on title or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to maintain all required bicycle parking spaces and other bicycle facilities for their intended uses, as well as, securing the owner's commitment to maintain the bicycle parking areas for shared common use.
18. **(Transit Pass Program)** Registration of a restrictive covenant on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to:
- a) provide a transit pass program, at the owner's cost, generally as follows:
 - i) provide monthly two-zone transit passes for one year for:
 - a. 25% of market units;
 - b. 50% of rental units; and
 - c. 100% of affordable units,
 - b) extend the program, should it not be fully subscribed within one year, until the equivalent of the costs of the full one year transit pass program has been exhausted;
 - c) provide for administration by TransLink or a management company on behalf of the strata council;
 - d) notify the residents of the availability of the transit pass program;
 - e) indicate the availability and method of accessing the transit program in sales/rental contracts; and
 - f) submit a Letter of Credit prior to Development Permit issuance to secure the owner's commitment to provide the transit passes based on 110% of transit pass costs (including 100% for transit pass purchases and 10% for future transit pass cost increases and administration).
- (Note: The remaining funds in the LOC will be released to the Owner/Developer when the 2-zone one year transit pass program is fully subscribed.)*
19. **(District Energy Utility)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - i) the building is connected to the DEU;

- ii) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
- e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii) the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii) the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;
 - iv) prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
- f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).

20. (**Affordable Housing**) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard housing agreement and covenant on title to each lot to secure the affordable housing units. The terms of the housing agreements and covenant shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:

- a) provide a minimum of 5% of the residential floor area to affordable housing dwelling units;
- b) provide for affordable housing units, of numbers, types, sizes and associated rent and income levels in accordance with the table below:

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units (3)
Bachelor	37 m ² (400 ft ²)	\$811	\$34,650 or less	0%	0
1-Bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	42%	16

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1) (2)	Total Maximum Household Income (1) (2)	Unit Mix	# of Units (3)
2-Bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	29%	11
3-Bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	29%	11
TOTAL		N/A	N/A	100%	38

1. Denotes 2017 amounts adopted by Council on July 24, 2017.

2. Subject to Council approval, total annual household incomes and maximum monthly rents may be increased annually by the Consumer Price Index.

3. 50% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

- c) occupants of the affordable housing units shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided for the residential development as per OCP, City Centre Area Plan, and Development Permit requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities); and
- d) on-site parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants).
21. **(Rental Housing)** The City's acceptance of the developer's offer to provide market rental housing, constructed to a turnkey level of finish at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to:
- a minimum of 8,488 m² (0.41 FAR) of market rental housing floor area; and
 - registration of a legal agreement and covenant on title:
 - securing the market rental housing units in perpetuity;
 - requiring the market rental floor area to be maintained under single ownership; and
 - prohibiting the separate sale of less than all the units.
22. **(Child Care)** City acceptance of the owner's offer to voluntarily contribute to the development and operation of child care (approximately \$3,587,061 calculated using the proposed residential floor area excluding affordable and market rental housing floor area $[0.01 \times 62,452 \text{ m}^2 - 2,698 \text{ m}^2 - 8,488 \text{ m}^2] \times \$6,997/\text{m}^2$) noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process) (90% to Childcare Development Reserve Fund - Account # 7600-80-000-90157-0000 and 10% to Childcare Operating Contributions Account # 7600-80-000-90159-0000).
23. **(Community Facility)** City acceptance of the owner's offer to voluntarily contribute to the development of community facilities (approximately \$7,512,330 calculated using the proposed Village Centre Bonus floor area $[0.05 \times 18,611 \text{ m}^2 \times \$8,073/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process) (City Centre Facility Development Fund - Account # 7600-80-000-90170-0000).
24. **(Community Planning)** City acceptance of the owner's offer to voluntarily contribute to City Centre community planning (approximately \$218,450 calculated using the proposed floor area excluding the affordable and rental housing floor area $[(81,063 \text{ m}^2 - 2,698 \text{ m}^2 - 8,448 \text{ m}^2) \times \$3.01/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process) (CC-Community Planning and Engineering Account # 3132-10-520-00000-0000).
25. **(Public Art)** City acceptance of the owner's offer to voluntarily contribute to public art (approximately \$559,158 calculated using 100% non-residential floor area and 100% residential floor area excluding affordable and market rental housing floor area $[18,611 \text{ m}^2 \times \$4.84/\text{m}^2 + (62,452 \text{ m}^2 - 2,698 \text{ m}^2 - 8,488 \text{ m}^2) \times \$9.15/\text{m}^2]$ noting that the final amount will be subject to final floor area figures to be determined through the Development Permit process) (5% to Public Art Provision Account # 7500-10-000-90337-0000 and 95% as a Letter of Credit).

26. **(Servicing Agreement)** Submission and processing of a Servicing Agreement* application, completed to a level deemed acceptable by the Director of Engineering, for the design and construction of works associated with the proposed rezoning, subject to the following conditions:

Engineering

Water Works:

- a) Using the OCP Model, there is 585 L/s of water available at a 20 psi residual at the Alderbridge Way frontage, and 526 L/s of water available at a 20 psi residual at the No 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Install approximately 260 m of new 300 mm water main in the proposed north-south road, from the south property line of 551 No 3 Road to tie in to the proposed water main in Alderbridge Way.
 - iii) Install approximately 120 m of new 300 mm water main in the proposed east-west road, tying in to the proposed water main on the new north-south road and existing water main in No 3 Road.
 - iv) Install approximately 75 m of new 300 mm water main in Alderbridge Way to replace the two AC water mains on the north and south sides of Alderbridge Way. At the intersection of Alderbridge Way and the new north-south road, the new water main shall be tied in to the proposed water main in the north-south road, and the existing water mains along the north and south side of Alderbridge Way.
 - v) Remove, or fill and abandon where appropriate, the existing water mains on the north and south sides of Alderbridge Way along the development's frontage and reconnect existing fire hydrants to the proposed water main.
 - vi) Review hydrant spacing along all road frontages and install new fire hydrants as required per City spacing requirements for commercial land use.
 - vii) Install one new water service connection. Meter to be located onsite, i.e. in a mechanical room. Connection shall be to the proposed water main along the north-south road.
- c) At Developer's cost, the City is to:
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.
 - v) Cut, cap, and remove all existing water service connections to the development site.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Install approximately 390 m of new 900 mm storm sewer in No 3 Road from Alderbridge Way to the box culvert on Lansdowne Road, and reconnect all existing leads and connections to the new main.
 - ii) Remove, or fill and abandon where appropriate, the existing 300-375 mm storm sewer in No 3 Road from Alderbridge Way to Lansdowne Road.
 - iii) Install approximately 160 m of new 600 mm storm sewer in Alderbridge Way from existing manhole STMH10078 to the proposed storm sewer in No 3 Road, and reconnect all existing leads and connections to the new main.
 - iv) Fill and abandon approximately 165 m of existing 200-300 mm storm sewer on the north side of Alderbridge Way from existing manhole STMH4146 to manhole STMH4155.
 - v) Install approximately 230 m of new 600 mm storm sewer in the new north-south road.
 - vi) Install approximately 100 m of new 600 mm storm sewer in the new east-west road.
 - vii) Install one new storm service connection, complete with inspection chamber. Storm connection shall be made to the proposed 900 mm storm sewer in No 3 Road.
 - viii) Direct all drainage from the proposed development and proposed roads towards the proposed storm sewer on No 3 Road.
- e) At Developer's cost, the City is to:

- i) Complete all tie-ins for the proposed works to existing City infrastructure.
- ii) Cut, cap, and remove all existing storm service connections to the development site.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Install approximately 330 m of new 300-375 mm sanitary sewer at minimum 0.4% slope from manhole SMH56636 at the northwest corner of 5003 Minoru Boulevard to the northwest corner of the development site, and connect all existing service connections to the new main. The 300 mm section has adequate capacity to serve the proposed development and the future development at 7931 Alderbridge Way; all downstream sections with large catchments to be 375 mm.
 - ii) Remove the existing sanitary main along the existing lane from the service connection for 7931 Alderbridge Way to the south property line of the development site. Replace existing inspection chamber SIC7041 with a manhole and reconnect all existing service connections.
 - iii) Fill and abandon the existing sanitary sewer along Alderbridge Way fronting 7811 and 7851 Alderbridge Way, from existing inspection chamber SIC13559 to existing manhole SMH4690. Reconnect the existing sanitary connections to the new sanitary sewer in Alderbridge Way.
 - iv) Install a new sanitary service connection, complete with inspection chamber, and connect to the proposed sanitary sewer in Alderbridge Way.
- g) At Developer's cost, the City is to:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut, cap, and remove all existing sanitary service connections to the development site. Ensure that 5551 No 3 Road continues to be serviced.

Frontage Works:

- h) At Developer's cost, the Developer is required to:
 - i) Provide street lighting along all road frontages according to the following:
 - d. No 3 Road (West side of street):
 - i. Pole colour: Grey
 - ii. Roadway lighting: N/A (No change to existing lighting in centre median)
 - iii. Pedestrian lighting @ back of curb: Type 8 (LED) INCLUDING 1 pedestrian luminaire, 1 duplex receptacle, and flower basket holders, but EXCLUDING any banner arms or irrigation.
 - e. Alderbridge Way (South side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, flower basket holders, or irrigation.
 - f. New North-South Street @ west side of site (East side of street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, flower basket holders, or irrigation.
 - g. New East-West Street @ south side of site (Both sides of the street)
 - i. Pole colour: Grey
 - ii. Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, flower basket holders, or irrigation.
 - ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and

traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- TELUS FDH cabinet – 1.1 x 1.0 m

- iii) Coordinate with BC Hydro, TELUS and other private communication service providers:
 - a. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - b. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - c. To remove the existing private utility poles along the lane frontage and underground existing overhead lines.

General Items:

- i) At Developer's cost, the Developer is required to:
 - a. Coordinate with TransLink regarding any potential impact to the existing Canada Line guiderail on the east side of No 3 Road due to site preparation or building construction, and to understand and comply with any requirements or regulations relating to the Canada Line.
 - b. Manage any contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.
 - c. Replace the existing road structure along Alderbridge Way, which is constructed as a local road, with the appropriate arterial road structure as per City specifications.
 - d. Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - e. Provide a video inspection report of the existing storm and sanitary sewers along the road and lane frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Developer's cost.
 - f. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - g. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Transportation

Road and Frontage Improvement Work:

- j) The Developer is required to enter into a Servicing Agreement for the design and construction of road and frontage improvement works, including but not limited to the items listed in this document. All road and frontage improvement works are to be completed to the satisfaction of the City before the issuance of Occupancy Permits(s). The road and frontage improvements have four main components.
- Construction of a new road (in a north-south orientation) complete with frontage improvements along the entire length of the west side of the site. This new road is referred to as the North-South Road.
 - Construction of a new road (in an east-west orientation) complete with frontage improvements along the entire length of the south side of the site. Full frontage improvements are to be provided along both sides of the road. This new road is referred to as the East-West Road.
 - Alderbridge Way frontage works: widening of the south side of Alderbridge Way along the development frontage to provide an additional eastbound lane; construction of behind the curb frontage improvements along the entire length of the north side of the site; and extension of the existing concrete median on Alderbridge Way west of No. 3 Road.
 - No. 3 Road frontage works: widening of a section of No. 3 Road south of Alderbridge Way and construction of behind the curb frontage improvements along the entire length of the east side of the site. The new off-road bike path design standards are to be incorporated in the No. 3 Road development frontage works.
- i. North-South Road
- a. Scope of Work - The works include the construction of a new partial interim roadway along the entire length of the west side of the site from Alderbridge Way to the new East-West Road. The Developer is to construct a 10.0 m wide pavement (two traffic lanes and a parking lane) and 3.65 m wide behind the curb frontage improvements (including curb and gutter on the east side of the road, landscaped boulevard with a single row of street trees, and concrete sidewalk). Other features shall include: hard landscape features, street furnishings, and street lights. The typical road cross-section elements, measuring from the west side of the existing lane, are to include:
- 0.5 m wide paved shoulder.
 - 3.5 m wide southbound traffic lane.
 - 3.5 m wide northbound traffic lane.
 - 2.5 m wide northbound parking lane.
 - 0.15 m wide top of curb.
 - 1.5 m wide landscaped/treed boulevard, incorporating street trees @ 6.0 m on centre or as otherwise directed by the City, some combination of groundcover and decorative planting, City Centre streetlights, benches and furnishings.
 - 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
 - 3.0 m +/- wide building setback.
- Towards the Alderbridge Way end of this roadway, the lane configuration (measuring from west to east) is to be modified in the interim to the following cross section with no change to the behind the curb frontage elements:
- 3.0 m wide paved shoulder.
 - 3.5 m wide southbound traffic lane.
 - 3.5 m wide northbound traffic lane.
- b. Road Dedication /Statutory Right-of-Way Requirements - The following road dedication and Statutory Right-of-Way (SRW) are required. The exact road dedication and SRW requirements are to be confirmed by legal surveys and the approved road functional plans.

- A road dedication measuring 7.65 m wide along the entire length of the west side of the site is required. There is an existing 6.0 m wide city lane making a total width of 13.65 m available for the construction of this new roadway.
 - Two corner cuts (4.0 m x 4.0 m) are required at: North-South Road/Alderbridge Way intersection (southeast corner); and North-South Road/East-West Road intersection (northeast corner).
- c. Road Functional Design - A functional design for this road construction project, prepared to the satisfaction of the City, is required. The criteria of the functional design are as follows.
- Horizontal/vertical profiles - The center line of this roadway is to be established between the northbound and southbound traffic lanes. In general, the elevation of the new road should be similar to existing grades with detailed elevations to be finalized as part of the SA detailed design process and confirmation with Engineering.
 - Road cross-section and frontage improvements - Refer to Section j) i. a. above.
 - Interim and ultimate design - The interim design is to include all the road elements and frontage improvements described in Section j) i. a. over a width of 13.65 m before the property to the west of the site is redeveloped. The ultimate design is to include all road elements and frontage improvements for the full 19.3 m width with future road dedication from the property to the west. The functional design is to identify the interim and ultimate configurations of the Alderbridge Way/North-South Road intersection.
 - Road network continuity - For both the interim and ultimate conditions, the functional design is to show how this new roadway would be connected to the existing city lane to the south as well as when the same lane is widened to a full 12.0 m wide (curb to curb) roadway.
- ii. East-West Road
- a. Scope of Work - The works include the construction of a new roadway connecting No. 3 Road and the new North-South Road along the south side of the site. The Developer is to construct the full 12.0 m wide pavement (two traffic lanes and two parking lanes) and 3.65 m wide behind the curb frontage improvements on both sides of the road (including curb and gutter, landscaped boulevard with a single row of street trees, and concrete sidewalk). Other features shall include: hard landscape features, street furnishings, and street lights. The road cross-section elements, measuring from the south building face, are to include:
- 3.0 m +/- wide building setback.
 - 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
 - 1.5 m wide landscaped/treed boulevard, incorporating street trees @ 6.0 m on centre or as otherwise directed by the City, some combination of groundcover and decorative planting, City Centre streetlights, benches and furnishings.
 - 0.15 m wide top of curb.
 - 2.5 m wide westbound parking lane.
 - 3.5 m wide westbound traffic lane.
 - 3.5 m wide eastbound traffic lane.
 - 2.5 m wide eastbound parking lane.
 - 0.15 m wide top of curb.
 - 1.5 m wide landscaped/treed boulevard, incorporating street trees @ 6.0 m on centre or as otherwise directed by the City, some combination of groundcover and decorative planting, City Centre streetlights, benches and furnishings.
 - 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
 - 3.0 m +/- wide building setback.
- b. Road Dedication / Statutory Right-of-Way Requirements - The following road dedication and

Statutory Right-of-Way (SRW) are required. The exact road dedication and SRW requirements are to be confirmed by legal surveys and the approved road functional plans.

- The East-West Road will be aligned to meet the existing signalized intersection at the No. 3 Road Lansdowne Centre access. A road dedication measuring 19.3 m wide along the entire length of the south side of the site is required. In addition, the remainder area to the south (between the East-West Road and the existing south property line of the site) will be owned by the City after rezoning has been adopted.
 - Three corner cuts (4.0 m x 4.0 m) are required at: North-South Road/East-West Road intersection (northeast corner); and East-West Road/No. 3 Road intersection (northwest and southwest corners).
- c. Road Functional Design - A functional design for this road construction project, prepared to the satisfaction of the City, is required. The criteria of the functional design are as follows.
- Horizontal/vertical profiles - The center line of this roadway is to be established between the eastbound and westbound traffic lanes. At No. 3 Road, this road is to be aligned with the Lansdowne Centre access. In general, the elevation of the new road should be similar to existing grades with detailed elevations to be finalized as part of the SA detailed design process and confirmation with Engineering.
 - Road cross-section and frontage improvements - Refer to Section j) ii a. above.
 - Interim and ultimate design – The functional plan is to show the entire 12.0 m wide pavement and full frontage improvements on both sides of the road. Along the south side of the road, property permitting, the full frontage works are to be shown as far to the west as possible. The east end of this new roadway is to be aligned with the existing signalized intersection midblock on No. 3 Road between Alderbridge Way and Lansdowne Road. In the interim, the west end of this roadway is to form a T-intersection with the existing lane and the new North-South road. An interim design of this T-intersection is required for the condition before the adjacent properties are redeveloped. The configuration of this T-intersection may be modified as part of the SA detailed design process. An ultimate design is also required to establish the configuration of the new property lines of adjacent properties as part of the rezoning process of the site.
 - Road network continuity - The functional design is to show how this roadway would be extended beyond the new North-South Road/East-West Road intersection to Minoru Boulevard and the future roadway to the south.
 - Bicycle friendly route designation - This new roadway is designated in the City Centre Area Plan (CCAP) as a “bicycle-friendly route”. The functional design is to incorporate special features of bicycle pavement markings, signage and signal loop detectors. Also required are “sharrow” (bike stencil with chevrons) pavement markings with the stencil in the middle of the travel lane (since the lane width is less than 4.3 m wide), “Share the Road” signage, and bicycle detection stencil placed on the loop detector at signalized intersections.
- iii. Alderbridge Way (North-South Road to No. 3 Road)
- a. Scope of Work - The works include road widening and construction of behind the curb frontage improvements along the entire length of the north side of the site (from the new North-South Road to No. 3 Road). The Developer is to widen Alderbridge Way along the development frontage to provide an additional eastbound lane. The behind the curb frontage improvements are to include landscaped boulevard with a single row of street trees and concrete sidewalk. Other features shall include: hard landscape features, street furnishings, and street lights. The works shall also include extending the existing concrete median on Alderbridge Way west of No. 3 Road past the new North-South Road. The ultimate cross-section of the frontage improvements, measuring from the median on Alderbridge Way, is to include:
- Two 3.25 m wide left turn lane.

- 3.10 m wide eastbound lane.
 - 3.25 m wide eastbound curb lane.
 - 0.15 m wide top of curb.
 - 1.5 m wide landscaped/treed boulevard, incorporating street trees @ 6.0 m on centre or as otherwise directed by the City, some combination of groundcover and decorative planting, City Centre streetlights, benches and furnishings.
 - 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
 - 3.0 m +/- wide building setback.
- b. Road Dedication /Statutory Right-of-Way Requirements - The following road dedication and Statutory Right-of-Way (SRW) are required. The exact road dedication and SRW requirements are to be confirmed by legal surveys and the approved road functional plans.
- A minimum 1.7 m wide road dedication along the development Alderbridge Way frontage is required for the provision of an additional eastbound lane. The exact road dedication will be determined based on approved functional road plans.
 - Two corner cuts are also required: 4.0 m x 4.0 m at the North-South Road/Alderbridge Way intersection (southeast corner); and, 5.0 m x 5.0 m at the Alderbridge Way/No. 3 Road intersection (southwest corner).
- c. Road Functional Design - A functional design for this road construction project, prepared to the satisfaction of the City, is required. The criteria of the functional design are as follows.
- Road cross-section and frontage improvements - Refer to Section j) iii. a above.
 - Interim and ultimate design - The functional design is to show the full widened pavement and behind the curb frontage improvements. The interim eastbound lane configuration shall consist of: one left turn lane, two through lanes and one right turn lane. The ultimate eastbound lane configuration, with redevelopment of other properties adjacent to this intersection, shall consist of: two left turn lanes, one through lane and one through/right turn lane. The permitted vehicle turning movements for both the interim and ultimate conditions at the Alderbridge Way/North-South Road intersection are restricted to right-in and in right-out.
 - Extension of median on Alderbridge Way - The functional design plan is to show the existing median on Alderbridge Way extended beyond the Alderbridge Way/North-South Road intersection. Two median breaks are to be incorporated in the design to maintain the existing all-directional accesses to the site on the north side of Alderbridge Way.
- iv. No. 3 Road (Alderbridge Way to East-West Road)
- a. Scope of Work -
- Road Widening - The works include widening a section of the west side of No. 3 Road south of Alderbridge Way. The requirement for this road widening is to: (i) establish the permanent curb line along the development frontage that would be compatible to the ultimate configuration of the No. 3 Road/ Alderbridge Way intersection; and (ii) make provisions for extending the No. 3 Road center median at this location. The southbound lane configuration at the intersection, measuring from the west curb, is as follows:
- 2.5 m wide raised bike lane (tapered to 2.0 m typical width further south).
 - 5.75 m wide curb lane (tapered to 3.25 m typical width further south).
 - 3.65 m wide center lane (tapered to 3.1 m typical width further south).
- Behind the curb frontage improvements - The works include these improvements across the entire length of the No. 3 Road development frontage: widening of the existing raised bike lane, landscaped boulevard with a single row of street trees, and concrete sidewalk. The frontage works are to incorporate the new off-road bike path design standards (including widening the bike path from 1.5 m to 2.0 m, the replacement of the existing roll curb by concrete barrier curb,

and providing a buffer strip between the curb traffic lane and the bike path). Other features shall include: hard landscape features, street furnishings, and street lights. The cross-section of the frontage improvements, measuring from the west curb line of No. 3 Road, shall include:

- 0.15 m wide concrete barrier curb (replacing the existing 0.175 m wide rollover curb).
- 0.25 m wide buffer strip, incorporating decorative paving (e.g., split face stone sets).
- 2.0 m wide off-road bike path (with 0.15 m +/- wide concrete bands along each edge within the 2.0 m wide bike path).
- 1.5 m wide landscaped/treed boulevard, incorporating street trees @ 6.0 m on centre or as otherwise directed by the City, some combination of groundcover and decorative planting, City Centre streetlights, benches and furnishings.
- 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
- 3.0 m +/- wide building setback.

The above frontage improvements are to be provided across the entire No. 3 Road development frontage, including the short section of frontage south of the new East-West Road.

Accessible Bus Stop Requirements – There is an existing southbound bus stop at the development No. 3 Road frontage just south of Alderbridge Way. This bus stop needs to be upgraded to meet accessible standards and provisions made for a bus shelter. The frontage improvement cross section at this bus stop is as follows:

- 0.15 m wide concrete barrier curb (replacing the existing 0.175 m wide rollover curb).
- 3.0 m wide x 9.0 m long concrete bus stop pad with prewiring for lighting.
- 2.0 m wide off-road bike path (with 0.15 m +/- wide concrete bands along each edge within the bike path).
- 2.0 m wide sidewalk, incorporating some combination of concrete and decorative paving, as determined to the City's satisfaction.
- 3.0 m +/- wide building setback.

b. Transit Amenities - The following transit amenities are required.

- Construct a concrete bus stop/bus shelter pad at the southbound No. 3 Road bus stop south of Alderbridge Way. This bus pad is to be constructed to accessibility standards (minimum dimensions of 3.0 m x 9.0 m) and pre-ducting for electricity connections. This bus stop (measured from the bus stop post) is to be located a minimum 26.0 m from the crosswalk bar on the south leg of the No. 3 Road / Alderbridge Way intersection. The exact placement of the bus stop pad is to be confirmed with Coast Mountain Bus Company.
- The Developer is required to make a minimum contribution of \$35,000 towards the purchase and installation of a City approved bus shelter. The exact amount will be determined as part of the SA process.

c. Road Dedication Statutory Right-of-Way Requirements - The following road dedication and Statutory Right-of-Way (SRW) are required. The exact road dedication and SRW requirements are to be confirmed by legal surveys and the approved road functional plans.

- Two corner cuts are required: southwest corner of the No. 3 Road / Alderbridge Way intersection (5.0 m x 5.0 m); and northwest corner of the No. 3 Road / East-West Road intersection (4.0 m x 4.0 m).
- To accommodate the full frontage improvements, including incorporating the new off-road bike lane standards, an additional 1.4 m wide strip across the entire No. 3 Road site frontage, measured from the previously identified property line, is required.
- The requirements for additional road dedications, SRW, corner cuts at Alderbridge Road and/or the disposition of any resulting land surplus shall be determined based on legal surveys, the completion of staff review of the road functional design plan, and other land disposition considerations.

- d. Road Functional Design - A functional design for this road construction project, prepared to the satisfaction of the City, is required. The criteria of the functional design are as follows.
- Road cross-section and frontage improvements - Refer to Section j) iv. a above.
 - Interim design - The functional design plan is to show the road and frontage improvements that establish the permanent curb line along the No. 3 Road development frontage. The southbound lane widths will vary and will taper to the existing lane widths further south.
 - Ultimate design - The functional design plan is to show the ultimate southbound lane widths taking into consideration of road works associated with future development of the site to the north. The curb line and other improvement works along the No. 3 Road development frontage should not be affected.

Traffic Signals and Control Devices:

- k) The Developer is required to enter into a Servicing Agreement for the design and construction of off-site traffic signal works including, but not limited to the works identified in the Rezoning Considerations for the subject development. Above and beyond what is specifically identified in the Rezoning Considerations, the Developer is also responsible for the design and construction of any of the following elements at a traffic signal device and/or communications network. This type of work is typically identified during the detailed design stage of the Servicing Agreement and may not have been known over the course of the Rezoning Application process.

- Modify, relocate and/or replace traffic signal poles/bases, conduits, junction boxes, street light fixtures, cable and conductors.
- Modify, relocate and/or replace traffic signal equipment such as controller cabinet/base, UPS (Uninterrupted Power Supply) and service panel.
- Modify vehicle/pedestrian detection and vehicle phasing including left turn arrows.
- Modify, relocate and /or replace communications conduit, cable and junction boxes.

This development will be directly served by four traffic signal devices. In addition to the general descriptions of works listed above, the specific traffic signal related works at these intersections/locations are shown as follows.

i. Future Traffic Signal at the new East-West Road/North-South Road Intersection

- Works shall include the installation of conduits, junction boxes, traffic pole bases, UPS base and controller cabinet base. New communications conduit/cable are also required to tie in this future signal with City owned communication network. A full set of traffic signal design drawings will be required. Pre-ducting works shall be completed in such a fashion that any new frontage improvements that are done as part of this development will not have to be disturbed for future works as related to the installation of the new traffic signal. The Developer may have to assign a SRW for the placement of some of this equipment (to be identified through the Servicing Agreement phase of the project).

ii. Two Existing Traffic Signals: No. 3 Road/Alderbridge Way and No. 3 Road/East-West Road

- The Developer will be responsible for all costs related to the modifications of existing traffic signals as a result of any frontage improvement works. These signals include those installed at the No. 3 Road /Alderbridge Way intersection and No. 3 Road/East-West Road intersections. The works shall include, but are not limited to: new “ornamental traffic poles” powder coated to match surrounding street light poles, pole bases, video detection, UPS system, controller cabinet/controller, illuminated street name signs and APS (Accessible Pedestrian signals). A full set of traffic signal modification design drawings will be required. The developer may have to assign a SRW for the placement of some of this equipment (to be identified through the Servicing Agreement phase of the project).

iii. Special Crosswalk

- The Developer is responsible for the design and construction of a special crosswalk on No. 3 Road at approximately the mid-point of the No. 3 Road development frontage. The purpose of

this special crosswalk is to accommodate pedestrian crossing of No. 3 Road between the development's on-site walkway to Lansdowne Centre. This special crosswalk will provide the following features: illuminated crosswalk signs with downward lighting, flashing amber lights, push buttons, raised button lane delineation; accessible pedestrian signal features, and advance warning beacons and signage.

l) Registration of the Servicing Agreement on title.

27. **(Development Permit)** Submission and processing of a Development Permit application, completed to a level deemed acceptable by the Director of Development, demonstrating:

a) design development of the rezoning concept, as necessary, to address:

- i) form and character objectives noted in the associated Report to Planning Committee;
- ii) Council directions arising out of Public Hearing;
- iii) pertinent comments of the Advisory Design Panel;
- iv) form and character objectives described in the OCP and CCAP Development Permit Guidelines;
- v) technical resolution of building services, private utilities, public utilities, fire access, parking and loading and waste management including provision of final utility, fire access, loading, waste management and signage and wayfinding plans; and
- vi) technical resolution of the landscape plans including:
 - i. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new landscape; and
 - ii. the protection, installation and/or maintenance (including automatic irrigation) of retained and/or new trees;

b) the owner's commitment to design and construct the development in accordance with rezoning policy, the rezoning considerations and the draft site-specific zoning bylaw, by incorporating information into the Development Permit plans (inclusive of architectural, landscape and other plans, sections, elevations, details, specifications, checklists and supporting consultant work) prepared by qualified professionals including, but not limited to:

- i) statutory rights of way, easements, encroachments, no build areas, agreements and other legal restrictions, as applicable;
- ii) flood construction level(s);
- iii) use, density, height, siting, building form, landscaping, parking and loading and other zoning requirements;
- iv) floor area calculation overlays;
- v) site access locations;
- vi) horizontal and vertical clearance dimensions for all vehicular circulation, including heights of doors, gateways and other passages;
- vii) the required shared non-residential parking and residential visitor parking spaces;
- viii) the required shared loading spaces;
- ix) the required EV-charging vehicle parking spaces;
- x) the required car-share parking spaces;
- xi) the required end-of-trip facilities, including their location, number, size, type and use;
- xii) the required bicycle maintenance facilities;
- xiii) identification and wayfinding marking and /or signage for all bicycle, vehicle and truck spaces and associated facilities;
- xiv) the location of all above ground utility equipment required to be on site including that needed for street lighting and traffic signals as well as that need for third parties;
- xv) the location of areas reserved for DEU equipment and/or connection facilities and a notation regarding the need for DEU pre-ducting, as applicable in the case of the final DEU strategy;
- xvi) the required affordable housing units, including their size and location;
- xvii) the required market residential floor area;

- xviii) aging in place, basic universal, accessible, adaptable and/or convertible dwelling units, as established through the DP review;
 - xix) an accessibility checklist and identification of specific recommended measures to be incorporated into the Building Permit plans, where relevant;
 - xx) a CPTED checklist and identification of specific recommended measures to be incorporated into the Building Permit plans, where relevant;
 - xxi) a LEED checklist for the overall development prepared by a LEED AP BD+C to achieve LEED v4 Silver equivalency and identification of specific measures to be incorporated into the Building Permit plans, where relevant;
 - xxii) an Acoustic and Mechanical Report with recommendations prepared by a registered professional regarding measures to be incorporated into the Building Permit drawings to achieve the exterior and interior noise levels and other noise mitigation standards articulated in the various noise covenants;
 - xxiii) an Arborist Contract entered into between the applicant and a Certified Arborist for supervision of any 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;
 - xxiv) the required common indoor, common outdoor and private outdoor amenity areas including their location, size and use;
 - xxv) the location, plans, detailing and specifications for landscaping, including but not limited to required replacement trees and irrigation for private and common open space; and
 - xxvi) the location and dimensions of on- and off-site any tree protection fencing illustrated on the Tree Retention/Management Plan provided with the application.
- c) Submission of a Letter of Credit for landscaping, including required replacement trees, based on 100% of the cost estimate provided by the Landscape Architect, including installation costs, plus a 10% contingency cost.

Building Permit Notes:

1. Prior to Building Permit issuance the approved Development Permit and associated conditions, as well as any additional items referenced in "Schedule B: Assurance of Professional Design and Commitment for Field Review", shall be incorporated into the Building Permit plans (drawings and documents) prior to Building Permit issuance.
2. Prior to Building Permit issuance, the applicant is to submit a detailed Construction Parking and Traffic Management Plan to the Transportation Division for approval. The Management Plan shall identify (for each development phase): construction vehicle access, emergency vehicle access, parking facilities for construction workers, staging areas for construction vehicles, areas for deliveries and loading, and application for any lane closures. The Plan will require the use of proper construction traffic control procedures and certified personnel as per Traffic Control Manual for works on roadways (Ministry of Transportation and Infrastructure) and MMCD Traffic Regulation Section 01570.
3. Prior to Building Permit issuance the developer must obtain a Building Permit for construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Prior to Building Permit issuance the developer must obtain and provide to the City TransLink concurrence, in writing, regarding adequate completion or otherwise successful resolution of the AID process.

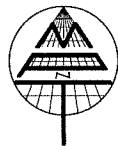
General Notes:

1. Some of the foregoing items (*) may require a separate application.
2. Where the Director of Development deems it appropriate, legal 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.
3. 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.
4. The legal 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.
5. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, dewatering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
6. Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal Permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional be retained.

Signed

Date

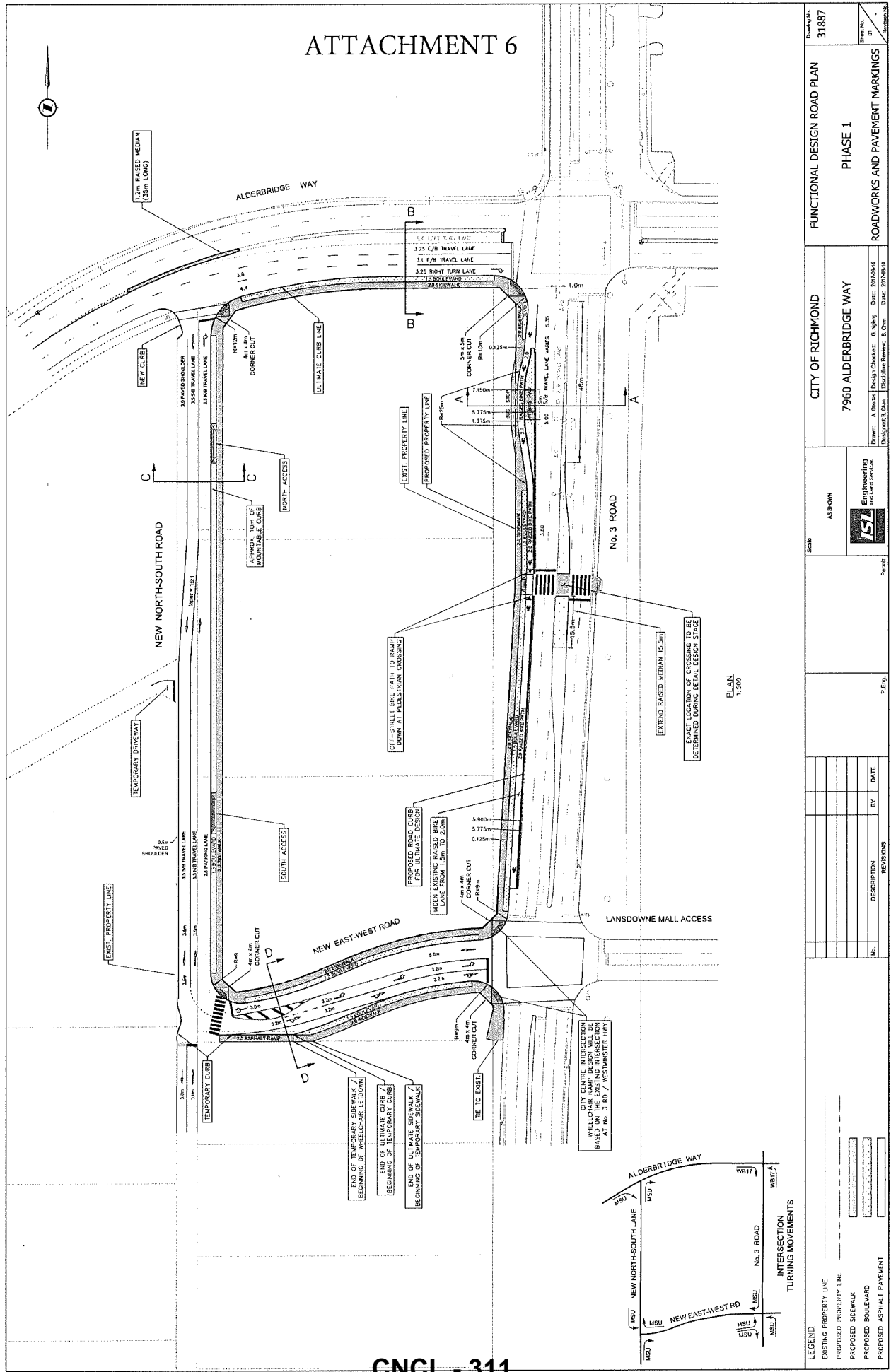
SCHEDULE 1

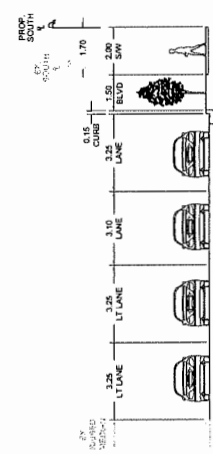
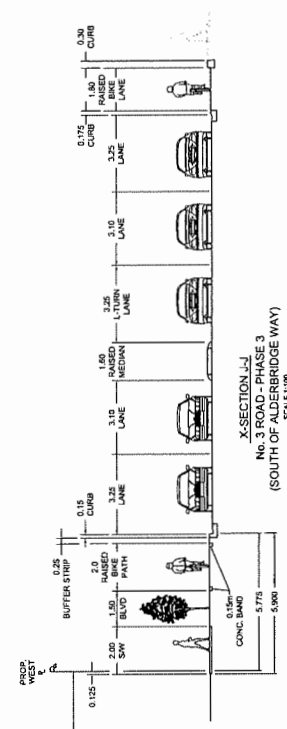
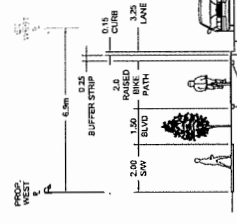
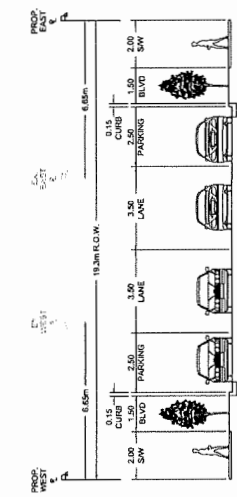
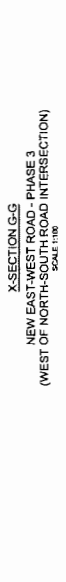
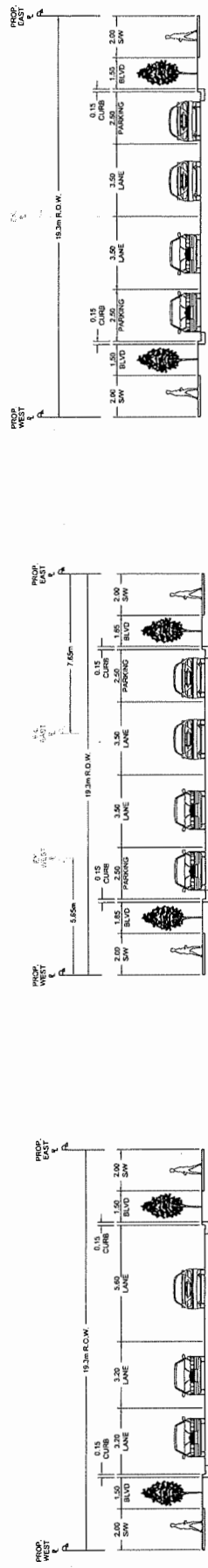


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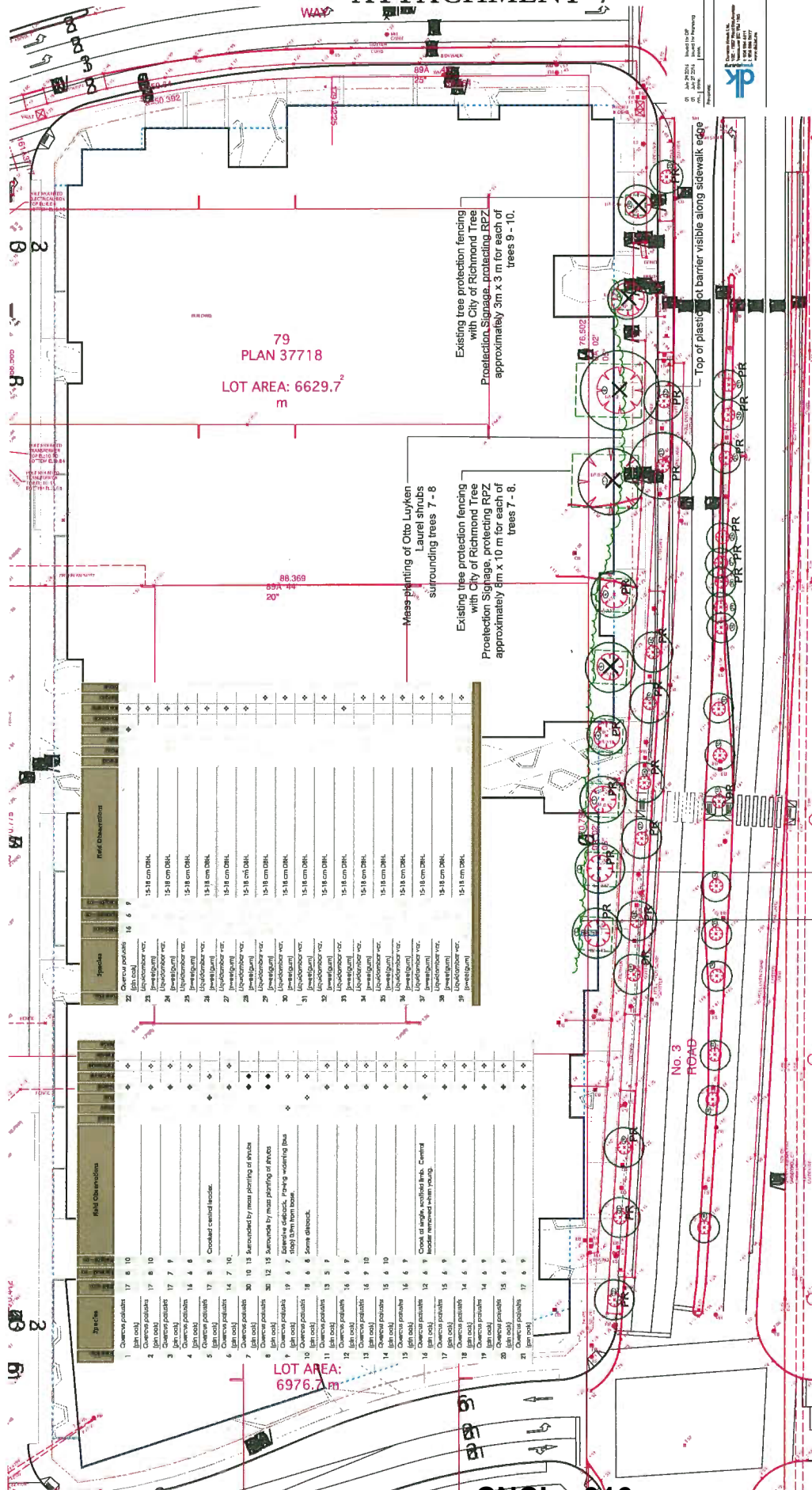
ATTACHMENT 6





Drawing No. 31887		Functional Design Road Plan PHASE 3		CROSS SECTIONS	
City of Richmond 7960 ALDERBRIDGE WAY		AS SHOWN		Engineering 	
Designer: A. Dwyer Checked: S. Dwyer Date: 2014-11-14 Drawn: S. Dwyer Date: 2014-11-14		Scale AS SHOWN		Project F. Eng.	
No. DESCRIPTION REVISIONS		BY DATE		Signature Date	

ATTACHMENT 7

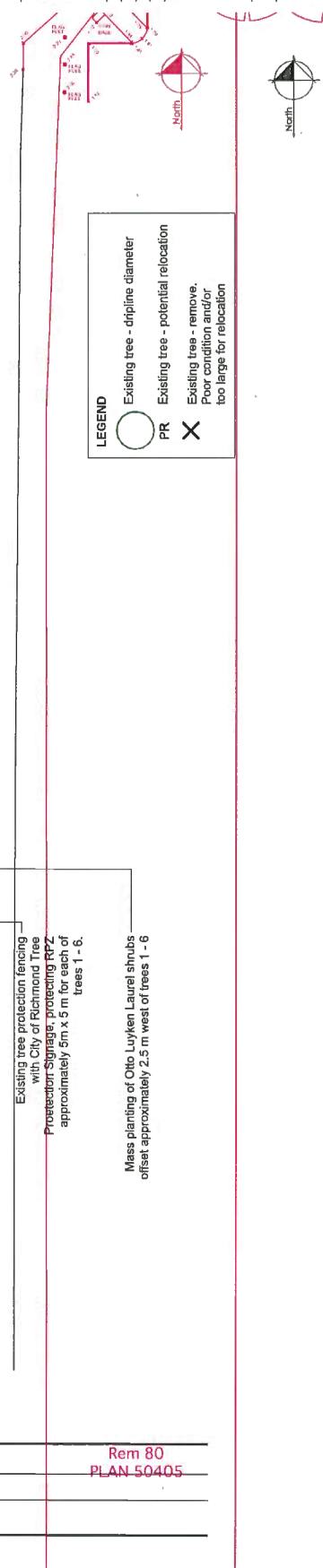


ATMOSPHERE
MIXED USE DEVELOPMENT
7940 ALDERBRIDGE WAY
RICHMOND BC

Existing Trees Management Plan

Project No. 14055
Sheet No. 1-1

Drawn by: [Name]
Checked by: [Name]
Date: July 23, 2014
Scale: 1/8" = 1'



PLAN SHOWING PROPOSED SUBDIVISION OF PART OF SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:

PARCEL IDENTIFIER (PID): 003-587-100
 LOT 46 SEC 5 BK4N R6W NWD
 PLAN 34468

PARCEL IDENTIFIER (PID): 003-582-663
 LOT 79 SEC 5 BK4N R6W NWD
 PLAN 37118

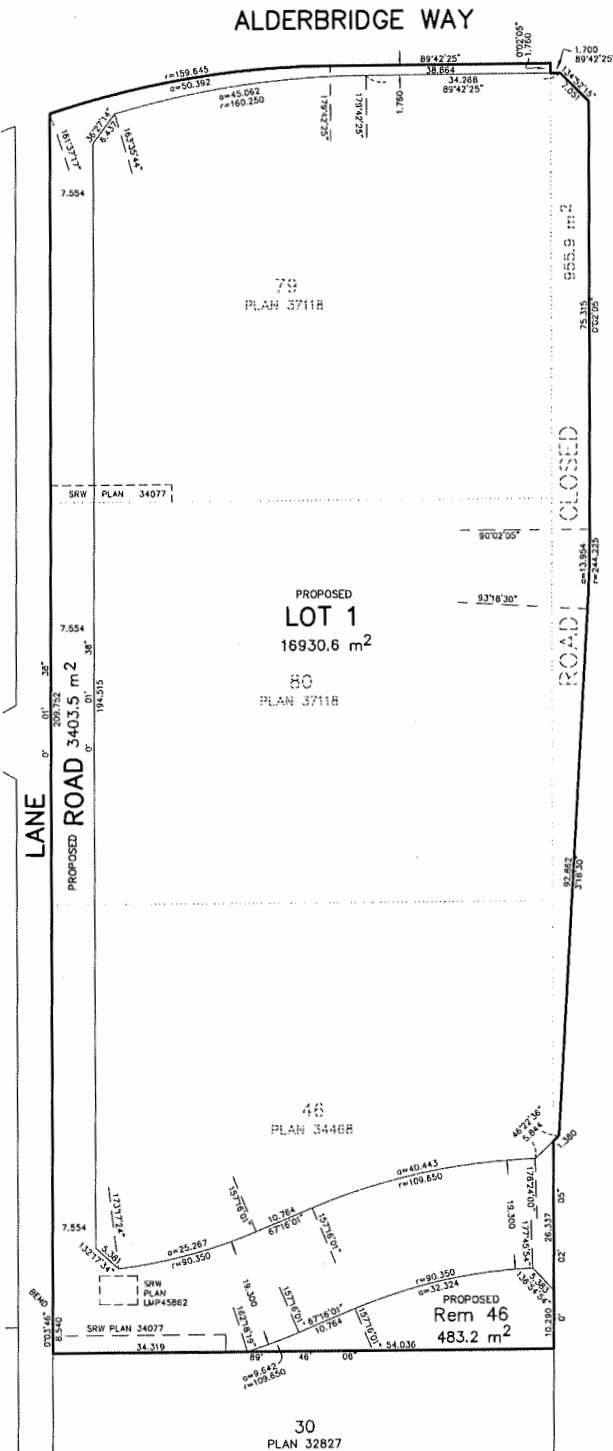
PARCEL IDENTIFIER (PID): 003-583-902
 LOT 80 SEC 5 BK4N R6W NWD
 PLAN 37118

PORTION OF ROAD
 DEDICATED ON PLAN 32833

SCALE 1:500

10 5 0 10 20
 DISTANCES ARE IN METRES

PROPOSED SUBDIVISION CRITERIA FROM FUNCTIONAL
 DESIGN ROAD PLAN PHASE 3 DRAWING NUMBER 31248
 REVISION "D", DATED 16-01-27
 PREPARED BY ISL ENGINEERING AND LAND SERVICES



© COPYRIGHT

MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS

8320 - 11120 HORSESHOE WAY
 RICHMOND, B.C., V7A 5H7
 PH: 604-270-9331
 FAX: 604-270-4137

CADFILE:17505-7-PROPOSED SUB-1.DWG

R-17-7-PROPOSED SUB-1

SEPTEMBER 29, 2017



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9825 (RZ 15-692485)
7960 Alderbridge Way and 5333 & 5411 No. 3 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 into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.34 City Centre High Density Mixed Use (ZMU34) – Lansdowne Village

20.34.1 Purpose

The **zone** provides for a broad range of **commercial, office, service, institutional, education, entertainment and residential uses** typical of the **City Centre**. Additional **density** is provided to achieve **City** objectives related to the **development of affordable housing units, office uses and community amenities**.

20.34.2 Permitted Uses

- amenity space, community
- animal day care
- animal grooming
- broadcasting studio
- child care
- education
- education, commercial
- education, university
- emergency service
- entertainment, spectator
- government service
- grocery store
- health service, minor
- housing, apartment
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- microbrewery, winery and distillery
- neighbourhood public house
- office
- private club
- recreation, indoor
- religious assembly
- restaurant
- retail, convenience
- retail, general
- retail, second hand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

20.34.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **home-based business**

20.34.4 Additional Uses

- **district energy utility**

20.34.5 Permitted Density

1. For the purposes of this **zone**, the calculation of **floor area ratio** is based on a net **development site** area of 20,817 sq. m.
2. The maximum **floor area ratio** is "2.0" for residential **uses** and mixed **uses** including residential **uses**, together with an additional:
 - a) "0.1" **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
3. Notwithstanding Section 20.34.5.2, the reference to "2.0" is increased to a higher **floor area ratio** of "3.0" if the **owner**:
 - a) provides 38 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 5% of the total residential **floor area** minus the total market rental housing **floor area**;
 - b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;
 - c) provides market rental housing units on the **site** with a combined **floor area ratio** of not less than 0.41 FAR;
 - d) enters into a legal agreement with respect to the market rental housing units and registers the legal agreement against title to the **lot**; and
 - e) pays a sum to the **City** (*Child Care Reserve Fund*) based on 1% of the value of the total residential **floor area ratio** less the value of the **affordable housing unit floor area ratio** and the market rental housing **floor area ratio** (i) multiplied by the "equivalent to construction value" rate of \$6997/ sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$6,997/ sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
4. Notwithstanding Section 20.34.5.3, the reference to "3.0" is increased to a higher **floor area ratio** of "3.95" if the **owner**:

- a) uses the additional "0.95" **floor area ratio** for non-residential **uses** only; and
 - b) pays a sum to the **City** (*City Centre Facility Development Fund*) based on 5% of the additional non-residential **floor area ratio** provided in the **development**, calculated using the "equivalent to construction value" rate of \$8,073/ sq. m., if the payment is made within one year of third reading of the zoning amendment bylaw, or (ii) thereafter, multiplied by the "equivalent to construction value" rate of \$8,073/ sq. m. adjusted by the cumulative applicable annual changes to the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver, where such change is positive.
5. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**:
- a) common mechanical, heating, ventilation, air conditioning, electrical, telephone and similar type service rooms not co-located with an **enclosed parking** area and not intended as **habitable space**; and
 - b) storage areas for residential **uses** to a maximum area of 3.3 sq. m. per **dwelling unit** where co-located with below-grade, **enclosed parking**.

20.34.6 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 90% for **buildings**.

20.34.7 Yards & Setbacks

- 1. Minimum **setbacks** shall be:
 - a) from a **road**, measured to a **lot line**, 6.0 m., except that a **road setback** may be reduced to:
 - i) 3.0 m for parts of a **building** above **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - ii) 0.0 m. for parts of a **building** below **finished site grade**, as specified in a Development Permit approved by the **City**; and
 - b) from a **side lot line**, measured to a **lot line**, 0.0 m.
- 2. Notwithstanding 20.34.7.1, minimum **setbacks** for parts of a building directly adjacent to City land or land secured for public use via **right-of-way**, measured to a **lot line** or the boundary of the **right-of-way**, shall be:
 - a) where a door provides **access**, 1.5 m or the depth of the door swing, whichever is greater.
- 3. Notwithstanding Sections 4.11 and 4.12, projections into **setbacks** for architectural features, **cantilevered roofs**, **balconies**, **awnings**, sunshades, canopies, privacy screens or similar **building** elements located 3.0 m or more above **finished site grade** may be increased, subject to the depth of the associated **setback**, to a maximum of:

- a) for **road setbacks**, 2.5 m., as specified in a Development Permit approved by the **City**;
- b) for **side lot line** and **rear lot line setbacks**, 2.0 m., as specified in a Development Permit approved by the **City**.

20.34.8 Permitted Heights

- 1. The maximum **building height** for **principal buildings** is 41.5 m. geodetic.
- 2. The maximum **building height** for **accessory structures** is 12.0 m.

20.34.9 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot area** for **development** is 16,800 sq. m.

20.34.10 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0 of Richmond Zoning Bylaw 8500.

20.34.11 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.
- 2. Notwithstanding Section 20.34.11.1, the minimum number of required bicycle **parking spaces** shall be:
 - a) for Class 2, for **general retail, convenience retail, restaurant, office** and other non-residential **uses**, excluding **education, commercial education** and **university education uses**, calculated as 0.2 spaces per 100.0 sq. m. of **floor area**; and
 - b) for Class 2, for residential **uses**, calculated as 0.1 spaces per **dwelling unit**.
- 3. Notwithstanding Section 20.34.11.1, the minimum number of **parking spaces** required by this bylaw for residential **uses** may be reduced to be calculated as follows:
 - a) 0.9 resident **parking space** per residential **dwelling unit**;
 - b) 0.8 resident **parking space** per **affordable housing unit**;
 - c) 0.8 resident **parking space** per market rental **dwelling unit**;
 - d) 0.1 visitor **parking space** per residential **dwelling unit**;
 - e) 0.1 visitor **parking space** per **affordable housing unit**; and
 - f) 0.1 visitor **parking space** per market rental **dwelling unit**.

and then the minimum on-**site** parking requirements for residential **uses** (set out above) and for non-residential **uses** (set out in Section 7) may be further reduced by up to a maximum of 10%, where:

- g) the **City** implements transportation demand management measures, including the use of car co-operatives, transit passes, private shuttles, carpools, enhanced end-of-trip cycling facilities, and other pedestrian, bicycle and transit connectivity improvements suitable to the **site** and the surrounding neighbourhood; and
 - h) the minimum on-**site** parking requirements are substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval of the **City**.
4. Notwithstanding Section 20.34.11.1, the required number of **loading spaces** is:
- a) 2.0 large size truck spaces shared between residential uses and non-residential uses; and
 - b) 7.0 medium size truck spaces shared between non-residential and residential uses.

20.34.12 Other Regulations

- 1. Signage must comply with the City of Richmond's Sign Bylaw 5560, as it applies to **development** in the Downtown Commercial (CDT1) **zone**.
 - 2. **Telecommunication antenna** must be located a minimum 20.0 m above the ground (i.e., on a roof of a **building**).
 - 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. 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 parcels and by designating them **CITY CENTRE HIGH DENSITY MIXED USE (ZMU34) – LANSDOWNE VILLAGE**:
- P.I.D. 003-582-663
LOT 79 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 37118
 - P.I.D. 003-583-902
LOT 80 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 37118
 - P.I.D. 003-587-100
LOT 46 SECTION 5 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 34468

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9825”**.

FIRST READING

PUBLIC HEARING


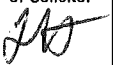
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

CORPORATE OFFICE



City of Richmond

Report to Committee

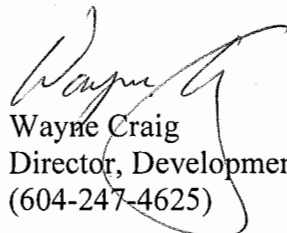
To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 4, 2018
File: RZ 17-765420

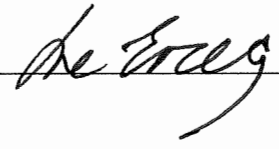
Re: Application by Onni 7811 Alderbridge Holding Corp Inc. for Rezoning at 7811 Alderbridge Way from the "Industrial Retail (IR1)" Zone to the "Residential/Limited Commercial (RCL2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9867, for the rezoning of 7811 Alderbridge Way from the "Industrial Retail (IR1)" zone to the "Residential/Limited Commercial (RCL2)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

WC:sb
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Onni 7811 Alderbridge Holding Corp. Inc. has applied to the City of Richmond for permission to rezone 7811 Alderbridge Way from the “Industrial Retail (IR1)” zone to the “Residential/Limited Commercial (RCL2)” zone (Attachment 1) in order to permit the development of a mixed-use mid-rise residential and limited commercial development on a property in the City Centre’s Lansdowne Village.

Key components of the proposal (Attachment 2) include:

- One five-storey mixed-use building; with a ground floor corner commercial retail unit, indoor amenity space, including two guest suites for the residents and five levels of apartments.
- One six-storey residential building with six levels of apartments.
- A common shared one and a half level parking structure that is partially lowered into the site.
- A maximum floor area ratio (FAR) of 2.0 and a maximum height of 25 m.
- A total floor area of approximately 30,741 m² (330,895 ft²) comprised of approximately:
 - 280 m² (3,014 ft²) of commercial space, which would not be permitted to be used for commercial indoor recreation.
 - 30,461 m² (327,882 ft²) of residential space.
- Approximately 365 dwelling units, including:
 - Approximately 343 residential units.
 - 22 affordable housing low end market rental residential units.
- LEED Silver equivalent design and connection to the Oval district energy utility (DEU) system.
- Extension of Minoru Boulevard, widening of Alderbridge Way and widening of River Parkway across the site frontages.
- Provision of public rights-of-passage (PROP) statutory rights-of-way (SRW) for a pedestrian linkage along the west edge of the site, and a pedestrian greenway through the middle of site connecting to the proposed Minoru Boulevard extension and connecting to Cedarbridge Way through an existing greenway in the Phase 1 development.

This application includes the proposed sale and acquisition of the City’s surplus lane lands along the west edge of the site. Additional information on the land acquisition is contained in the “Financial Impact” section of this Staff Report.

The owner is required to enter into a Servicing Agreement for the design and construction of engineering and transportation infrastructure and frontage improvement works.

Findings of Fact

A Development Application Data Summary (Attachment 3) providing details about the development proposal is attached.

Existing Site and Development

Existing Site and Development: The subject site is located in Lansdowne Village of the City Centre (Attachment 4) on the north side of Alderbridge Way at Minoru Boulevard. It is comprised of one lot and the abutting surplus City lane along the west edge of the site and currently is developed with two single-storey industrial retail warehouse buildings and surface parking.

Existing Housing Profile: The subject properties were not previously developed with residential uses.

Surrounding Development

Surrounding development includes:

To the North: Across the proposed River Parkway extension, an existing two-storey industrial business park development on a site owned by the City for future park development and zoned “Industrial Business Park (IB1)”.

To the East: Across the proposed Minoru Boulevard extension, an existing industrial retail development on a site zoned “Industrial Retail (IR1)”.

To the South: Across Alderbridge Way, is an existing industrial retail development with vehicle repair and child care uses on a site zoned “Industrial Retail (IR1)”.

To the West: Phase 1 of the subject RIVA development, consisting of four six-storey residential apartment buildings, is under construction (DP 12-615424) on a site zoned “High Density Low Rise Apartments (RAH2)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

Official Community Plan: The Official Community Plan (OCP) designates the site as “Mixed Use”. The proposed rezoning is consistent with this designation.

City Centre Area Plan: The City Centre Area Plan (CCAP) Lansdowne Village Specific Land Use Map designates the site as “Urban Centre T5 (25m)” (Attachment 4) and allows for a maximum average net development site density of 2.0 FAR. The proposed rezoning is consistent with this designation. The density is spread across both proposed buildings.

Other Policies, Strategies & Bylaws

Industrial Land Use History: Due to the previous industrial uses on the subject site, confirmation that the site has achieved approval from the Ministry of Environment and Climate Change Strategy for residential uses is required prior to rezoning approval. As the City will be receiving land dedication for road purposes, a legal agreement and securities may also be required depending on the outcome of the detailed site investigation process and any site remediation works sequence.

Floodplain Management Implementation Strategy: The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 for Area "A". Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Aircraft Noise Sensitive Development Policy: The proposed development is located in Area 2 (aircraft noise sensitive uses may be considered) on the OCP Aircraft Noise Sensitive Development Map. The proposed rezoning is consistent with this Policy. Registration of an aircraft noise covenant on Title is required prior to rezoning adoption.

CCAP Noise and Interface Management Policies: The proposed development must address additional OCP noise and interface management policies; specifically ambient noise and commercial noise and other potential impacts of developing within the City Centre.

The proposed commercial unit will be within 30 m of proposed residential uses on the subject lands and phase 1 of the development on the adjacent site to the west. Registration of a noise covenant on Title is required before final adoption of the rezoning bylaw; to ensure any noise emanating from the commercial uses and mechanical equipment does not exceed noise levels allowed in the City's Noise Bylaw.

The development site is surrounded by properties with development potential subject to the City Centre Area Plan. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the commercial development is subject to potential impacts due to other development that may be approved within the City Centre, including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant First Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Proposed Zoning Bylaw Amendment

The proposed commercial and residential uses are permitted by the CCAP. The proposed rezoning is consistent with the Lansdowne Village Specific Land Use Map, Urban Centre T5

(25 m) transect. The standard “Residential/Limited Commercial (RCL2)” zone is proposed for the development. The “Residential/Limited Commercial (RCL2)” zone includes provisions regulating the permitted residential and secondary permitted commercial land uses, maximum 2.0 floor area ratio (FAR) density, maximum 25 m building height, minimum net development site size, siting parameters and parking. Rezoning considerations are provided (Attachment 5).

The proposed ground commercial unit is designed to provide new services for the neighbourhood. Although the “Residential/Limited Commercial (RCL2)” zone allows for commercial indoor recreation use, a registered legal agreement will prohibit commercial indoor recreation use on the subject site as a consideration of rezoning.

Infrastructure Improvements

The proposed rezoning will contribute to utility, transportation and park infrastructure improvements as described below. Additional details are provided in the Servicing Agreement section of the rezoning considerations (Attachment 5). Detailed design will take place through the Servicing Agreement process.

Engineering

City Utilities: The owner is required to enter into a Servicing Agreement for the design and construction of a variety of water, storm water drainage and sanitary sewer frontage works, including:

- Water main servicing across Minoru Boulevard frontage and upgrade across Alderbridge Way frontage.
- Storm sewer servicing across Minoru Boulevard frontage and upgrade across Alderbridge Way frontage.
- Sanitary sewer upgrades across Alderbridge Way and River Parkway frontages.
- Associated utilities statutory rights-of-way (ROW).
- Various frontage upgrades, including street lighting, and ditch infill to provide for pedestrian improvements and works transitioning to the east of the subject lands.

Third Party Utilities: Relocation and undergrounding of private utility lines and location of private utility equipment on-site are required.

Transportation

City Transportation Network: The City Centre Area Plan (CCAP) encourages completion and enhancement of the City street network. The City, as part of its 2018 Capital and Construction Program, will construct an interim roadway of approximately the equivalent of three traffic lanes along the north side of River Parkway from the current westerly limit of this roadway to Cambie Road. To facilitate this project, the proposed rezoning includes contributions of \$216,000.00 towards the interim north edge treatment and \$110,000 towards the new water main installation along the River Parkway frontage of the subject lands.

River Parkway: Improvements will include road dedication and widening with ultimate frontage improvements and ultimate five-lane curb-to-curb cross-section across frontage to 30 m beyond the Minoru Boulevard intersection through a required Servicing Agreement. Required works

also include traffic signal and illuminated street name sign intersection improvements at Minoru Boulevard, street trees, off-road bike lane, banner poles, street furnishings and tapered road transition to meet the roadway to the east. The required works will coordinate with the City works, providing the ultimate River Parkway cross-section from property line to the north curb across the River Parkway frontage of the proposed site, and tying back into the interim roadway east of the proposed Minoru Boulevard intersection. The ultimate treatment of the remaining north boulevard will be determined in coordination with City park design in the future.

Alderbridge Way Frontage: Improvements will include road dedication and widening with ultimate frontage improvements and interim four-lane curb-to-curb cross-section across frontage. Works also include interim intersection improvements at Minoru Boulevard. The remaining works will be secured as part of future development.

Minoru Boulevard Frontage: Improvements will include road dedication and extension from River Parkway to Alderbridge Way with ultimate frontage improvements and interim three-lane curb-to-curb cross-section. Works also include an interim retaining wall with safety barrier, additional landscaping and sidewalk width for Parks greenway leading to the future City park along River Parkway. The remaining works will be secured as part of future development.

Private Roads: The owner is required to provide public-rights-of-passage (PROP) statutory rights-of-way (ROW) at the north and south ends of the west property line to provide vehicle access to and pedestrian linkage between Alderbridge Way and River Parkway.

Pedestrian Linkages: The owner is required to provide a public-rights-of-passage (PROP) statutory right-of-way (ROW) to extend the mid-block pedestrian greenway from the west edge of the site to Minoru Boulevard and to provide a mid-block pedestrian linkage along the west edge from Alderbridge Way to River Parkway. Both linkages will provide lighted pedestrian paths, landscaping and way finding signage. The east-west greenway will also provide seating opportunities and a children's play area. The detailed design will be the subject of further review as part of the Development Permit process.

Where eligible, Development Cost Charge (DCC) credits will be applied to the required off-site improvements. All other improvements will be funded by the owner. Permanent road and traffic signal works along River Parkway, Alderbridge Way and Minoru Boulevard are eligible for DCC credits. Land dedication along River Parkway and Minoru Boulevard, but not the equivalent area to City's surplus lane acquisition, are eligible for DCC credits. Road works and land dedication DCC credits exclude all temporary works and any area where the frontage works exceed CCAP standard road cross-section. DCC credits will be the subject of further review as part of the Servicing Agreement and Building Permit processes.

Preliminary functional road drawings demonstrating the proposed road improvements have been provided (Attachment 6). Detailed design development will occur through the Servicing Agreement process.

Amenity Contributions

The CCAP Implementation Strategy includes density bonusing and other measures to support the development of community amenities. The proposed rezoning includes contributions to community amenities as outlined below. Staff note that all contributions are based on rates at the time of writing and will be subject to indexing adjustments, should the rezoning not be adopted within the relevant applicable time periods.

Community Planning: The proposed rezoning is subject to a community planning implementation contribution for future community planning. In accordance with the CCAP Implementation Strategy, a contribution will be secured before rezoning adoption (\$92,686.91 calculated using the proposed maximum floor area [$331,024.69 \text{ ft}^2 \times \$0.28 / \text{ft}^2$]).

Public Art: The proposed development is subject to the Richmond Public Art Policy. As the project is of a significant size and there are opportunities for locating Public Art on the site, the applicant is proposing to install Public Art in the development through the Public Art Program process. The contribution of installed Public Art will be secured with a legal agreement registered on Title prior to final adoption of the rezoning bylaw. The minimum value of installed Public Art or cash-in-lieu is based on the current contribution rate (\$265,946.46 calculated using the proposed commercial floor area [$3,014 \text{ ft}^2 \times \$0.45 / \text{ft}^2$] and residential floor area [$311,283 \text{ ft}^2 \times \$0.85 / \text{ft}^2$], excluding affordable housing floor area).

Affordable Housing: The CCAP Implementation Strategy, in conjunction with the Affordable Housing Strategy, provides for density bonusing to achieve affordable housing in residential and mixed-use developments. The rezoning application for the proposed development was received prior to July 24, 2017 and is subject to grandfathering of the five percent affordable housing contribution rate. A total of 22 Low End Market Rental Housing (LEMR) units, with a combined floor area of $1,554 \text{ m}^2$ ($16,728 \text{ ft}^2$), are proposed and allocated as follows.

AFFORDABLE HOUSING SUMMARY

Unit Type	Affordable Housing Strategy Requirements			Project Targets (3)	
	Minimum Unit Sizes	Current LEMR Maximum Rents (1)(2)	Total Maximum Household Income (1)(2)	Unit Mix	# of Units (3)
1-Bedroom	50 m^2 (535 ft^2)	\$975	\$38,250 or less	45.5%	10
2-Bedroom	69 m^2 (741 ft^2)	\$1,218	\$46,800 or less	31.8%	7
3-Bedroom	91 m^2 (980 ft^2)	\$1,480	\$58,050 or less	22.7%	5
TOTAL	N/A	N/A	N/A	100%	22

(1) Denotes 2017 amounts adopted by Council on July 24, 2017.

(2) Subject to Council approval, total annual household incomes and maximum monthly rents may be increased annually by the Consumer Price Index.

(3) 50% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

The units will be secured with a Housing Agreement which will include the following terms: tenant access to indoor and outdoor common amenity areas, and, provision of affordable housing parking spaces at no additional charge.

Sustainability

District Energy Utility (DEU): The proposed mixed-use development will be designed to utilize energy from the Oval District Energy Utility (DEU). Connection to the City's DEU system will be secured with a legal agreement registered on Title prior to final adoption of the rezoning bylaw.

Sustainability Rating System: The proposed development is expected to achieve Leadership in Energy and Environmental Design (LEED) v4 Silver equivalency. The applicant will provide a sustainability strategy with preliminary checklist for review through the Development Permit process and will incorporate the recommendations into the development and Building Permit drawings, where relevant.

Site Access, Parking and Loading

Site Access: Vehicular access will be provided to the proposed north building via a driveway connecting to River Parkway and restricted to right-in/right-out only. Vehicular access will be provided to the proposed south building via a driveway connecting to Alderbridge Way and restricted to right-in/right-out only. Proposed truck access and loading is consistent with the provisions of the Richmond Zoning Bylaw. On-site design will be the subject of further review during the Development Permit process.

Vehicle Parking: Transportation Department staff generally support the parking proposal, which includes a total of 516 parking on-site parking spaces contained in a two level parking structure and will be the subject of further review during the Development Permit process. The proposed parking rate is consistent with the parking provisions of the Richmond Zoning Bylaw (City Centre Zone 2). The rezoning includes registration of a legal agreement requiring that every pair of tandem parking spaces be assigned to the same dwelling unit and prohibiting the assignment of shared visitor/commercial parking spaces.

Electric Vehicle Charging: Consistent with Council Policy, effective on April 1, 2018, 100% of the residential parking spaces (excluding visitor spaces) are to be provided with an energized outlet for electrical vehicle charging.

Truck Loading: Four medium size loading spaces will be provided for the proposed development, which is consistent with the loading provisions of the Richmond Zoning Bylaw.

Bicycle Parking: The proposed bicycle parking rates are consistent with the bicycle provisions of the Richmond Zoning Bylaw. The detailed design of secure class 1 storage and short-term class 2 bicycle racks will be the subject of further review during the Development Permit process. The rezoning includes registration of a legal agreement prohibiting conversion of bicycle storage area into general storage space.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report and Tree Survey (Attachment 7); which identifies on-site and off-site bylaw-sized trees that may be affected by the proposed development.

On-site Trees: There are six existing trees on the subject site (one Weeping Silver Birch and five Douglas Fir trees), which are all considered to be in fair condition, however are all recommended for removal for the following reasons: the Birch tree will be in conflict with the development; and the Douglas Fir trees will be in conflict with required River Parkway road works. There are no adjacent trees on the neighbouring properties.

Off-site Trees: There are three existing trees on the City's River Parkway right-of-way (Cherry, Hawthorn, and Black Cottonwood trees), which are all considered to be in fair condition and will all be in conflict with required River Parkway road works. There are no City street trees in the Alderbridge Way frontage.

The City's Tree Preservation Coordinator has reviewed the on-site trees and supports the Arborist's recommendation to remove the trees. These trees are required to be removed and replaced. Tree replacement will be addressed as part of the required Development Permit and Servicing Agreement processes.

Development Form and Character

The City Centre Area Plan (CCAP) includes a variety of policies intended to shape development to be liveable, functional and complementary to the surrounding public and private realm. Those policies most applicable to the development concept at the rezoning stage are reviewed below.

Massing Strategy: The massing of the proposed development is generally consistent with the urban design objectives of the CCAP mixed-use mid-rise residential and limited commercial Sub-Area B.2, and is arranged to address the site's configuration, second phase location (abutting the phase one site), urban design opportunities (three road frontages), and combination of uses (residential and limited commercial). There is one five-storey mixed-use building, with a small commercial unit anchoring the corner of Alderbridge Way and Minoru Boulevard. There is also one six-storey residential building fronting Minoru Boulevard and River Parkway. The two buildings are c-shaped around internal west facing courtyards, separated by a mid-block publically-accessible greenway, and sit on top of a common one and a half storey height parking podium.

Adjacencies: The relationship of the proposed development to adjacent public and private properties is assessed with the intent that negative impacts are reduced and positive ones enhanced. The subject site is surrounded on three sides by Alderbridge Way, Minoru Boulevard and River Parkway, which mitigates potential impacts on both the surrounding public realm and surrounding private development. The site also abuts an adjacent site, which is phase one of the same development, with continuing construction underway (DP 12-615424).

Development Permit: Through the required Development Permit Application process, the form and character of the proposed development will be assessed against the expectations of the Development Permit Guidelines, City bylaws and policies. The proposal will be expected to respond to comments arising from Council consideration of the rezoning, as well as, from staff, Advisory Design Panel and Development Permit Panel review. The detailed building and

landscape design will be the subject of further review during the Development Permit review process, including the following features.

- **Form and Character:** The design will be further detailed to provide massing, height, roofline and façade expression, appropriate grade transition and active street frontages.
- **Parking and Loading:** The design and draft functional plan, including truck manoeuvring, will be further detailed.
- **Pedestrian Linkages:** The design of the east-west pedestrian greenway and north-south pedestrian linkage will be further detailed.
- **Waste Management:** The waste management plan, including storage and collection of garbage, recycling and organic waste will be further detailed.
- **Crime Prevention through Environmental Design (CPTED):** The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. A CPTED strategy and plans demonstrating natural access, natural surveillance, defensible space and maintenance measures will be reviewed.
- **Accessibility:** The proposed development will be required to provide good site and building accessibility. Design implementation will be reviewed.
- **Sustainability:** Integration of sustainability features into the site, building, and landscape design will be reviewed.
- **Amenity Space:** The design of indoor and outdoor amenity space for the residents will be reviewed. The proposed amenities include the provision of two guest suites, which are to be located adjacent to the other amenity space, are not to include kitchen facilities and will be secured by legal agreement.

Financial Impact

To facilitate the sale of surplus City lands (lane) and the subject rezoning application proposal, the applicant proposes to acquire the surplus City lane allowance adjacent to the subject site for consolidation and inclusion in the applicant's development site (Attachment 2). The total approximate area of City lands proposed to be included in the development site is 1,052.5 m² (11,329 ft²). As identified in the attached rezoning considerations (Attachment 5), the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement, and lane closure bylaw, will be brought forward to Council in a separate report from the Senior Manager, Real Estate Services.

As a result of the proposed development, the City will take ownership of owner contributed assets; such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated Operating Budget Impact (OBI) for the ongoing maintenance of these assets is estimated to be \$41,926.17. This will be considered as part of the 2020 Operating Budget.

Conclusion

The application by Onni 7811 Alderbridge Holding Corp. Inc. to rezone the property at 7811 Alderbridge Way in order to develop a medium-density development with a two building mixed-use development is consistent with City objectives as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP) and other City policies, strategies and bylaws. The proposed commercial use will activate the street frontages at the corner of Alderbridge Way and Minoru Boulevard and will support future development in Lansdowne Village. The built form of the mid-rise buildings will provide a strong identity for the location, and will provide a transition to the future City Park to the north and future development to the east, and public realm enhancements will improve the pedestrian experience for this emerging pedestrian-oriented mixed-use precinct. The provision of Affordable Housing units, engineering and transportation improvements, along with voluntary contributions for Public Art and community planning, will help to address a variety of community development needs.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9867 be introduced and given First Reading.



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

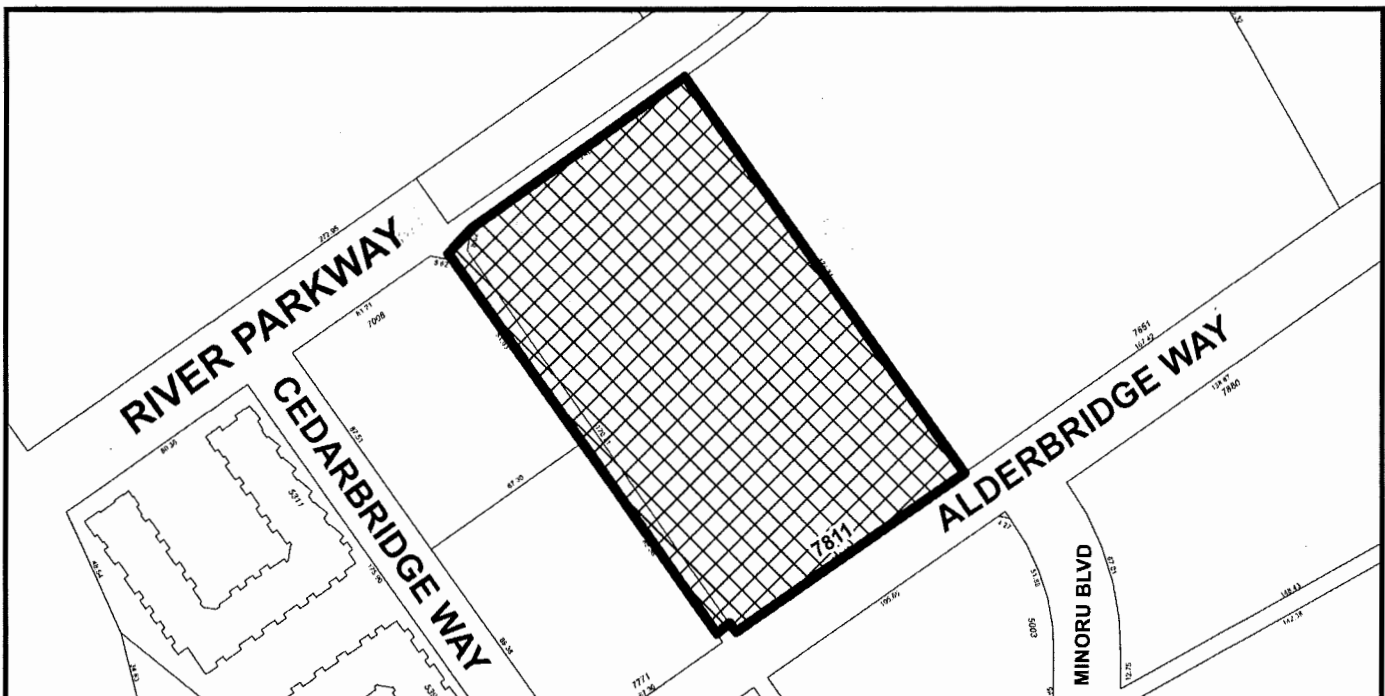
SB:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Rezoning Conceptual Development Plans
- Attachment 3: Development Application Data
- Attachment 4: City Centre Lansdowne Village Specific Land Use Map
- Attachment 5: Rezoning Considerations
- Attachment 6: Draft Road Functional Plan
- Attachment 7: Arborist Report Tree Survey



City of
Richmond

to report dated June 4, 2018



RZ 17-765420

Original Date: 03/14/17

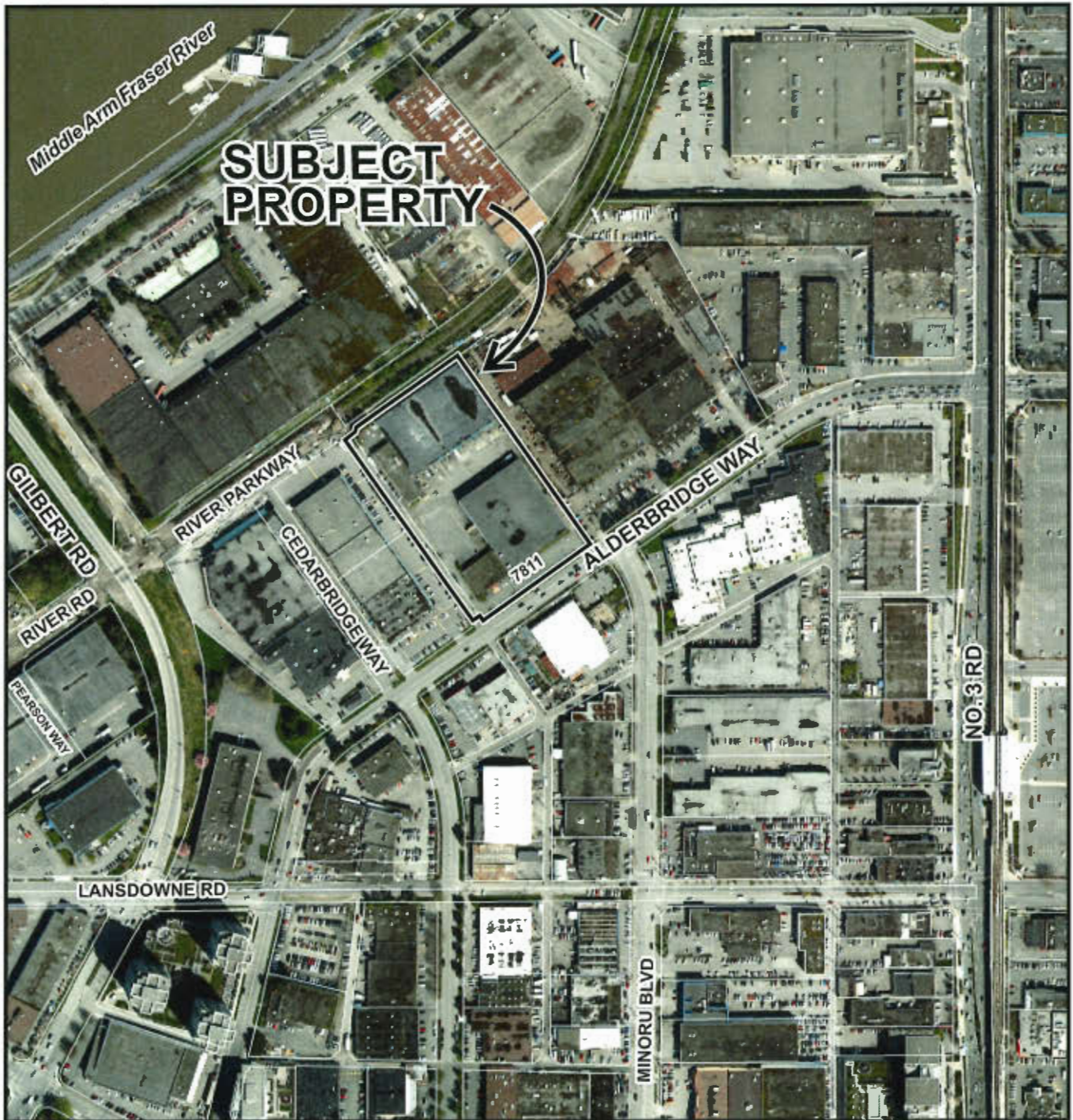
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Note: Dimensions are in METRES

CNCL - 335



City of
Richmond



RZ 17-765420

Original Date: 03/15/17

Revision Date: 05/30/18

Note: Dimensions are in METRES

CNCL - 336

CONCEPTUAL
REASONING
DESIGN.

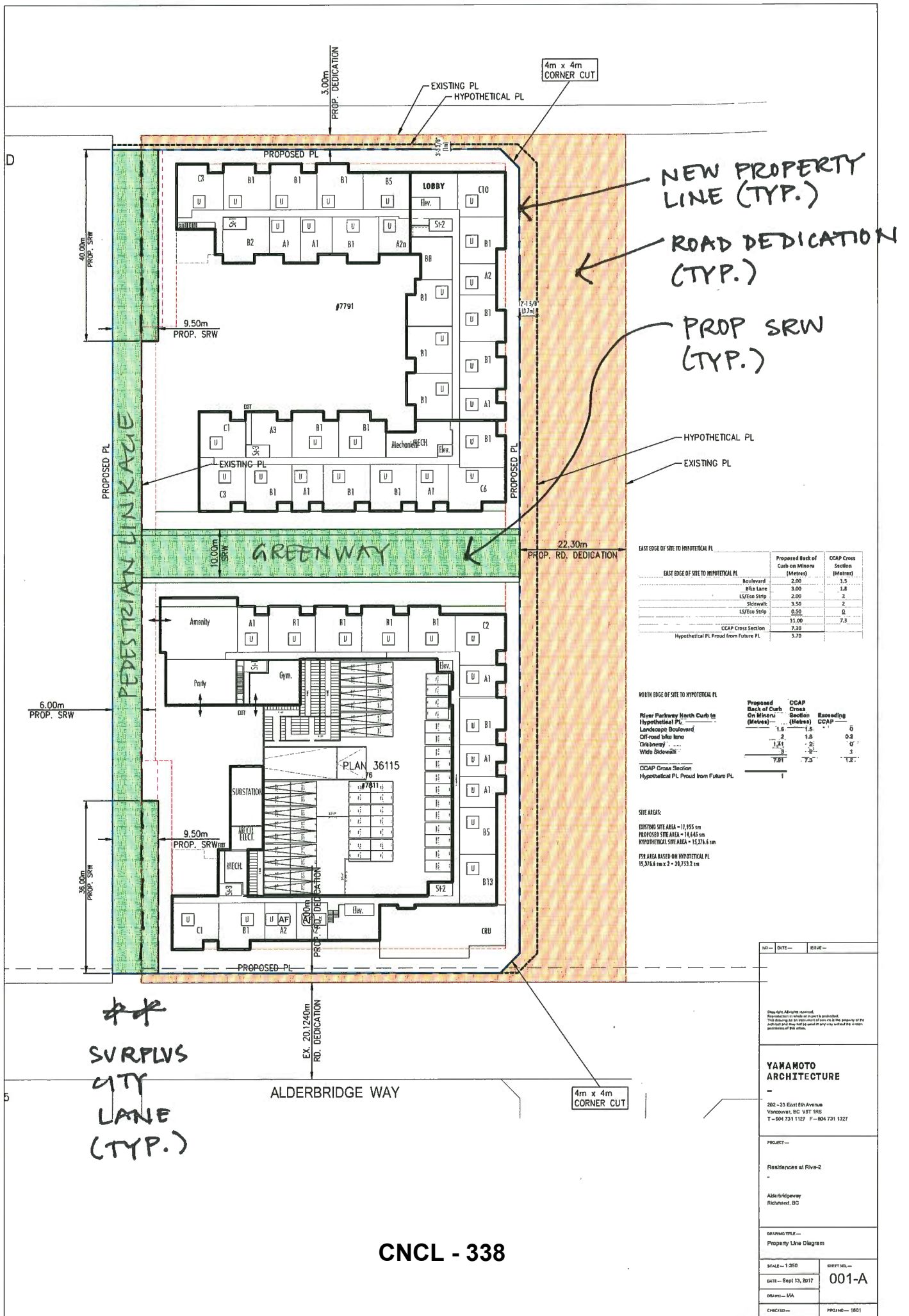


**Rezoning Application
7811 Alderbridge Way
RZ 17-765420**

CNCL - 337

Attachment

to report dated June 4, 2011

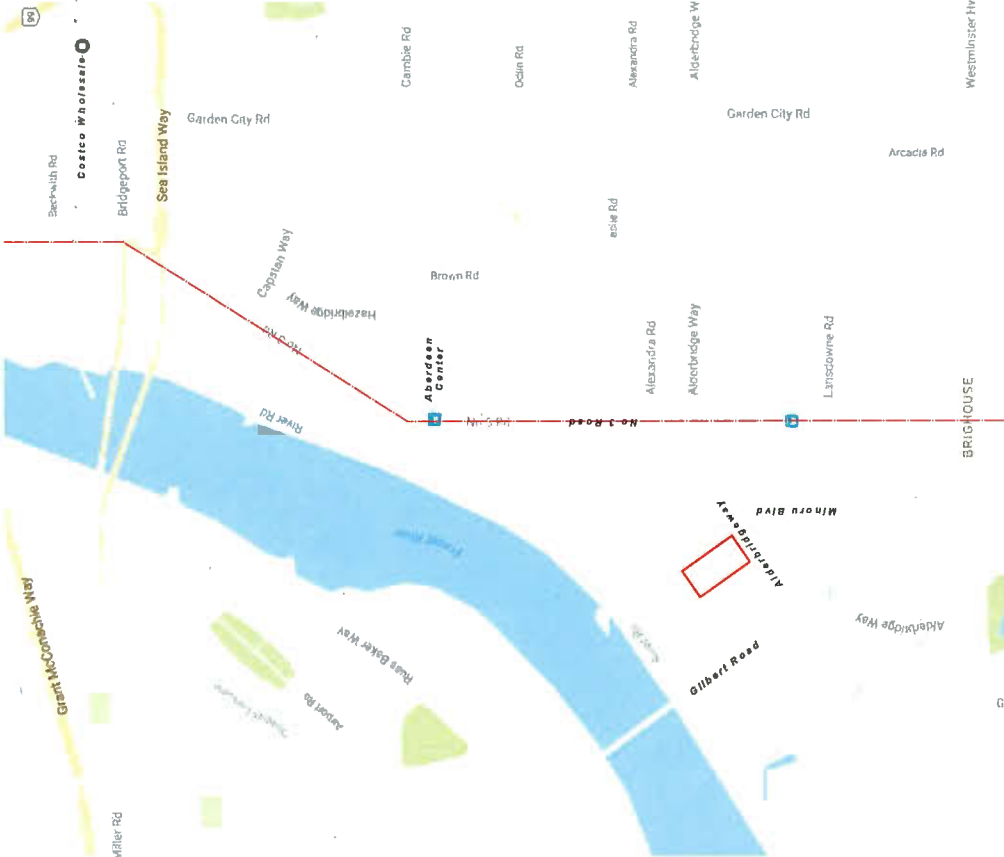


CNCL - 338

NO.	DATE	REVISION
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<p>YAMAMOTO ARCHITECTURE</p> <p>202 - 33 East 6th Avenue Vancouver, BC V6T 1R6 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT -</p> <p>Residences at River-2</p> <p>Alderbridge Way Richmond, BC</p>		
<p>DRAWING TITLE -</p> <p>Property Line Diagram</p>		
SCALE - 1:350	SHEET NO. -	
DATE - Sept 13, 2017	001-A	
DRAWN - LAA		
CHECKED -	PROJECT - 1001	



1 Context Aerial



2 Context Map

NO. 1	DATE	REVISION
1	01/13/2017	001
2	01/13/2017	002
3	01/13/2017	003
4	01/13/2017	004
5	01/13/2017	005
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T: 604.731.1127 F: 604.731.1127

PROJECT
Residence at River 2
Aberdeen
Burien, BC

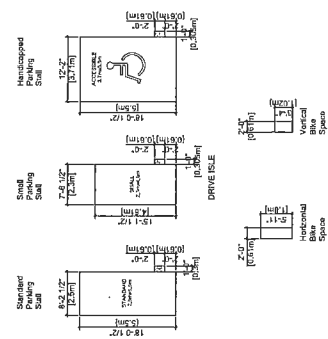
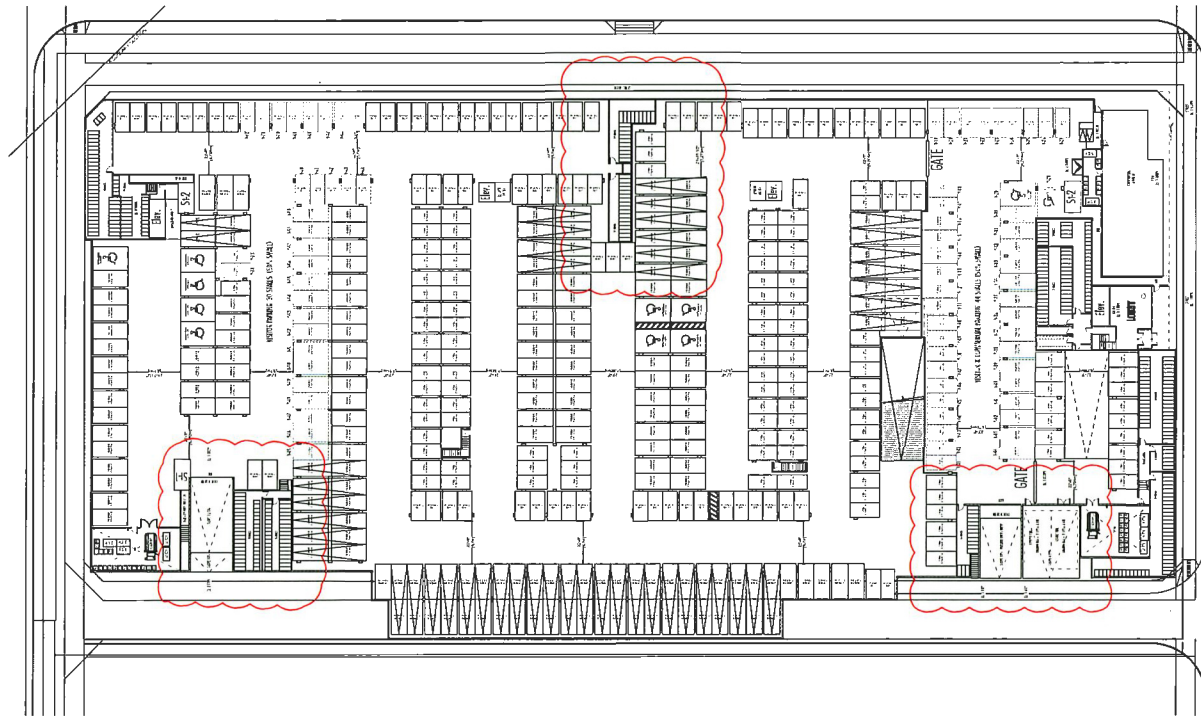
PREPARED BY
Site Contact

DATE
01/13/2017

PROJECT NO.
002

PROJECT NO.
1414

[illegible]



2 Parking Typical Dimensions

PARKING REQUIRED PER BYLAW (S1 & S2)

	UNITS	RATIO	Required Parking
Total Units	348		
Residential Units	348	1.25	435
Commercial Units	25	5.00	125
Total Required			560
On-site Demand	348	0.25	87
Visitor Demand	25	0.25	6
Total Demand			93
Commercial (above ground)	273 sqm (2,910 sq ft)		11,000
Total Required			560

Parking provided

Car Parking	Residents	Visitors	Total	%
Level 1	171	17	188	33.9%
Level 2	18	0	18	3.3%
Level 3	18	0	18	3.3%
Level 4	18	0	18	3.3%
Level 5	18	0	18	3.3%
Level 6	18	0	18	3.3%
Level 7	18	0	18	3.3%
Level 8	18	0	18	3.3%
Level 9	18	0	18	3.3%
Level 10	18	0	18	3.3%
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Level 13	18	0	18	3.3%
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Level 96	18	0	18	3.3%
Level 97	18	0	18	3.3%
Level 98	18	0	18	3.3%
Level 99	18	0	18	3.3%
Level 100	18	0	18	3.3%

Vehicle	Per 100 sqm (1,076 sq ft)	Per 100 sqm (1,076 sq ft)	Per 100 sqm (1,076 sq ft)	Per 100 sqm (1,076 sq ft)
Residential	1.25	1.25	1.25	1.25
Commercial	5.00	5.00	5.00	5.00
Visitor	0.25	0.25	0.25	0.25
Total	6.50	6.50	6.50	6.50
Required	6.50	6.50	6.50	6.50
Provided	6.50	6.50	6.50	6.50
Excess	0.00	0.00	0.00	0.00

--- General parking provided by owner with no parking ---

--- General parking provided by owner with no parking ---

YANAMOTO ARCHITECTURE

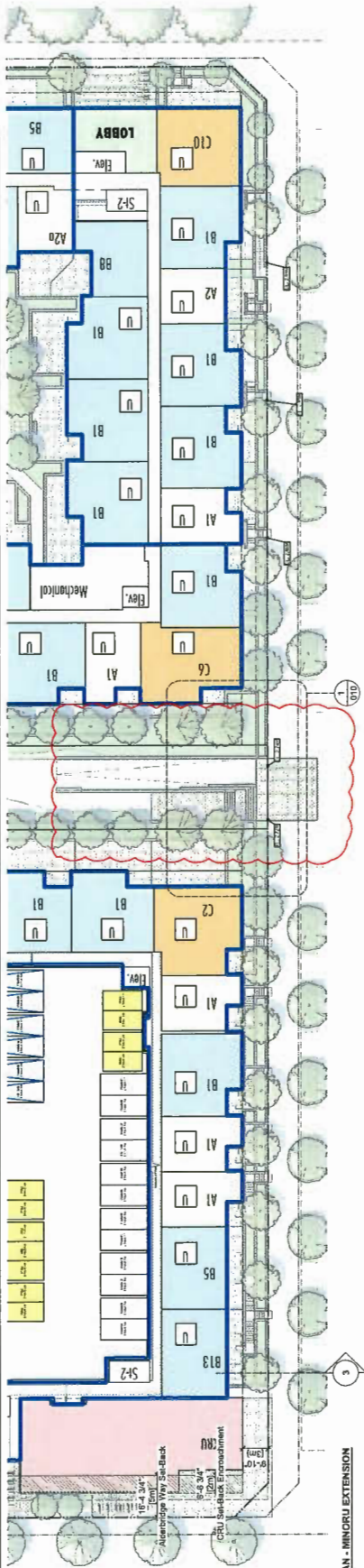
200 - 33 East 8th Avenue
Vancouver, BC V6T 1S5
T: 604 731 1327 F: 604 731 1327

PROJECT ---
Residence at 8th-2
Administration
Agreement, BC

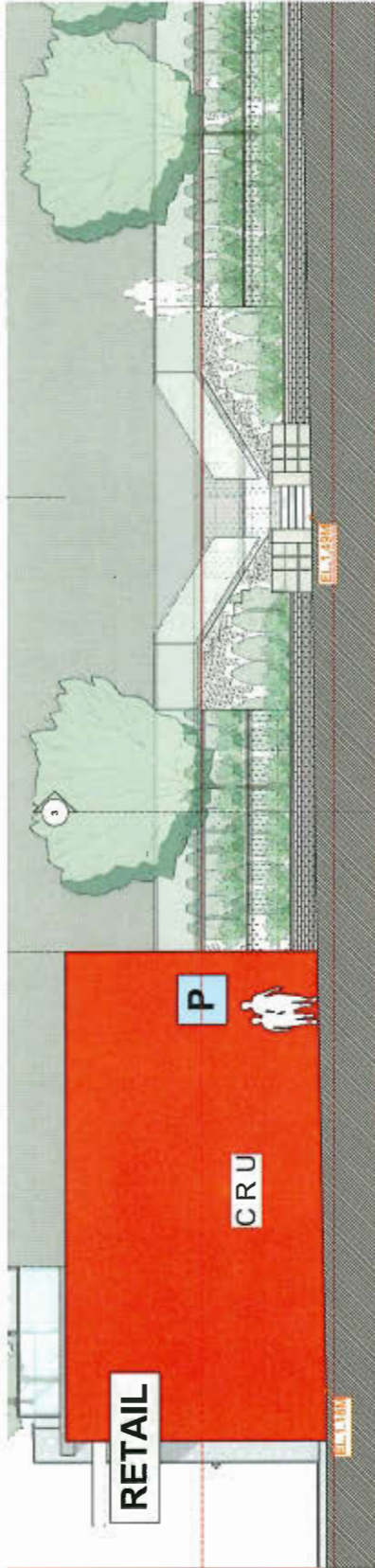
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CHECKED: 15-01-2017

005

005



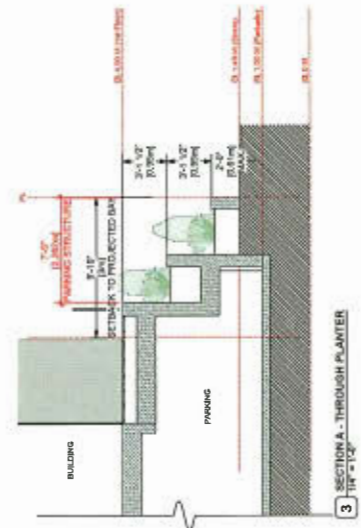
1 SITE PLAN - MINORU EXTENSION
1" = 20'-0"



2 STREETSCAPE - MINORU EXTENSION
1" = 20'-0"



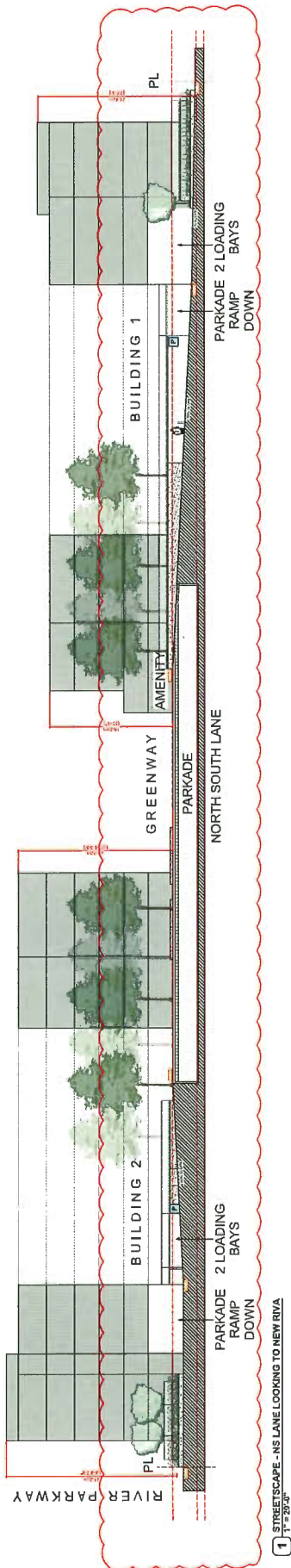
3 3D VIEW - MINORU BLVD AND ALDERBRIDGE WAY
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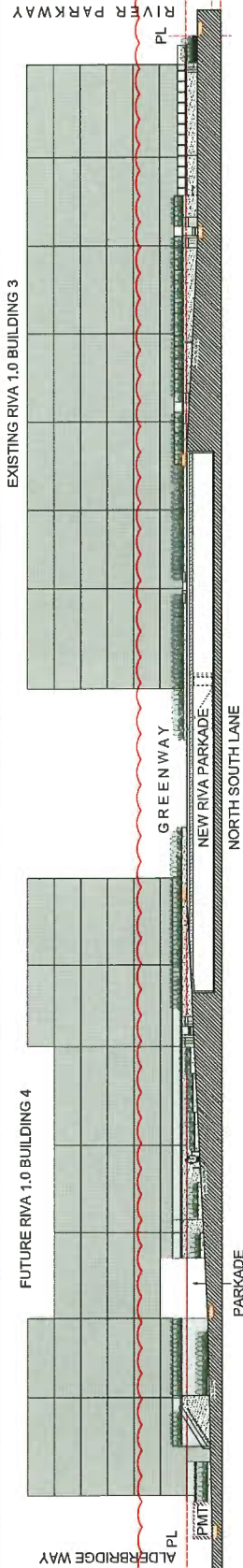
4 SECTION A - THROUGH PLANTER
1/4" = 1'-0"

5 RETAIL - MINORU EXTENSION
1" = 20'-0"

<p>YANAMOTO ARCHITECTURE</p> <p>202 - 31 East 8th Avenue Vancouver BC V6T 1K6 T-604 731 1327 F-604 731 1327</p>	<p>PROJECT</p> <p>Residences at River-2</p> <p>Alignment Riverside, BC</p>	<p>DATE</p> <p>009</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>Sept 13, 2017</p> <p>DRAWN</p> <p>MA</p>	<p>PROJECT NO.</p> <p>009</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>Sept 13, 2017</p> <p>DRAWN</p> <p>MA</p>	<p>PROJECT NO.</p> <p>009</p> <p>SCALE</p> <p>1:100</p> <p>DATE</p> <p>Sept 13, 2017</p> <p>DRAWN</p> <p>MA</p>
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1 STREETScape - NS Lane Looking to New Riva
1" = 20'-0"



2 STREETScape - NS Lane Looking to Old Riva
1" = 20'-0"

CNCL - 348

DP 12-615424

NO DATE DATE

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ARCHITECTURE**

202 - 33 East 8th Avenue
Westbrook, MD 21155
T - 304 731 1127 F - 304 731 1227

PROJECT

Redevelopment at Riva-2

Architecture
Interior Design
Planning, Inc.

Sheet Title -
Street Section - NS Lane

SCALE - 1"=20'-0"
DATE - Sept 13, 2017
DRAWN - MA
CHECKED -

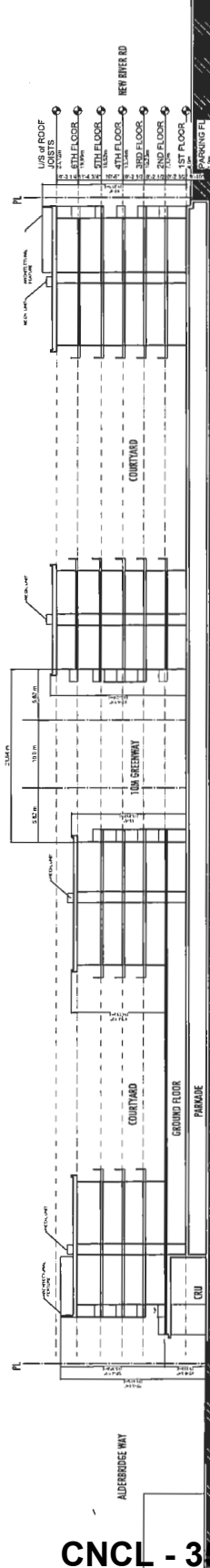
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PROJECT - 1001

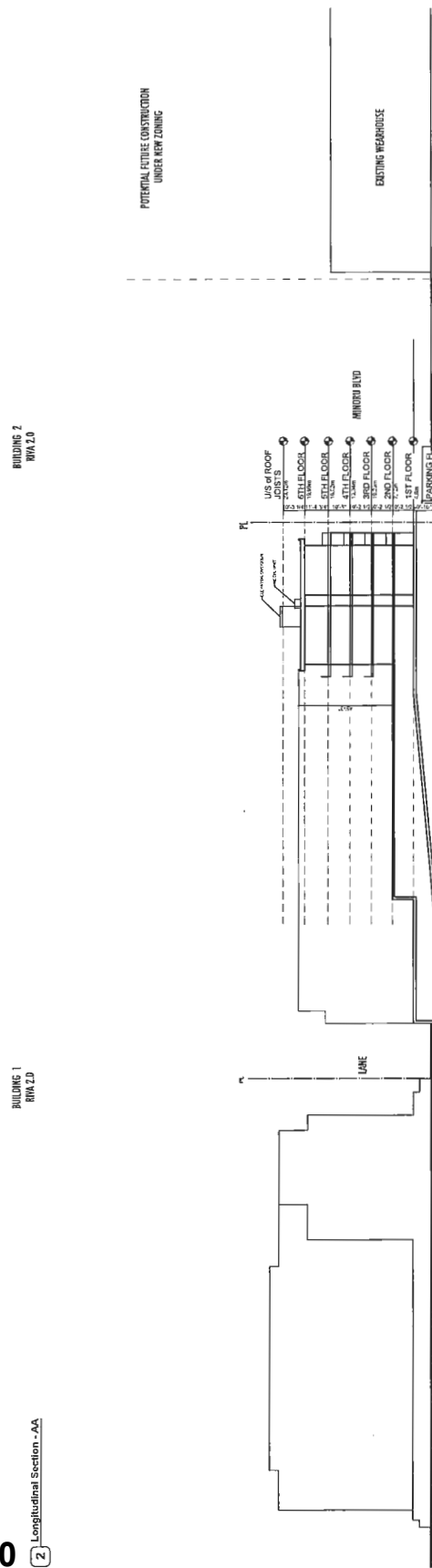
6 Site Axa View

Section BB

4 Section AA



CNCL - 350



4 Transverse Section - BB

**FUTURE BUILDING 4
RIVA 7.0**

BUILDING 1
RIVA 2.0BUILDING 2
RIVA 2.0

BUILDING 1
RIVA 2.D

POTENTIAL FUTURE CONSTRUCTION
UNDER NEW ZONING

EXISTING WEARHOUSE

YAMAMOTO
ARCHITECTURE

202 - 33 East 9th Avenue
Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT —

Residences at Riva-2

— 271 —

SCALE — 1:300
DATE — Sept 13, 2017
SHEET NO. — 013

Order No. 1514	Page No. 1514
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— RIVA 2 - BUILDING #1

CNCL - 351

1 Building B1-Alderbriggway Perspective

NO	DATE	ISSUE
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NO	DATE	ISSUE
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—

Residence of Qbus.2

Source: U.S. Census Bureau, *U.S. Census of Population, Housing, and Economic Conditions*, 1997.

SCALE — NTG	SHEET NO. —
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015	DATE	5/13/2017
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	How far ahead — About
--	-----------------------

CHG CRUD —	PROJ NO — 1434
------------	----------------

RVA 1 - BUILDING #4
DP 12-615424

RVA 2 - BUILDING #1

CNCL - 352



1 Building B1 - Greenway Perspective

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2022 - 33 East 9th Avenue
Vancouver, BC V6T 1H6
T: 604.231.1127 F: 604.271.1227

PROJECT ---
BUILDINGS at RVA-2

Alberta
Hawthorn, BC

Drawn by: ---
B1 - Greenway Perspective

SHEET NO. ---		016
SHEET --- NTS	SHEET NO. ---	
DATE --- Sept 13, 2022	DATE ---	
DESIGN --- YS	DESIGN ---	
CHECKED ---	CHECKED ---	

BVA 1 - BUILDING #3
DP 12-615424

BVA 2 - BUILDING #2

CNCL - 353



1 Building B2- New River Road Perspective

NO.	DATE	BY	DATE
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YANAMOTO ARCHITECTURE			
302-33 East 4th Avenue Vermont, VT 05401 T-804 731 1127 F-804 731 1227			
PROJECT			
Residence at River 2			
Administration Rutland, VT			
DRAWING TITLE B2-View Perspective			
SCALE - 1/8" = 1'-0"	SHEET NO. -	017	
DATE - Sept 15, 2017	DESIGNER -	YS	
CHECKED -	PROJECT -	1414	

WMA 1 - BUILDING #3
DP 12-615424

WMA 2 - BUILDING #2

CNCL - 354



NO.	DATE	REVISION
01	2017	1

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YANANOTO ARCHITECTURE
302-33 First Ave. Suite 100
Vancouver, BC V6T 1B5
T: 604 231 1127 F: 604 231 1327

PROJECT
Residence at Bina-2
Abbotsford, BC

CLIENT
Bina-2/Verde Perspective Drawing

DATE
2017-09-13

SCALE
1/8" = 1'-0"

SHEET NO.
018

DATE
2017-09-13

DESIGNER
YB

CHECKED
YB

PROJECT NO.
1414

8	ISSUED FOR COORDINATION	13-05-23
7	RECEIVED FOR REZONING	13-05-23
6	RECEIVED FOR REZONING	13-05-23
5	RECEIVED FOR REZONING	13-05-23
4	RECEIVED FOR REZONING	13-05-23
3	ISSUED FOR REZONING	13-05-23
2	ISSUED FOR REVIEW	13-05-23
1	ISSUED FOR CLIENT REVIEW	13-05-23

REVISIONS

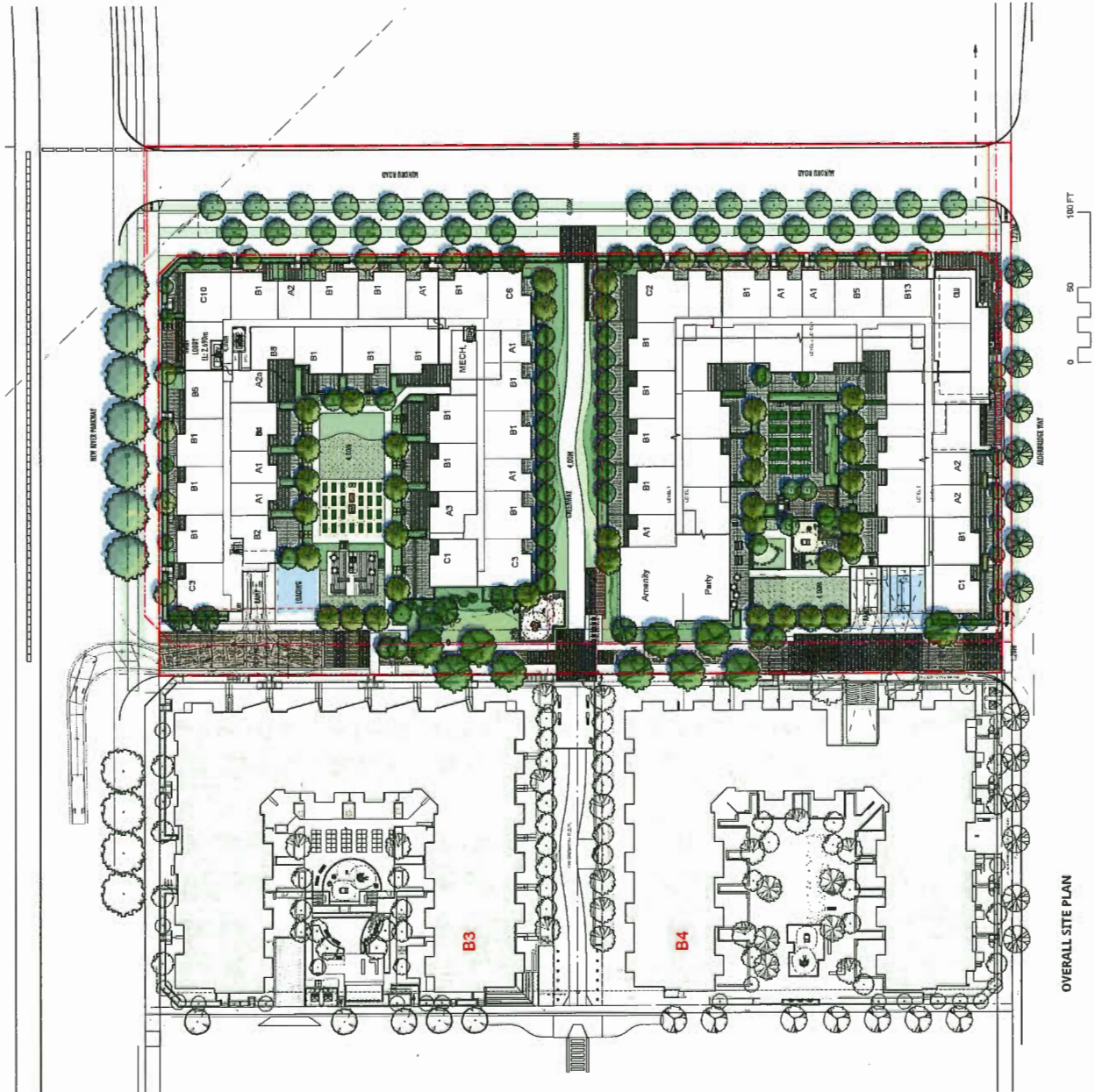
RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:400
Drawn:	ATDS
Reviewed:	DS
Project No.	08-483

LANDSCAPE CONCEPT
OVERALL PLAN

L1.1



OVERALL SITE PLAN



9. ISSUED FOR COORDINATION	18-05-23
7. RE-SUBMITTED FOR REZONING	18-05-23
7. RE-SUBMITTED FOR REZONING	18-05-23
5. RE-SUBMITTED FOR REZONING	17-11-20
4. RE-SUBMITTED FOR REZONING	17-09-18
3. ISSUED FOR REZONING	18-05-23
2. ISSUED FOR REVIEW	18-05-23
1. ISSUED FOR CLIENT REVIEW	18-05-23
REVISIONS	

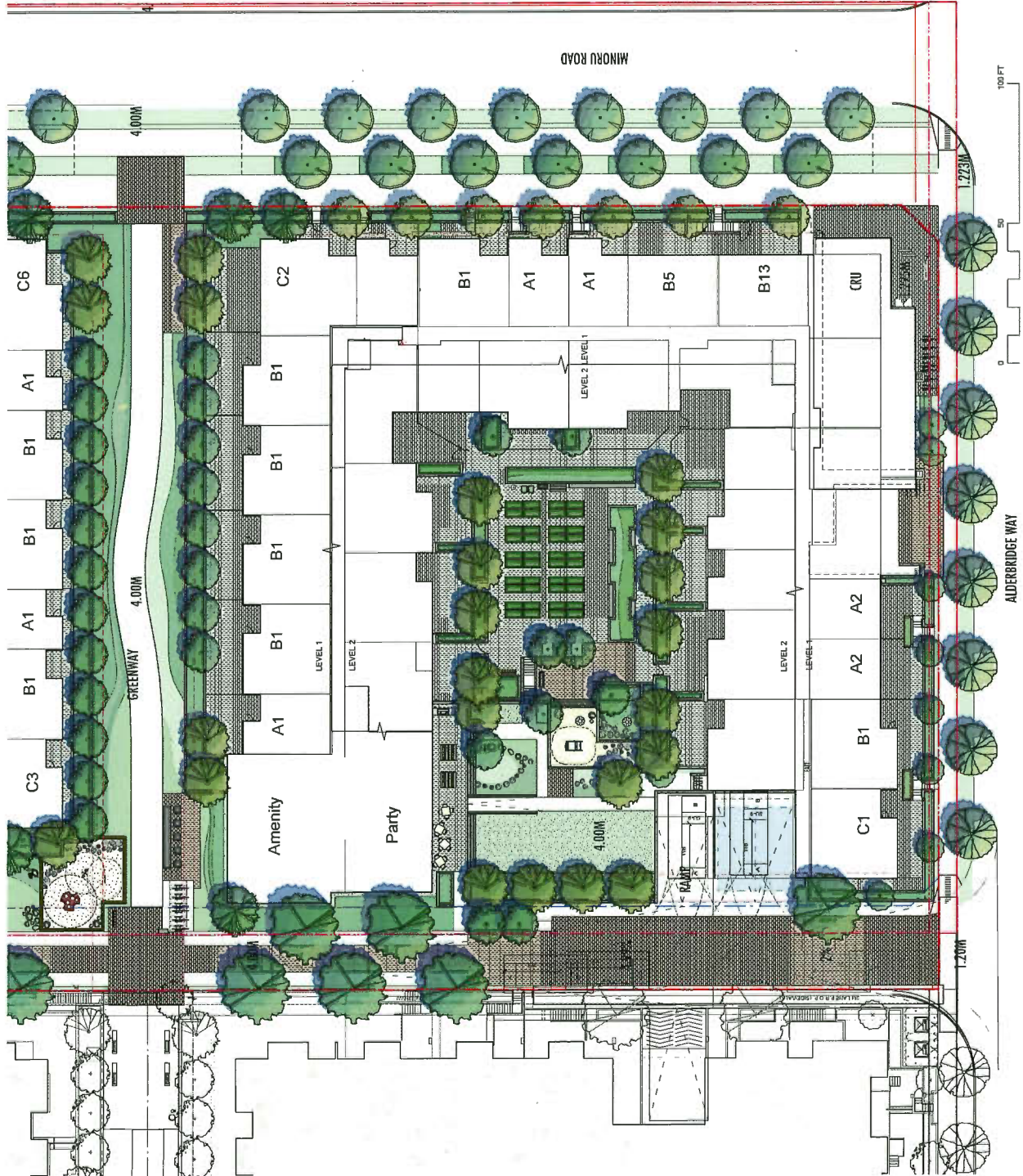
RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:250
Drawn:	DS
Reviewed:	DS
Project No.	06-483

LANDSCAPE CONCEPT
SOUTH BUILDING

L1.3



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8	ISSUED FOR COORDINATION	16-06-23
7	RECEIVED FOR REVISION	16-06-20
6	RECEIVED FOR REVISION	16-06-20
5	RECEIVED FOR REVISION	17-11-20
4	RECEIVED FOR REVISION	17-06-18
3	ISSUED FOR REVISION	16-12-18
2	ISSUED FOR REVIEW	16-12-18
1	ISSUED FOR CLIENT REVIEW	16-06-27

REVISIONS

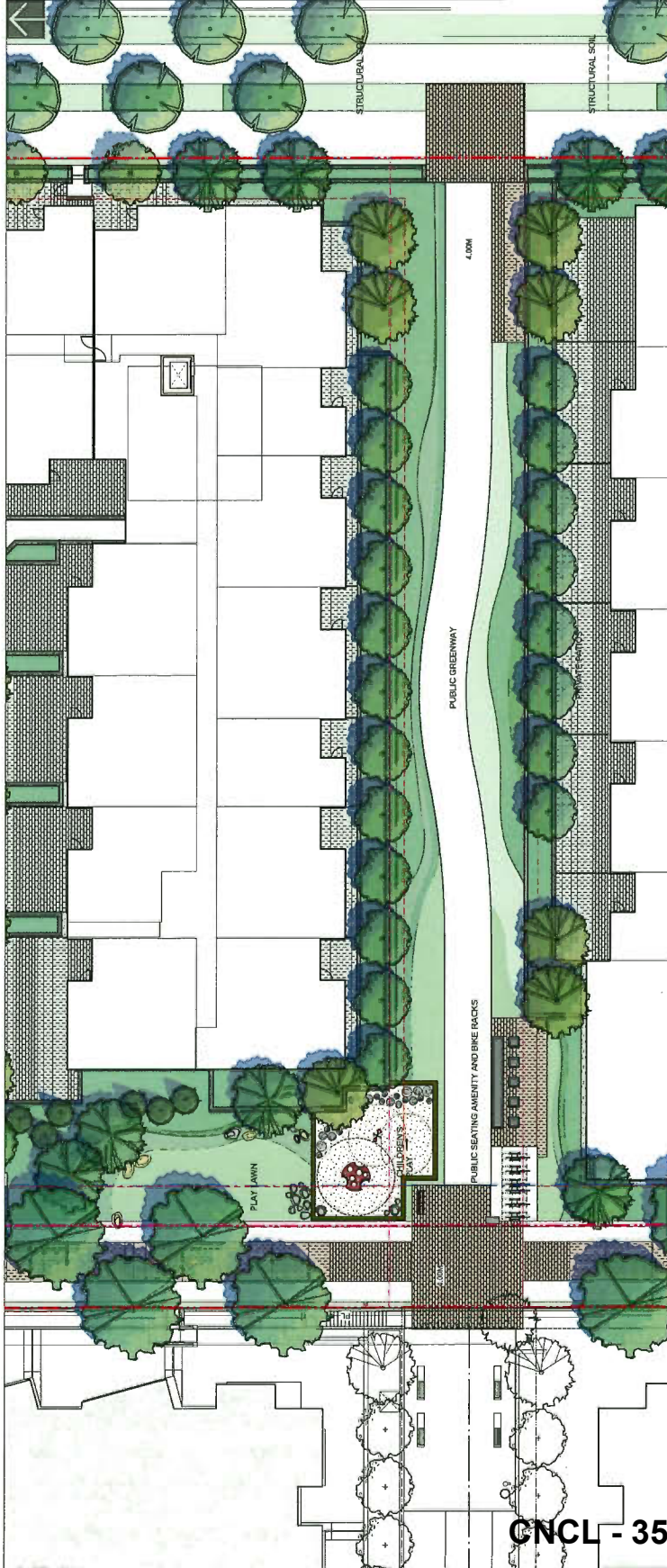
RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:150
Drawn:	DS
Reviewed:	DS
Project No:	06-483

LANDSCAPE CONCEPT
PUBLIC GREENWAYS

L1.4



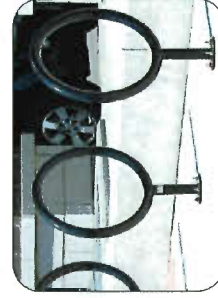
PUBLIC GREENWAY WITH SEATING AND LAYERED PLANTINGS



CHILDREN'S PLAY ELEMENTS IN GREENWAY



PUBLIC BIKE PARKING AND REST STATION



7. RECALCULATED FOR REZONING	18-05-20
8. RECALCULATED FOR REZONING	18-05-20
9. RECALCULATED FOR REZONING	17-12-20
4. RECALCULATED FOR REZONING	17-05-18
3. ISSUED FOR REZONING	16-12-18
2. ISSUED FOR REVIEW	16-12-18
1. ISSUED FOR CLIENT REVIEW	18-04-27

REVISIONS

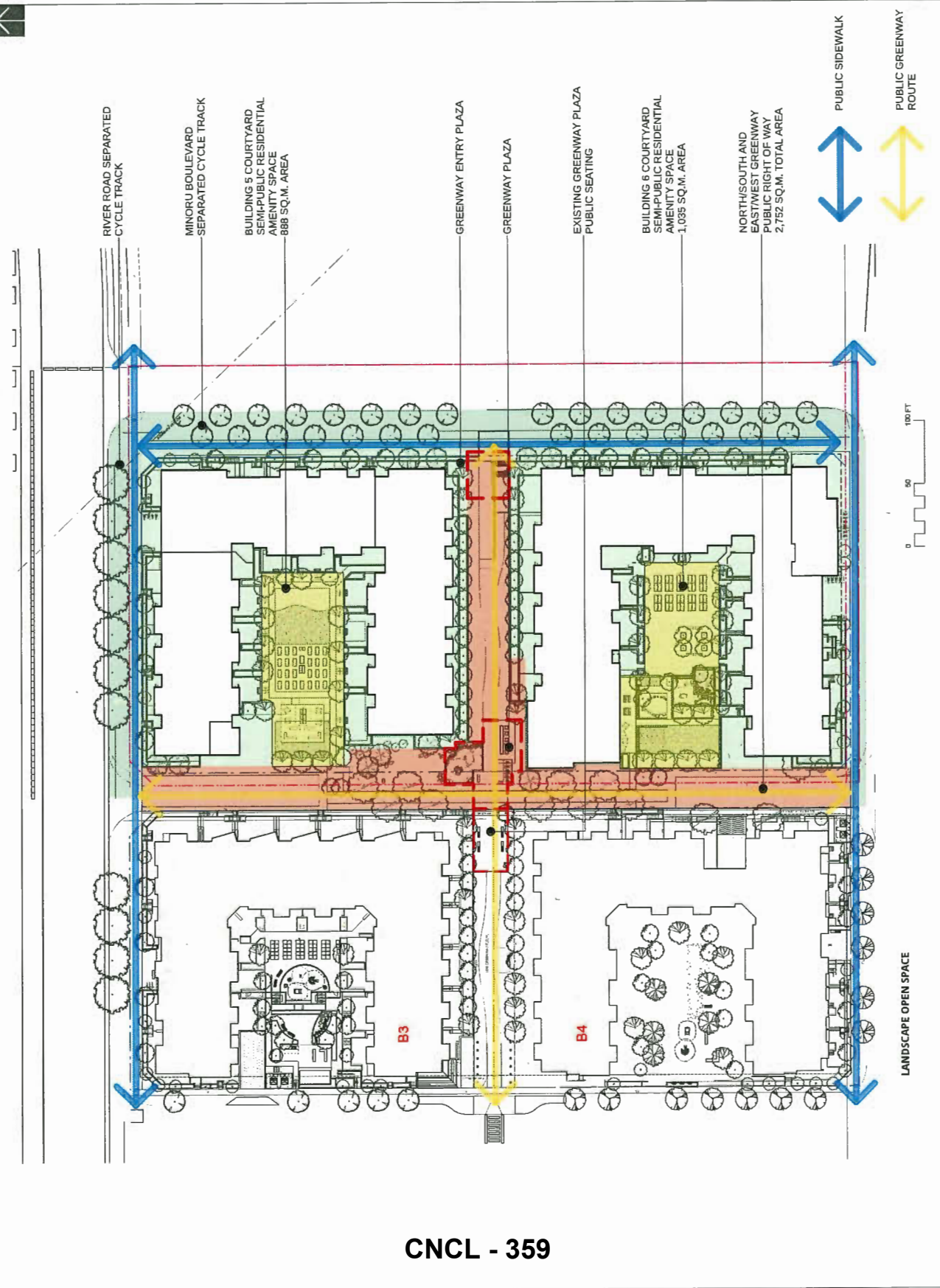
RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:400
Drawn:	DS
Reviewed:	DS
Project No:	09-483

LANDSCAPE OPEN
SPACE DIAGRAM

L1.5



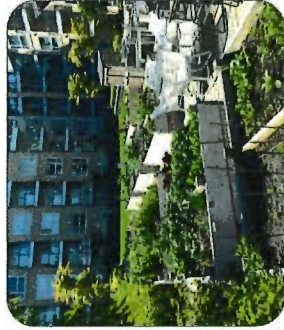
LANDSCAPE AND PLANTING THEME



LAYERED PLANTINGS WITH EVERGREEN HEDGING



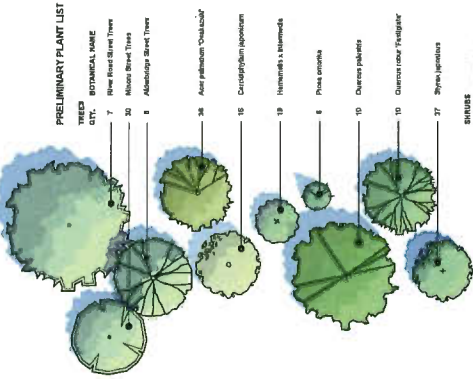
LOW PLANTINGS BETWEEN PATIOS



URBAN AGRICULTURE IN COURTYARDS



PLANTINGS TO PROVIDE PRIVACY AND BUFFERING FOR PRIVATE PATIOS



PRELIMINARY PLANT LIST

W/SP	BT	COMMON NAME	SIZE	SPACING
1	1	Flowering Dogwood	18' x 18'	18' x 18'
2	2	Flowering Dogwood	18' x 18'	18' x 18'
3	3	Flowering Dogwood	18' x 18'	18' x 18'
4	4	Flowering Dogwood	18' x 18'	18' x 18'
5	5	Flowering Dogwood	18' x 18'	18' x 18'
6	6	Flowering Dogwood	18' x 18'	18' x 18'
7	7	Flowering Dogwood	18' x 18'	18' x 18'
8	8	Flowering Dogwood	18' x 18'	18' x 18'
9	9	Flowering Dogwood	18' x 18'	18' x 18'
10	10	Flowering Dogwood	18' x 18'	18' x 18'
11	11	Flowering Dogwood	18' x 18'	18' x 18'
12	12	Flowering Dogwood	18' x 18'	18' x 18'
13	13	Flowering Dogwood	18' x 18'	18' x 18'
14	14	Flowering Dogwood	18' x 18'	18' x 18'
15	15	Flowering Dogwood	18' x 18'	18' x 18'
16	16	Flowering Dogwood	18' x 18'	18' x 18'
17	17	Flowering Dogwood	18' x 18'	18' x 18'
18	18	Flowering Dogwood	18' x 18'	18' x 18'
19	19	Flowering Dogwood	18' x 18'	18' x 18'
20	20	Flowering Dogwood	18' x 18'	18' x 18'
21	21	Flowering Dogwood	18' x 18'	18' x 18'
22	22	Flowering Dogwood	18' x 18'	18' x 18'
23	23	Flowering Dogwood	18' x 18'	18' x 18'
24	24	Flowering Dogwood	18' x 18'	18' x 18'
25	25	Flowering Dogwood	18' x 18'	18' x 18'
26	26	Flowering Dogwood	18' x 18'	18' x 18'
27	27	Flowering Dogwood	18' x 18'	18' x 18'
28	28	Flowering Dogwood	18' x 18'	18' x 18'
29	29	Flowering Dogwood	18' x 18'	18' x 18'
30	30	Flowering Dogwood	18' x 18'	18' x 18'

NOTES:
1) All plants are to be installed in the fall of 2023.
2) All plants are to be installed in the fall of 2023.
3) All plants are to be installed in the fall of 2023.
4) All plants are to be installed in the fall of 2023.
5) All plants are to be installed in the fall of 2023.
6) All plants are to be installed in the fall of 2023.
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25) All plants are to be installed in the fall of 2023.
26) All plants are to be installed in the fall of 2023.
27) All plants are to be installed in the fall of 2023.
28) All plants are to be installed in the fall of 2023.
29) All plants are to be installed in the fall of 2023.
30) All plants are to be installed in the fall of 2023.

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR DEPTH OF ANY UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND / OR CONCEALED STRUCTURES. CONNECT LANDSCAPE ARCHITECTURE INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO OR DESTRUCTION OF ANY UTILITIES OR CONCEALED STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS OPERATIONS.

7. RE-SUBMITTED FOR REVISION	10-04-20
8. RE-SUBMITTED FOR REVISION	10-04-20
9. RE-SUBMITTED FOR REVISION	10-04-20
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28. RE-SUBMITTED FOR REVISION	10-04-20
29. RE-SUBMITTED FOR REVISION	10-04-20
30. RE-SUBMITTED FOR REVISION	10-04-20

RIVA 2-0

7791 and 7811 Alderbridge Way Richmond, British Columbia	N/A
Scale:	DS
Drawn:	DS
Reviewed:	DS
Project No.	06-483

PLANT SCHEDULE AND PRECEDENTS

PLANT SCHEDULE
AND PRECEDENTS

7. RE-DESIGNED FOR REZONING	16-02-20
8. RE-DESIGNED FOR REZONING	16-02-20
9. RE-DESIGNED FOR REZONING	17-03-20
4. RE-DESIGNED FOR REZONING	17-03-18
3. ISSUED FOR REZONING	16-03-18
2. ISSUED FOR REVIEW	16-03-18
1. ISSUED FOR CLIENT REVIEW	16-02-17

REVISIONS

RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:400
Drawn:	DS
Reviewed:	DS
Project No.:	06-483

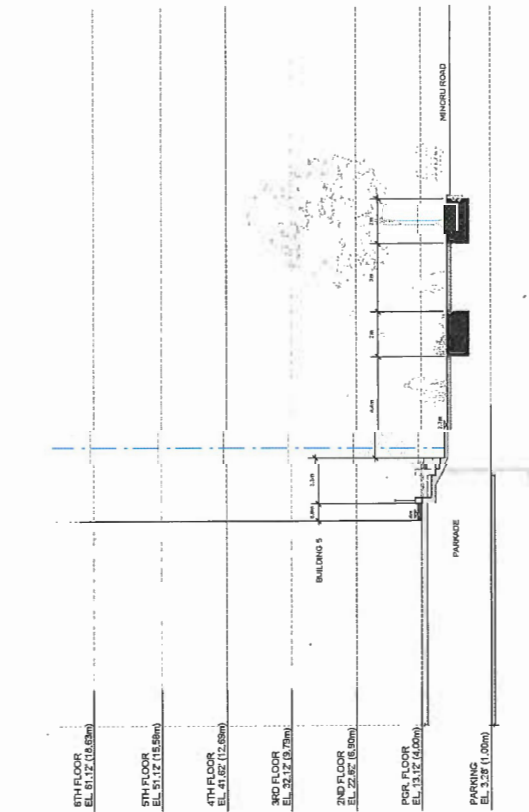
SECTIONS:
NORTH BUILDING

L5.0



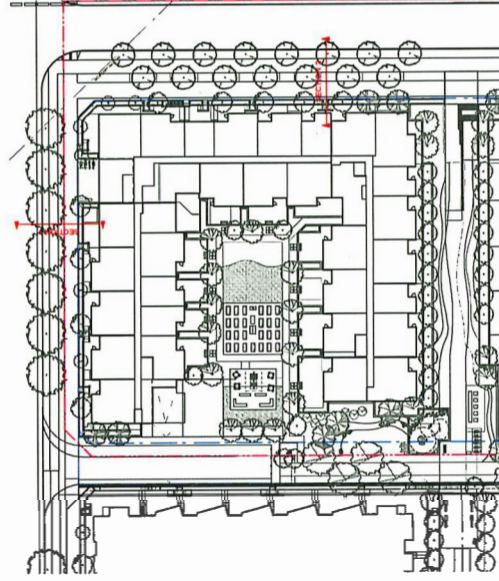
SECTION 1

CNCL - 361



SECTION 2

NORTH BUILDING KEY PLAN

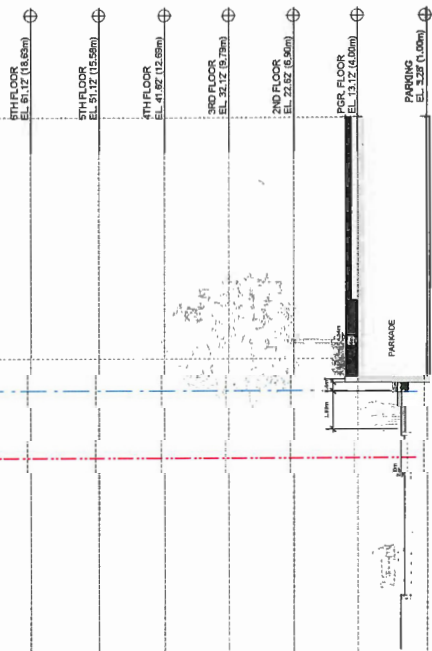


CONNECT LANDSCAPE ARCHITECTURE P/LC DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF ANY UTILITIES OR STRUCTURES CONCEALED STRUCTURES AT THE PROJECT SITE.

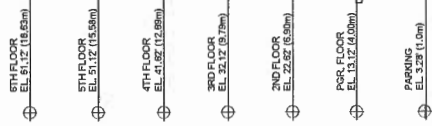
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CNCL - 362

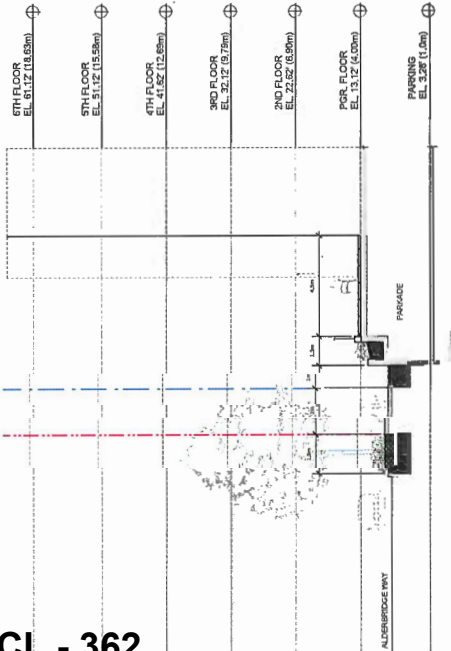
SECTION 3



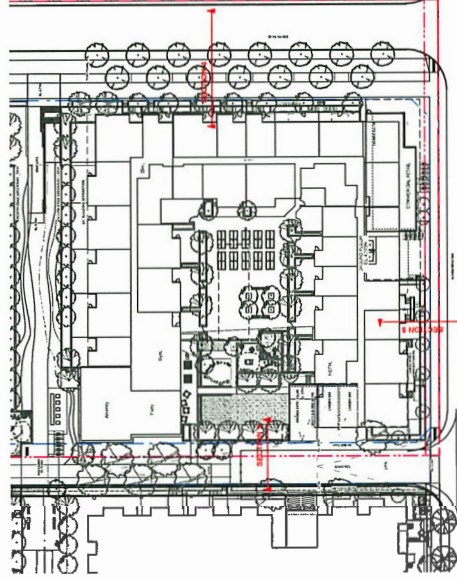
SECTION 4



SECTION 5



SOUTH BUILDING KEY PLAN



RIVA 2-0

7791 and 7811 Alderbridge Way
Richmond, British Columbia

Scale:	1:400
Drawn:	DS
Reviewed:	DS
Project No.	09-483

SECTIONS:
SOUTH BUILDING

L5.1



Development Application Data Sheet
Development Applications Department

RZ 17-765420

Address: 7811 Alderbridge Way

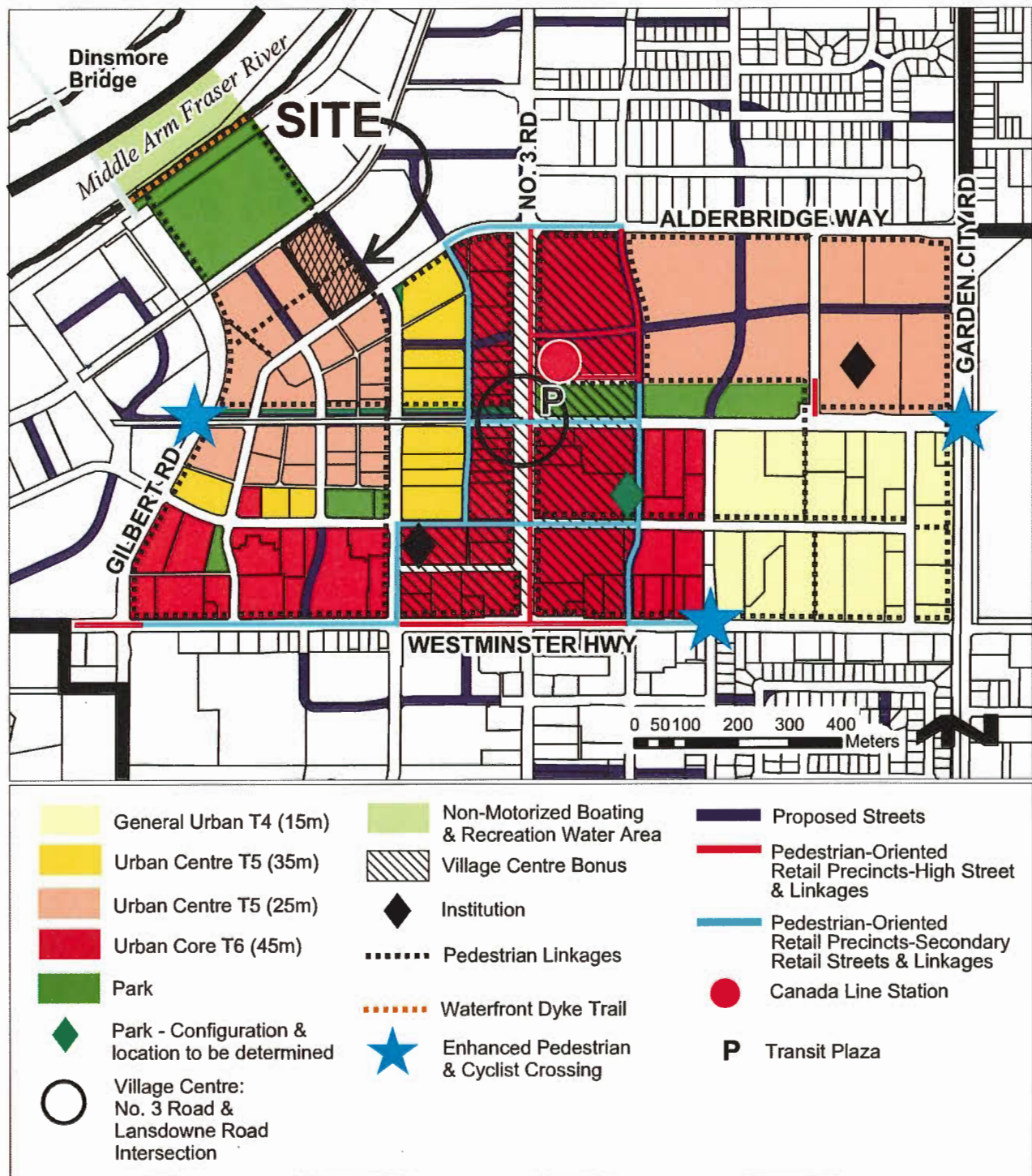
Applicant: Onni 7811 Alderbridge Holding Corp Inc.

Planning Area(s): Lansdowne Village

	Existing	Proposed	
Owner:	Onni 7811 Alderbridge Holding Corp. Inc. No. BC1067884		
Site Size:	Existing lot: 17,934.8 m ² Surplus lane: 1,052.5 m ² Total: 18,987.3 m ²	Net site: 14,645.5 m ² Road dedication: 4,341.8 m ² Total: 18,987.3 m ²	
Land Uses:	Light Industrial	Mixed-Use	
OCP Designation:	Mixed-Use	Complies	
Area Plan Designation:	Urban Centre T5 (25m), Sub-area B.2	Complies	
Zoning:	Industrial Retail (IR1)	Residential/Limited Commercial (RCL2)	
Number of Units:	2 Industrial buildings	1 CRU & 365 apartments, including 22 affordable housing units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 2.0, including AH	2.0	None permitted
Buildable Floor Area:*	Max. 30,753.2 m ² (331,024.7 ft ²)	Residential: 30,473.2 m ² (328,010.8 ft ²) Affordable Housing: 1,554 m ² (16,727 ft ²) Commercial: 280 m ² (3,013.9 ft ²)	None permitted
Lot Coverage:*	Max. 90%	44%	None
Lot Size:	Min. 2,400 m ²	14,645.5 m ²	None
Lot Dimensions:	Width: Min. 40 m Depth: Min. 40 m	Width: 79.2 m Depth: 171.8 m	None
Setbacks:	Public Road: Min. 3 m Side (Interior): Min. 0 m	Public Road: Min. 3 m Side (West): Min. 9 m	None
Height:	25 m	24 m	None
Off-street Parking Spaces:*	City Centre Zone 2: Resident: 412 Affordable Housing: 20 Visitor/Commercial: 73 Total: 506	Resident: 422 Affordable Housing: 20 Visitor/Commercial: 74 Total: 516	None
Accessible Parking Spaces:	Min. 2%	2%	None
Tandem Parking Spaces:	Resident: Max. 50%	Resident: 24%	None
Amenity Space – Indoor:	Min. 730 m ²	790 m ²	None
Amenity Space – Outdoor:	Min. 2,190 m ² , and Min. 1,464.55 m ² (CCAP)	2,190 m ² , and 1,689 m ² greenway corridor	None

* Preliminary estimates; building design to be refined and reviewed at DP stage for zoning bylaw compliance.

to report dated June 4, 2018

Specific Land Use Map: Lansdowne Village (2031)



Address: 7811 Alderbridge Way

File No.: RZ 17-765420

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9867, the owner is required to complete the following:

1. (Site Contamination – General) Submission to the City of a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the project footprint) or an alternative notification from the Ministry of Environment and Climate Change Strategy confirming to the City that the City may approve the zoning, development, subdivision, and demolition applications.
2. (Site Contamination – Dedicated Land) Submission to the City of contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the footprint of the lands proposed to be dedicated to the City) from the Ministry of Environment and Climate Change Strategy or another form of assurances satisfactory to the City in the City's sole discretion to support the City accepting the proposed dedicated land. Such assurances would include, at minimum the registration of a legal agreement on the title to the subject development lands which provides that:
 - a) No occupancy of any building on the subject development lands will be granted by the City until such time that the owner has satisfied the City in the City's sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained from the Ministry of Environment and Climate Change Strategy for the proposed dedication lands.
 - b) The owner will release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
3. City acceptance of the owner's offer to provide the following voluntarily contributions and should the contributions not be provided within one year of the application bylaw receiving third reading, the contribution rates will be increased annually to reflect current contribution rates.
 - a) \$92,686.91 (i.e. \$0.28/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
 - b) \$216,000.00 towards interim treatment along the north edge of River Parkway behind the curb (asphalt walkway, lock block retaining wall, guard rail and fill material).
 - c) \$110,000 towards the City's Watermain Replacement Reserve account for new water main installation along the subject lands' River Parkway frontage via the City's Capital Works, as per Subdivision and Development Bylaw No. 8751. Not required if the watermain servicing works are constructed by the owner through the SA.
4. Council approval of the lane closure bylaw for the adjacent surplus City lane lands located to the west of the property at 7811 Alderbridge Way. The owner shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the owner.
5. Consolidation of the subject lands into one development parcel.
6. Road dedication (which requires building demolition):
 - a) River Parkway - 3.0 m wide road dedication along the entire north property line.
 - b) Alderbridge Way - 2.0 m wide road dedication along the entire south property line.
 - c) Minoru Boulevard - 22.3 m wide road dedication along the entire east property line, including 4 m x 4 m corner cuts at the northeast and southeast corners of the site.
7. Granting of the statutory rights-of-ways (SRWs) referred to below for the purposes of public rights-of-passage (PROP) to accommodate 24-hour-a-day access and use by the public, City, emergency services and bylaw enforcement activities. The owner is responsible for construction, maintenance and liability. The design of the SRW areas is to be included in the Development Permit (DP) design, is to include 24-hour-a-day lighting and way finding signage, and must be prepared in accordance with engineering practice with the objective to optimize public

safety. The final areas of the SRWs will be determined based on the DP design, including detailed design of parkade access and truck turning movements, and confirmed by legal surveys prepared by a BC Land Surveyor to the satisfaction of the City. Following completion of the works, the owner is required to provide a certificate of inspection for the works, prepared and sealed by the appropriate registered professional in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the Development Permit design. Statutory Rights-of-Way:

- a) East-West Greenway: approximately 10 m wide mid-block SRW on top of the proposed parking structure, extending the existing greenway west of the site to Minoru Boulevard. The greenway is to accommodate the continuation of the approximately 3.5 m wide hard surface treatment for pedestrians and bicycles, seating, landscaping, related uses and features and a children's play area.
 - b) North-South Private Roads: approximately 9.5 m by 48 m SRWs along the west property line abutting Alderbridge Way and River Parkway. The private roads are to: (i) accommodate a minimum 2.0 m wide paved north-south pedestrian links between Alderbridge Way and River Parkway for pedestrians, bicycles, related uses and features, with clear physical delineation from vehicle use areas; (ii) provide vehicle and truck access to adjacent property west of the site; and (iii) include 4 m x 4 m corner cuts at the lane/road intersections. The exact length of these SRWs will be determined based on detailed design of parkade access, truck turning movements, and legal surveys. The two corner cuts at the lane may be waived if the following conditions are met: vehicle access at both ends of the lane is restricted to right-in/right-out; pedestrian passages are not obstructed; and the requirements of the City of Richmond Traffic Bylaw 5870 Sightline Enforcement Policy are fully adhered to. The design of the SRW areas are to be included in the required Servicing Agreement, to the satisfaction of the Director of Transportation.
 - c) North-South Pedestrian Link and Children's Play Area: approximately 6 m to 10.5 m wide SRW on top of the proposed parking structure and along the west property line between the northerly and southerly north-south private road SRW areas, providing a pedestrian link to Alderbridge Way, River Parkway and the east-west greenway and providing a children's play area abutting the east-west greenway. The exact configuration of this SRW/PROP will be determined based on the required DP detailed design.
8. Granting of all necessary statutory rights-of-way (on-grade, below grade and open-sky above) to accommodate above ground utility cabinets and kiosks required to service the proposed development, as identified in the servicing agreement requirements. The size, location and requirements for such rights-of-way shall be determined through coordination with the City and the respective third party utilities companies and shown on a functional plan for the City's approval as part of the DP process. Such rights-of-way shall be granted prior to City approval of SA design.
 9. Granting of a 6 m wide temporary statutory right-of-way for the purposes of utilities along the entire west property line over the surplus City lane area to accommodate existing private and City owned utilities. This temporary SRW is to be discharged after all utilities have been relocated or alternate SRW secured. City responsible for maintenance and liability associated with City-owned utility works.
 10. While the standard RCL2 zoning allows commercial indoor recreation use, registration of a legal agreement on Title prohibiting commercial indoor recreation uses on the subject lands.
 11. Registration of a legal agreement on Title to ensure that the two guest suites to be constructed in the development are restricted to short term accommodation only and once the subject lands are stratified will be designated as common property and accessible to all residents of the development for the duration of the life of the building. Each of the suites are to be approximately 34 m² (369 ft²) studio units located on the second floor of the southern building adjacent to the indoor amenity area meeting room and limited to southern exposure only.
 12. Registration of a flood indemnity restrictive covenant on Title (Area A).
 13. Registration of an aircraft noise sensitive use restrictive covenant on Title (Area 2), identifying that the proposed dwelling units must be designed and constructed to achieve the following:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
14. Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of the agreement through the disclosure statement to be issued by the owner to all initial purchasers, and to erect signage in the sales centre for the proposed development advising purchasers of the potential for these impacts.
15. Registration of a legal agreement on Title stating that while the development is a mixed use project that includes both commercial and residential uses and is located within 30 m of other residential uses, the owner/occupant is required to mitigate unwanted noise, including demonstrating that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City’s Noise Bylaw and that noise generated from rooftop HVAC units will comply with the City’s Noise Bylaw.
16. Registration of a parking legal agreement on Title that includes the following terms:
- a) Where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit for the sole purpose of vehicle parking and prohibiting conversion of any of this area into habitable space including without limitation general storage purposes.
 - b) The provision of shared bicycle storage areas designated as common property for the sole purpose of bicycle storage by residents of units within the subject development and prohibiting conversion of any of these areas into habitable space including without limitation general storage purposes.
 - c) The provision of visitor and shared visitor/commercial parking spaces in accordance with the DP and such spaces will be identified and will not be sold, leased, assigned or designated, or allocated in any other manner to individual unit owners/renters/occupants or any other person. The shared parking spaces are to be available for use by customers of commercial units within the subject development during business hours and available for use at all times by both visitors of residents of residential units; and owners and employees of commercial units. The exact number and location of parking spaces will be confirmed through the DP process.
17. Registration of the City’s standard Housing Agreement under section 483 of the *Local Government Act* [RSBC 2015] to secure the following affordable housing units, the combined habitable floor area of which shall comprise at least 5% 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**
Building 1				
1-bedroom	10	50.9 to 57.5 m ² (548.2 to 619.5 ft ²)	\$975	\$38,250 or less
2-bedroom	3	81.2 m ² (2,868.2 ft ²)	\$1218	\$46,800 or less
3-bedroom	3	92.9 m ² (1000.3 ft ²)	\$1480	\$58,050 or less
Building 2				
2-bedroom	4	80.7 m ² (868.6 ft ²)	\$1218	\$46,800 or less
3-bedroom	2	92.9 m ² (1000.3 ft ²)	\$1480	\$58,050 or less
Total	22			

** May be adjusted periodically as provided for under adopted City policy.

18. Public Art: City acceptance of the owner’s offer to make a voluntary contribution towards Public Art, the terms of which voluntary owner contribution shall include the following.
- a) The value of the owner’s voluntary public art contribution shall be based on the minimum Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject lands’

proposed zoning, excluding affordable housing, as indicated in the following table:

Use	Floor Area	Affordable Housing Exemption	Contribution Rates	Contribution
Residential	Max. 28,919 m ² (311,283 ft ²)	1,554 m ² (16,728ft ²)	\$0.85/ft ²	\$ 264,590.21
Commercial	280 m ² (3,014 ft ²)	Nil	\$0.45/ft ²	\$ 1,356.25
Total	Max. 30,753 m ² (331,025 ft ²)	1,554 m ² (16,728ft ²)	Varies	\$ 265,946.46

- b) Where the owner elects to provide Public Art on-site as part of the subject development, prior to rezoning adoption, the owner shall submit a Public Art Plan for the subject lands, which Plan shall be:
- Prepared by an appropriate professional.
 - Based on a contribution value of at least the total amount indicated in the table above.
 - Consistent with applicable City policies and objectives (for example, the Richmond Public Art Program, City Centre Public Art Plan, and other relevant supplementary public art and heritage planning that may be undertaken by the City), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services.
 - Implemented by the owner, as required by legal agreement(s) registered on Title to prior to rezoning adoption.
- c) "No development" shall be permitted on the subject lands, restricting Development Permit issuance for any building on the lot, in whole or in part (excluding parking), until the owner, to the City's satisfaction:
- Enters into additional legal agreement(s), if any, required to facilitate the implementation of the City-approved Public Art Plan, which may require that, prior to entering into any such additional agreement(s), a Detailed Public Art Plan is submitted by the owner for the subject lands and/or an artist is engaged, to the satisfaction of the City (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to rezoning adoption).
 - Submits a Letter of Credit or cash (as determined at the sole discretion of the City) with respect to the Plan's implementation, the value of which contribution shall be at least the total amount indicated in the table above.
- d) "No occupancy" shall be permitted on the subject lands, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the subject lands until:
- The owner, at the owner's sole cost and expense, commissions one or more artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City owned lands, if expressly permitted by the City in writing and pre-approved by Council, or within a statutory right-of-way on the subject lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, Public Art, and related purposes, in accordance with the City-approved Public Art Plan and, as applicable, Detailed Public Art Plan).
 - The owner, at the owner's sole cost and expense and within 30 days after the date on which the applicable public art is installed in accordance with the Public Art Plan, executes and delivers to the City a transfer of all of the owner's rights, title, and interest in the public artwork to the City if on City owned lands or to the subsequent strata corporation if on the subject lands (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services.

NOTE: It is the understanding of the City that the artist's title and interest in the public artwork will be transferred to the owner upon acceptance of the artwork based on an agreement solely between the owner and the artist and that these interests will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.

- The owner, at the owner's sole cost and expense, submits a final report to the City promptly after completion of the installation of the Public Art in accordance with the City-approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:

- Information regarding the siting of the Public Art, a brief biography of the artist(s), a statement from the

artist(s) on the Public Art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require.

- A statutory declaration, satisfactory to the City Solicitor, confirming that the owner's financial obligation(s) to the artist(s) have been fully satisfied.
- The maintenance plan for the Public Art prepared by the artist(s).
- Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.

e) As an alternative to the provision on Public Art on-site, the owner may offer to make a voluntary cash contribution in lieu; provided that the value of such voluntary public art contribution shall be at least the total amount indicated in the table in item a) above. In this case, the requirements of b) through d) will not apply.

19. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:

- a) No Building Permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
- b) If a low carbon energy plant district energy utility (LCDEU) service area bylaw which applies to the site has been adopted by Council prior to the issuance the development permit for the subject site, no building permit will be issued for a building on the subject site unless:
 - i) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU; and
 - ii) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site.
- c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed the City and the City's DEU service provider, LIEC.
- d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i) the building is connected to the DEU;
 - ii) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - iii) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.
- e) If a DEU is not available for connection, but a LCDEU service area bylaw which applies to the site has been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted unless and until:
 - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii) the building is connected to a low carbon energy plant supplied and installed by the owner, at the owner's sole cost, to provide heating, cooling and domestic hot water heating to the building(s), which energy plant will be designed, constructed and installed on the subject site to the satisfaction of the City and the City's service provider, LIEC;
 - iii) the owner transfers ownership of the low carbon energy plant on the subject site, to the City or as directed by the City, including to the City's DEU service provider, LIEC, at no cost to the City or City's DEU service provider, on terms and conditions satisfactory to the City;

Initial: _____

- iv) prior to depositing a Strata Plan, the owner enters into a Service Provider Agreement for the building with the City and/or the City's DEU service provider, LIEC, on terms and conditions satisfactory to the City; and
 - v) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all additional Covenants, Statutory Right-of-Way(s) and/or easements necessary for supplying the services to the building and the operation of the low carbon energy plant by the City and/or the City's DEU service provider, LIEC.
- f) If a DEU is not available for connection, and a LCDEU service area bylaw which applies to the site has not been adopted by Council prior to the issuance of the development permit for the subject site, no final building inspection permitting occupancy of a building will be granted until:
- i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - ii) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building, registered prior to subdivision (including Air Space parcel subdivision and strata plan filing).
20. The submission and processing of a Development Permit (DP)* completed to a level deemed acceptable by the Director of Development.
21. Enter into a Servicing Agreement (SA)* for the design and construction of greenway, servicing, and road works. Works include, but may not be limited to, the following:
- a) Road Functional and Traffic Signal Design Works: Submission of a functional design (road works and behind the curb frontage works), prepared to the satisfaction of the City, is required. Design to accommodate: River Parkway widening with new intersection and traffic signalization at Minoru Boulevard, new Minoru Boulevard extension, Alderbridge Way widening with interim intersection improvements at Minoru Boulevard and ultimate cross-section and intersection design, and the north and south private road accesses to accommodate right-in / right-out only traffic movements with driveway letdown design, physical measures (e.g. concrete island channelization), stop sign controlled and signage to enforce the left turn restrictions. Works also include street lighting, traffic signage, pavement marking, hard landscape features, boulevard landscaping, street trees, street furnishings, bollards and banner poles. A full set of traffic signal design drawings is required.
 - b) North-South Private Roads Works (within required approximately 9.5 m by 48 m SRWs along the west property line abutting Alderbridge Way and River Parkway). The private roads are to (i) accommodate a minimum 2.0 m wide paved north-south pedestrian links between Alderbridge Way and River Parkway for pedestrians, bicycles, related uses and features, with clear physical delineation from vehicle use areas (ii) provide vehicle and truck access to adjacent property west of the site, and (iii) include 4 m x 4 m corner cuts at the lane/road intersections. The exact length of these SRWs will be determined based on detailed design of parkade access, truck turning movements, and legal surveys. The two corner cuts at the lane may be waived if the following conditions are met: vehicle access at both ends of the lane is restricted to right-in / right-out; pedestrian passages are not obstructed; and the requirements of the City of Richmond Traffic Bylaw 5870 Sightline Enforcement Policy are fully adhered to.
 - c) River Parkway Widening (from West property line to 30 m beyond Minoru Boulevard intersection). The City, as part of its 2018 Capital & Construction Program, will construct approximately the equivalent of three traffic lanes along the north side of River Parkway from the current westerly limit of this roadway to Cambie Road. The Owner is responsible for completing the following works across the River Parkway development frontage: behind the curb frontage improvements; ultimate curb-to-curb five-lane cross-section; and intersection at Minoru Boulevard including traffic signals. The owner's works also include completing the ultimate five-lane cross-section beyond the Minoru Boulevard intersection for a distance of 30 m and additional road transition works with a 20:1 taper section. Interim cross-section (measured from property line northward to inside of north curb):
 - 3.0 m wide sidewalk abutting property line
 - 1.41 m wide buffer strip (with street furniture, bollards, trees and/or shrubs)
 - 2.0 m wide off-road bike lane
 - 1.5 m wide landscaped boulevard (with a single row of street trees)
 - 0.15 m wide curb with gutter

- 3.2 m and 3.25 m wide eastbound traffic lanes
- 3.2 m wide median (grade level with decorative paving treatment)
- 3.25 m and 3.2 m wide westbound traffic lanes
- Other features: banner poles, hard landscape features, street furnishings, and street lights

Ultimate cross-section: remaining cross-section behind the north curb will be determined as part of future Park development.

- d) Alderbridge Way Widening (from West property line through Minoru Boulevard intersection). Works include completing the ultimate frontage improvements and curb, interim curb-to-curb 4-lane with median cross-section along frontage, interim intersection improvements at Minoru Boulevard. Interim cross-section (measured property line southward to the inside of the existing south curb):

- 2.0 m wide sidewalk abutting new property line
- 1.78 m wide landscaped boulevard (with a single row of street trees)
- 0.15 m wide curb with gutter
- 3.25 m and 3.2 m wide westbound traffic lanes
- 2.33 m wide painted median
- 3.2 m and 3.25 m wide eastbound traffic lanes

Ultimate cross-section: Five 3.25 m wide traffic lanes (two eastbound, two westbound and a left turn lane) with concrete raised median, curb and gutter, landscaped boulevard and 2.0 m wide sidewalk abutting property lines.

- e) Minoru Boulevard Extension (from River Parkway to Alderbridge Way).

- i) Works include: completing the ultimate frontage improvements and curb, interim curb-to-curb three-lane cross-section (including parking lane) and interim retaining wall with safety barrier as needed. Interim cross-section (measured from west to east):

- 0.5 m wide landscape strip abutting new property line (part of Parks greenway)
- 3.5 m wide sidewalk
- 2.0 m wide landscaped buffer (with row of street trees, part of Parks greenway)
- 3.0 m wide greenway/bike path (with structural soil cells below providing continuous boulevard soil volume to support double row of street trees, part of Parks greenway)
- 2.0 m wide landscaped boulevard (with row of street trees, part of Parks greenway)
- 0.15 m wide curb with gutter
- 2.5 m wide southbound parking lane
- 3.75 m and 3.75 m wide southbound and northbound traffic lanes
- 0.15 m wide curb with gutter
- 1.0 m wide clearance /retaining wall /safety barrier as needed

Ultimate cross-section (measured from the west curb to the east curb): Two 2.5 m wide parking lanes, two 3.5 m wide traffic lanes and 0.15 m wide curbs with gutters. Remaining cross-section behind the east curb will be determined as part of future development.

- ii) Minoru Boulevard and Alderbridge Way Intersection. Before the remaining properties adjacent to the intersection are redeveloped, the section of Minoru Boulevard north of Alderbridge Way will be offset from the section of Minoru Boulevard to the south. In the interim, for traffic operations and safety reasons, the traffic movements at the intersection of Alderbridge Way and the north approach of Minoru Boulevard will be restricted to right-in/right-out. The design and construction of this intersection is to accommodate the permitted traffic movements, to enforce the interim restricted left turn traffic movements, and to be compatible with the ultimate conditions. In the future, after the remaining properties adjacent to the intersection are redeveloped, all four legs of the intersection will achieve signalization, direct connection and ultimate lane configuration.

- f) Traffic Signals:

- i) Minoru Boulevard and River Parkway intersection. Works include: conduits, junction boxes, traffic pole bases, traffic signal heads, illuminated street name signs, video detection, Accessible Pedestrian Signals (APS), UPS (Uninterrupted Power Supply) base and controller cabinet base. New communications conduit/cable are also required to tie in this traffic signal with City-owned communication network.

- ii) Minoru Boulevard and Alderbridge Way intersection (modification works). Works include: any required modification of existing traffic signal resulting from the SA works, new "ornamental traffic poles" powder coated to match surrounding street light poles, pole bases, video detection, UPS system, controller cabinet/controller, illuminated street name signs and APS.
- iii) During the SA detailed design stage, equipment location may require granting of new SRW(s) to the City and additional works may be required including modifying, relocating and/or replacing the following elements at a traffic signal device and/or communications network:
 - traffic signal poles/bases, conduits, junction boxes, street light fixtures, cable and conductors
 - traffic signal equipment such as controller cabinet/base, UPS (Uninterrupted Power Supply) and service panel
 - vehicle/pedestrian detection and vehicle phasing including left turn arrows
 - communications conduit, cable and junction boxes

g) Water Works:

Using the OCP Model, there is 315 L/s available at 20 psi residual at the hydrant located at the subject lands' Alderbridge Way frontage. Based on the proposed development, a minimum fire flow of 220 L/s is required. No capacity analysis is required.

- At the Owner's cost, the Owner is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at BP stage.
 - ii) Provide approximately 104 m of 300 mm diameter water main complete with fire hydrants (spaced as per City standard) along the subject lands' entire River Parkway frontage should servicing be required before the City's Capital Works are completed, in place of the voluntary cash contribution amount specified above. The proposed water main shall tie-in to the existing watermain west of the subject lands.
 - iii) Provide approximately 206 m of 300 mm diameter water main complete with fire hydrants (spaced as per City standard) along the subject lands' entire Minoru Boulevard frontage. The proposed watermain shall tie-in to proposed watermain at River Parkway and Alderbridge Way.
 - iv) Upgrade approximately 104 m of existing watermain from 200 mm diameter AC to 300 mm PVC complete with fire hydrants (spaced as per City standard) along the subject lands' entire Alderbridge Way frontage. The upgraded watermain shall tie-in to existing water mains east and west of the subject lands.
- At the Owner's cost, the City will:
 - v) Abandon and cap at main all existing water service connections.
 - vi) Install a new water service connection at Alderbridge Way frontage, complete with meter, meter box, and secured by statutory right-of-way. The dimensions of the right-of-way shall be finalized during the Servicing Agreement process and confirmed by legal surveys prepared by a BC Land Surveyor to the satisfaction of the City.
 - vii) Complete all proposed water main tie-ins.

h) Storm Sewer Works:

- At the Owner's cost, the Owner is required to:
 - i) Upgrade the existing ditch (approximately 104 m) to 750 mm diameter storm sewer complete with manholes (spaced as per City standards) along the subject lands' entire River Parkway frontage should the servicing be required before the City's Capital Works are completed. The proposed storm sewer shall tie-in to the storm sewer built via Servicing Agreement SA12-615759 west of the subject lands and to the existing ditches east of the subject lands.
 - ii) Provide approximately 205 m of 600 mm diameter storm sewer complete with manholes (spaced as per City standard) along the subject lands' entire Minoru Boulevard frontage. The proposed storm sewer shall tie-in to the proposed storm sewers at River Parkway and Alderbridge Way.
 - iii) Remove and replace approximately 117 m of existing 250 mm diameter storm sewer with 600 mm complete with manholes (spaced as per City standard) along the subject lands' entire Alderbridge Way frontage. The new storm sewer shall be placed in an **ENCL 372** consistent with the storm sewers built via Servicing

Initial: _____

Agreement SA12-615759. The upgraded storm sewer shall tie-in to existing storm sewers east and west of the subject lands.

- iv) Confirm whether the required 300 mm diameter private drainage line, which is to service the proposed north private road that will connect to River Parkway, will conflict with existing utilities such as Metro Vancouver trunk sewer lines, Telus duct bank, etc. at River Parkway which would obstruct the tie-in to the storm sewer located north of the trunk lines. If conflicts exist, then the required lane drainage system (with an approximate length of 40 meters) shall tie-in to the on-site drainage system and the lane runoff shall be collected on-site before being discharged into City's drainage system via the subject lands' storm sewer service connection at Alderbridge Way.
- v) Install a storm sewer service connection, complete with an inspection chamber and tie-in to the proposed storm sewer at Alderbridge Way via a manhole.
- vi) Take over ownership and maintenance of the 50 m long storm sewer in the proposed south private road (surplus City lane) along the west property line of the subject lands.
 - At the Owner's cost, the City will:
- vii) Cut and cap at main all existing storm service connections.
- viii) Remove all existing inspection chambers and storm service leads and dispose off-site.
- ix) Complete all proposed storm sewer tie-ins.
- i) Sanitary Sewer Works:
 - At the Owner's cost, the Owner is required to:
- i) Upgrade approximately 110 m of existing 200 mm diameter sanitary sewer complete with manholes (spaced as per City standard) along the subject lands' entire River Parkway frontage. The upgraded sanitary sewer shall tie-in to the sanitary sewers that were built via Servicing Agreement (SA12-615759) located west of the subject lands. Pipe size for this section shall be determined via the SA process.
- ii) Discharge the portions of existing utility SRW plan 45474 along the west and south property lines of 7080 River Road after the new sanitary sewer is operational and the existing 200 mm sanitary sewer is removed. This excludes the portion of existing utility SRW plan 45474 along the entire east property line, which is to remain in effect.
- iii) Confirm whether extending the new sanitary line, along the River Parkway frontage, northwards to connect to existing sanitary line running north-south will conflict with existing utilities such as Metro Vancouver trunk sewer lines, Telus duct bank, etc. at River Parkway. Coordination is required with Metro Vancouver and Telus. If no conflict exists, extend the new sanitary sewer at River Parkway from its east end (via a new manhole) northwards by approximately 20 m and tie-in to a new manhole (replacing existing manhole SMH4745) at the southwest corner of 7280 River Road. This section which will cross underneath the existing Metro Vancouver trunk sewer shall be pipe encased and shall be designed similar to the existing pipe encased sanitary crossing River Parkway at the west property line of the subject lands. The design and construction of this section shall be coordinated with Metro Vancouver. Pipe size for this section shall be determined via the SA process.
- iv) Fill as per MMCD, then abandon, the existing 200 mm diameter sanitary sewer that crosses River Parkway just north of the subject land's west property line.
- v) Upgrade approximately 104 m of existing sanitary sewer from 150 mm diameter to 450 mm PVC complete with manholes (spaced as per City standard) along the subject lands' entire Alderbridge Way frontage and tie in to the west existing manhole (SMH56636). The new sanitary sewer shall be extended from its east end (via a new manhole) northwards to tie in to the existing manhole (SMH4691).
- vi) Discharge existing utility SRW plan 42489 along the subject lands' south property line fronting Alderbridge Way after the new 450 mm sanitary sewer is operational and the existing 150 mm sanitary sewer is removed.
- vii) Remove the existing 200 mm diameter FRP sanitary sewers located on the subject lands parallel to the entire west property line. Simply filling and abandoning the existing pipe is not acceptable because the pipe will be located under the proposed parkade. Prior to removal of the existing sanitary sewers, relocate the existing sanitary connection that services 7771 Alderbridge Way to its Alderbridge Way frontage (if required).

- viii) Install a sanitary sewer service connection, complete with an inspection chamber, at the Alderbridge Way frontage and tie-in to the proposed storm sewer at Alderbridge Way.
 - At the Owner's cost, the City will:
- ix) Cut and cap at main all existing sanitary service connections to the subject lands.
- x) Remove all existing inspection chambers and sanitary leads connected to the subject lands and dispose off-site.
- xi) Complete all proposed sanitary sewer service connections and tie-ins.
- j) Frontage Improvements:
 - At the Owner's cost, the Owner is required to:
 - i) Provide frontage improvements in accordance with the requirements of the Director of Transportation. Improvements shall be built to the ultimate condition wherever possible.
 - ii) Proposed sidewalks, bike paths and boulevards shall be included in City road area, with the exception of the north-south pedestrian connection and east-west greenway.
 - iii) Provide street lighting along River Parkway, Minoru Boulevard and Alderbridge Way frontages. Provide interim street lighting along the east side of the Minoru Boulevard frontage. An engineered sonotube will be required for the east side of Minoru Boulevard to address clearance issues due to the lock block wall to support the grade difference between 7851 Alderbridge Way and the roadway.
 - iv) Remove or underground in a new corridor all existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the west edge of the subject lands. The owner is required to coordinate with the private utility companies to facilitate removal or undergrounding.
 - v) Underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the subject lands' River Parkway frontage. The owner is required to coordinate with the private utility companies to facilitate undergrounding.
 - vi) Provide street lighting as per City Center specifications along the proposed north private road abutting River Parkway. Ownership and maintenance of this infrastructure shall be by the owner.
 - vii) Take over ownership and maintenance of the existing street lighting in the proposed south private road abutting Alderbridge Way. Modifications to the system shall be finalized through the SA design.
 - viii) Remove the existing above ground private utility kiosk located at the northwest corner of 7811 Alderbridge Way. The owner is required to coordinate with the private utility company that owns the kiosk to facilitate removal.
 - ix) The owner shall provide private utility companies with the required rights-of-ways for their equipment (e.g. vista, PMT, LPT, telephone and cable kiosks, etc.) and/or to accommodate the future under-grounding of the overhead lines. This equipment must be located on private property and not within City rights-of-way or public rights-of-passage and not impact public amenities such as east-west greenway, north-south pedestrian connection, sidewalks, boulevards and bike paths. The owner is responsible for coordination with private utility companies.
 - x) Locate all above ground utility cabinets and kiosks required to service the proposed development within the subject lands (see list below for examples). While this infrastructure and the associated statutory rights-of-way have not been shown in the rezoning conceptual development plans, a functional plan showing conceptual locations for such infrastructure shall be included in the DP design review. The owner is to coordinate with the respective private utility companies and the owner's lighting and traffic signal consultants are to confirm the rights-of-way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this by

way of letter addressed to the Director of Engineering. The following are examples of statutory rights-of-way that must be shown in the functional plan and registered prior to Servicing Agreement design approval by the City:

BC Hydro vista	*	
BC Hydro PMT	4 m x 5 m*	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m*	
Street light kiosk	2 m x 1.5 m	
Traffic signal controller	3.2 m x 1.8 m	
Traffic signal UPS	1.8 m x 2.2 m	
Shaw cable kiosk	1 m x 1 m*	(show possible location in functional plan)
Telus FDH cabinet	1.1 m x 1 m*	(show possible location in functional plan)

*Confirm SRW dimensions with BC Hydro, Shaw and Telus

k) City utilities relocation

Required relocation of existing City utilities prior to start of site preparation works (e.g. soil densification, preload, etc.), if site preparation works are required:

Note: If the soil densification and/or preload works are to start after Third Reading of the Rezoning of the subject lands by Council or after Public Consultation, the works set out below shall be designed and constructed in accordance with the Servicing Agreement under the rezoning application. If not, then a separate Report to Council will be required to facilitate a Servicing Agreement (for the removal and replacement of the existing sanitary lines along the west and south property lines) which will be independent of the rezoning process.

- At the Owner's cost, the Owner is required to:

- Upgrade approximately 110 m of existing 200 mm diameter sanitary sewer complete with manholes (spaced as per City standard) along the subject lands' entire River Parkway frontage. The upgraded sanitary sewer shall tie-in to the sanitary sewers that were built via Servicing Agreement (SA12-615759) west of the subject lands. Pipe size for this section shall be determined via the SA design process.
- Discharge the portions of existing utility SRW plan 45474 along the west and south property lines of 7080 River Road after the new sanitary sewer is operational and the existing 200 mm sanitary sewer is removed. This excludes the portion of existing utility SRW plan 45474 along the entire east property line, which is to remain in effect.
- Extend the new River Parkway sanitary sewer from its east end (via a new manhole) northward by approximately 20 m and tie-in to the existing manhole (SMH4745) located at the southwest corner of 7280 River Road. This section shall be pipe encased and shall be designed similar to the existing pipe encased sanitary crossing River Parkway at the west property line of the subject lands. The design and construction of this section shall be coordinated with Metro Vancouver. Pipe size for this section shall be determined via the SA process.
- Fill as per MMCD, then abandon, the existing 200 mm diameter sanitary sewer that crosses River Parkway just north of the subject land's west property line.
- Upgrade approximately 104 m of existing sanitary sewer from 150 mm diameter to 450 mm PVC complete with manholes (spaced as per City standard) along the subject lands' entire Alderbridge Way frontage. The upgraded sanitary sewer shall tie-in to the existing sanitary sewers east and west of the subject lands.
- Discharge existing utility SRW plan 42489 along the subject lands' south property line fronting Alderbridge Way after the new 450 mm sanitary sewer is operational and the existing 150 mm sanitary sewer is removed.
- Remove the existing 200 mm diameter FRP sanitary sewers that run parallel to the subject lands' entire west property line. Simply filling and abandoning the existing pipe is not acceptable because the pipe will be located under the proposed parkade. Prior to removal of the existing sanitary sewers, relocate the existing sanitary connection that services 7771 Alderbridge Way to its Alderbridge Way frontage (if required).
- Install a sanitary sewer service connection, complete with an inspection chamber, at the Alderbridge Way frontage and tie-in to the proposed storm sewer at Alderbridge Way.

- ix) Remove and replace approximately 104 m of existing water line located close to the subject lands' south property line with a new 300 mm diameter water main within Alderbridge Way. The upgraded watermain shall tie-in to the existing water mains east and west of the subject lands.
- x) Remove and replace approximately 117 m of existing 250 mm diameter storm sewer with 600 mm complete with manholes (spaced as per City standard) along the subject lands' Alderbridge Way frontage. The new storm sewer shall be placed in an alignment that is consistent with the storm sewers built via Servicing Agreement (SA12-615759). The upgraded storm sewer shall tie-in to the existing storm sewers east and west of the subject lands.

l) Private utilities relocation

Required removal and replacement of existing private utility infrastructures prior to start of site preparation works (e.g. soil densification, preload, etc.), if site preparation works are required:

- i) The development proposal includes acquiring the existing surplus City lane at the west edge of the subject lands and dedicating an equivalent area of land along the east edge of the subject lands for the proposed Minoru Boulevard extension. Therefore, the private utility overhead lines currently existing in the laneway are to be removed. This overhead system is to be replaced with new underground lines installed along Alderbridge Way, Minoru Boulevard, and River Parkway. The existing overhead system located in the laneway shall remain operational throughout the installation process of the new underground lines and shall only be removed once the new system is fully operational and connected to all the properties that are currently served by the existing system. Site preparations, including soil densification and preloading, can only proceed once the existing overhead lines are removed. With regards to any interim above ground utility boxes (e.g., vista, etc.) required to facilitate the removal/undergrounding of the private utility lines, their location shall be coordinated by the owner with the private utility companies (e.g., BC Hydro, Telus, Shaw, etc.) and temporarily placed either at the north or the south end of the Minoru Boulevard extension and shall be removed once they are replaced by an operational permanent box installed inside the proposed development. The on-site general location of the permanent vista box shall be shown in the Rezoning plan and finalized as part of the Development Permit approval process. At this point, BC Hydro is the only company that has provided input to the City and BC Hydro has flagged the requirement for a vista box. The owner shall be responsible to contact and coordinate with the other private utility companies that have infrastructures in the surplus laneway to be acquired and obtain their requirements.
- ii) As the replacement underground works will be installed prior to site preparation works and within the proposed Minoru Boulevard extension dedication lands, a general schedule outlining the timing of the required design coordination with the private utility companies (e.g., BC Hydro, Telus, Shaw, etc.) and the replacement/removal works (including timing of installation and removal of the interim BC Hydro vista and its permanent installation inside the proposed development) in relation to the timing of the required road dedication and the required site preparation works (e.g., soil densification, preload, etc.) is required and shall be reviewed as part of the rezoning process.

m) General Items:

- At the Owner's cost, the Owner is required to:
 - i) Prior to the commencement of any site preparation works (e.g., soil densification, preload, DSM wall installation, parkade excavation, dewatering, etc.) coordinate with Metro Vancouver to obtain their input or requirements regarding mitigation measures (if required) to address potential impacts to the existing Metro Vancouver trunk sewers.
 - ii) Coordinate the servicing agreement design with the existing Metro Vancouver trunk sewers at River Parkway frontage.
 - iii) Manage any contamination encountered during construction of the servicing agreement works in compliance with the *Environmental Management Act* [SBC 2003], c.53, as amended or replaced from time to time; and if the City determines, in the City's sole discretion, that remediation works are required in order to address contamination within lands already dedicated by the owner to the City in connection with the proposed development on the subject lands, the owner will enter into a licence of occupation with the City, on the City's standard form and which will include an indemnity in favour of the City, in order to allow the owner to carry out any such remediation works; provided that the City will not charge a fee to the owner for the use of the dedicated lands in order to carry out remediation works.

Initial: _____

- iv) In the event that a Certificate of Compliance (CoC) satisfactory to the City in its sole discretion cannot be obtained by the date of land dedication, the Servicing Agreement shall be amended to secure the estimated costs to remove the top two metres of the land to be dedicated to the City, to relocate it to an appropriate disposal facility and to be replaced by clean fill. This commitment shall be secured by the provision of a Letter of Credit in the amount estimated by a Contaminated Site Approved Professional to perform this removal, relocation and replacement. This amount will be not be released until such time as a Certificate of Compliance (CoC) satisfactory to the City in its sole discretion is obtained or another arrangement satisfactory to the Director of Development and the Director of Engineering is made.
- v) Replace the existing road structure along Alderbridge Way, which is constructed as a local road, with the appropriate arterial road structure in accordance with City specifications.
- vi) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the subject lands and provide mitigation recommendations.
- vii) Provide a video inspection report of the existing storm sewer along City and private road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities is required. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced at the Owner's cost.
- viii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works in accordance with a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- ix) Enter into, if required, additional legal agreements, as determined by and set out in the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the owner is required to complete the following:

1. Submit acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. 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 a Building Permit* being issued, the owner is required to complete the following:

1. Incorporation of accessibility, sustainability, amenity and Affordable Housing measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. If applicable, payment of Latecomer Agreement charges, plus applicable interest associated with eligible latecomer works.

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 Department at 604-276-4285.

Note:

- * This requires a separate application.
- All Builders Liens on the subject lands must be removed before the subdivision and registration of covenants can occur.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner, but also as covenants pursuant to Section 219 of the *Land Title Act*.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date

[illegible]

City of Richmond					
8511 NW 5 ROAD RICHMOND					
TITLE: NEW RVIA FUNCTIONAL ROAD NE OPTION 1 - INTER EXISTING CONC					
PROJECT NO.	NO	DWG. NO.	16-01		
SUBJECT	SD	DATE	1986		
PREPARED BY	DESIGNED BY	CHECKED BY			
APPROVED BY	IN CHARGE	REV. NO.			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	IJ	JK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	TV	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP	ZQ	ZR	ZS	ZT	ZU	ZV	ZW	ZX	ZY	ZZ	AA	AB	AC
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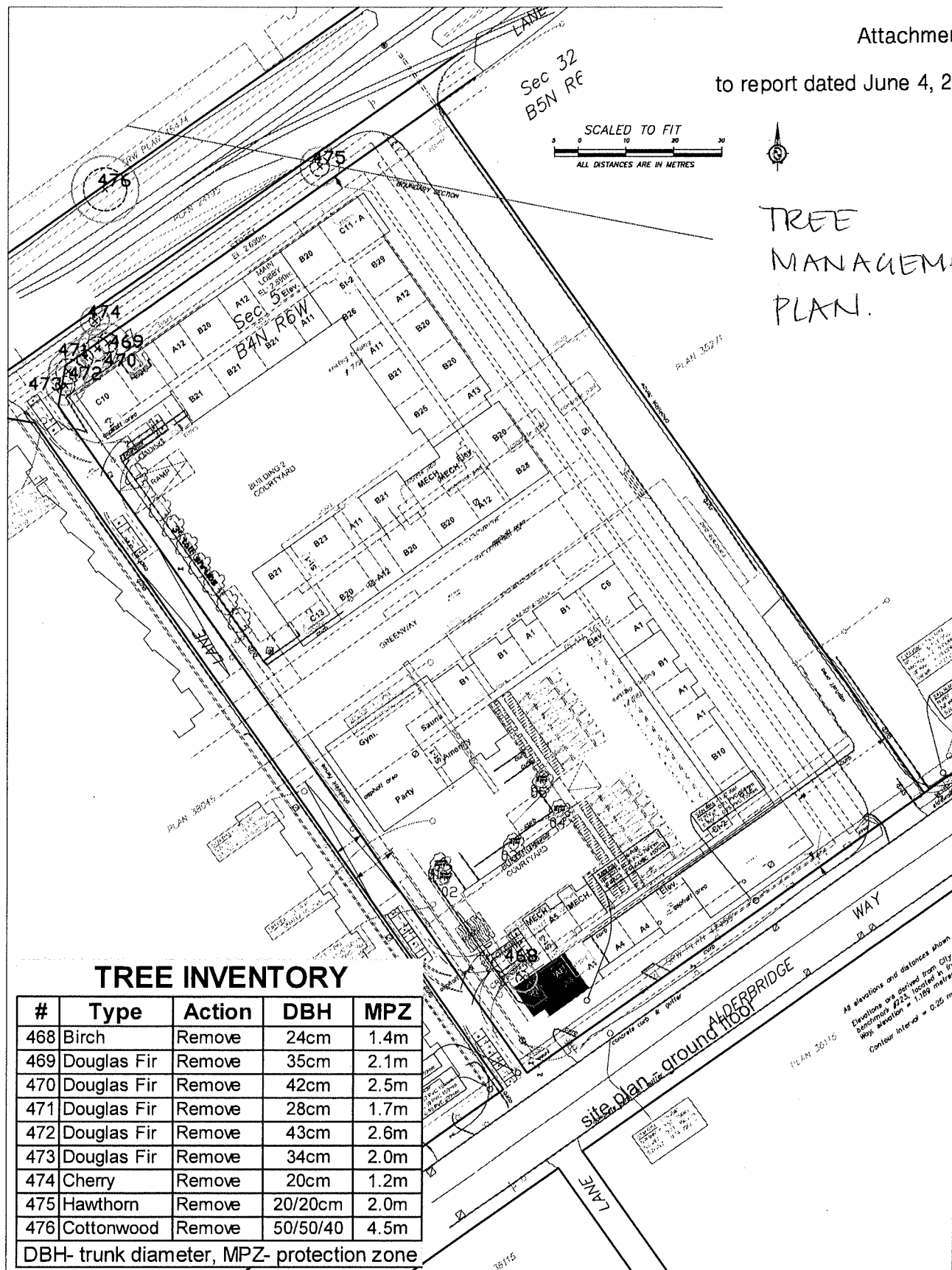
REFERENCE DRAWINGS	UNIT - 101 - 1017
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BINNIE

J.F. RUMBLE & ASSOCIATES LTD.
601 - 2922 Empress Way
Burnaby, B.C. V5S 6P9
TEL: 404 574 2336

to report dated June 4, 2018

**Undersized Trees**

#	Type	DBH	MPZ
1	Japanese Maple	4/4/4cm	0.0m
2	Japanese Maple	6/4/4cm	0.0m
3	Japanese Maple	6/5cm	0.0m
4	Japanese Maple	5/5/5cm	0.0m
5	Japanese Maple	5/5/5cm	0.0m

Undersized Tree

TREE PROPOSED FOR REMOVAL



CNCL - 380

Page 7

LEGEND

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0970

7811 Alderbridge Way, Richmond BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, THEIR CANOPIES AND PROTECTION ZONES IN RELATION TO PROPOSED LAYOUT

March 3, 2017



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9867 (RZ 17-765420)
7811 Alderbridge Way**

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 for that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9867", repealing the existing zoning designation and by designating it **"RESIDENTIAL/LIMITED COMMERCIAL (RCL2)"**.
2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9867"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>SB.</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

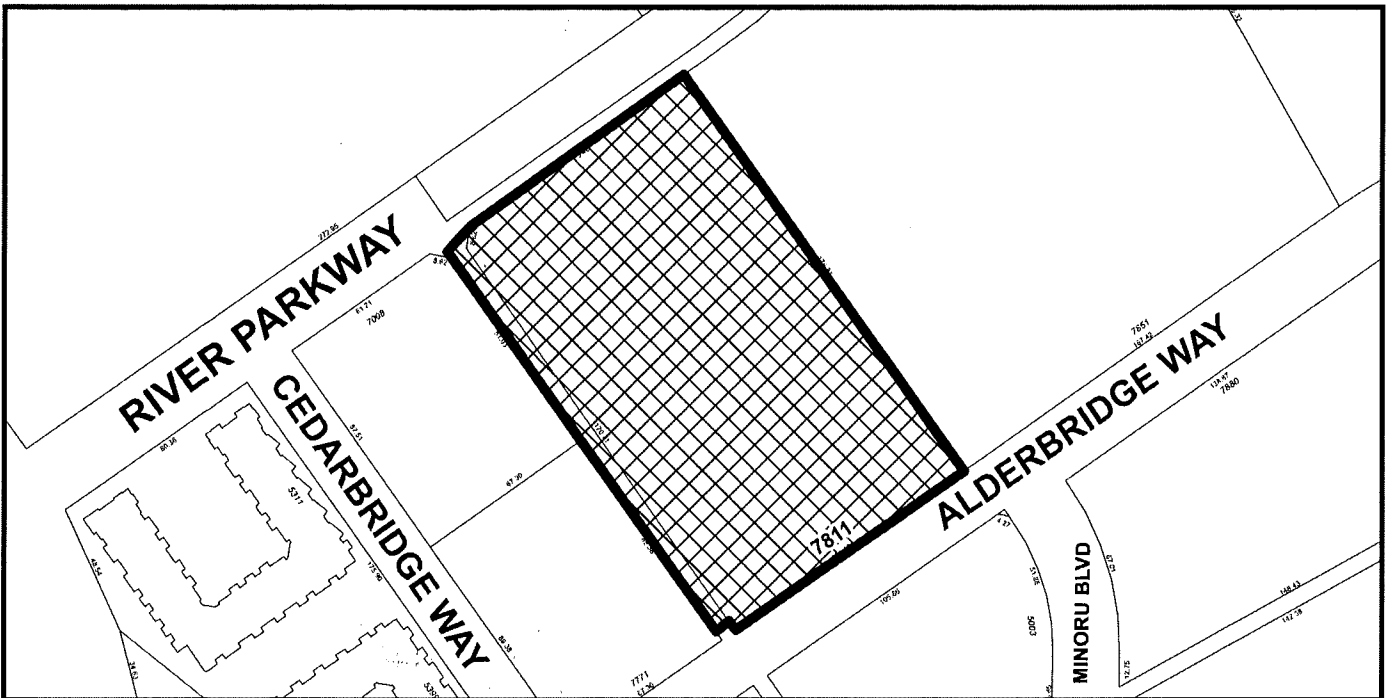
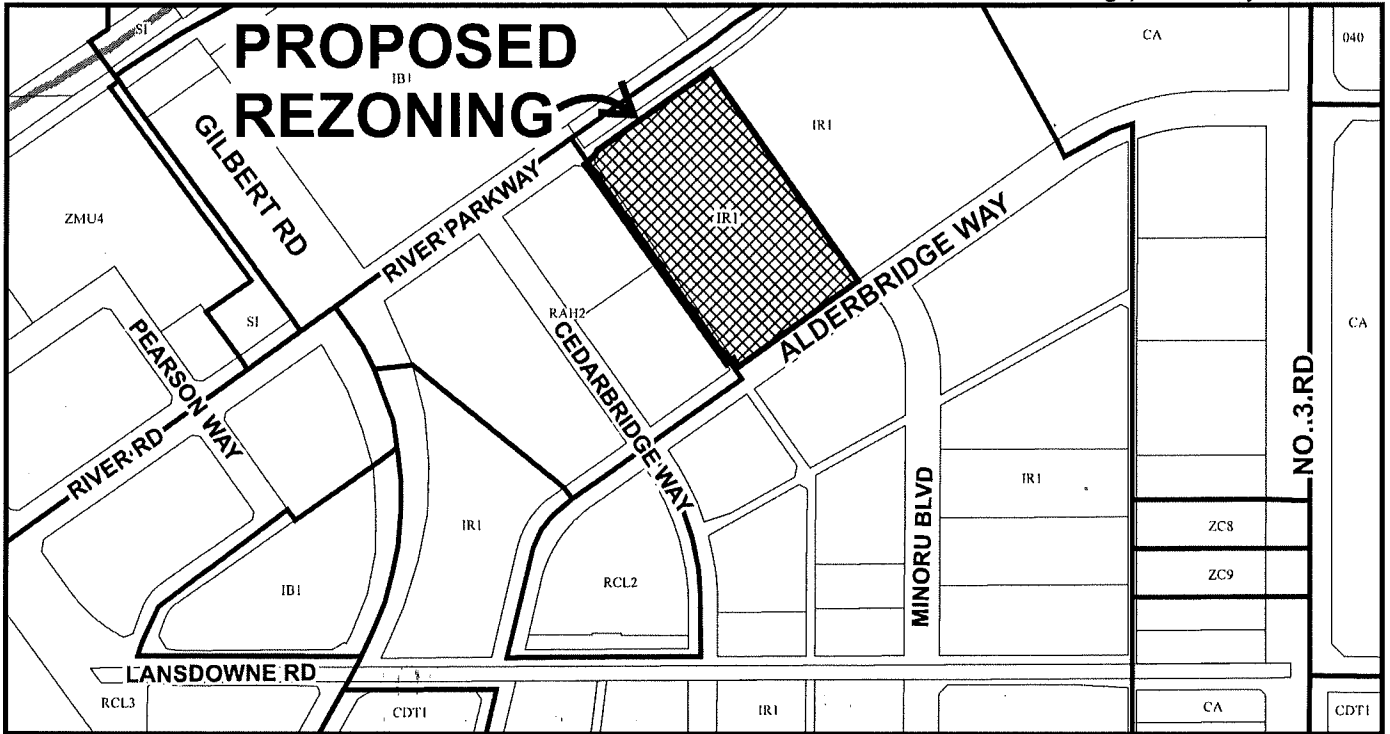
MAYOR

CORPORATE OFFICER



City of Richmond

Schedule A attached to and forming part of Bylaw 9867



RZ 17-765420

Original Date: 03/14/17

Revision Date: 05/30/18

Note: Dimensions are in METRES



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** May 18, 2018
From: Peter Russell **File:** 10-6125-07-02/2017-
Senior Manager, Sustainability & District Energy Vol 01
Re: **Public Electric Vehicle Charging Infrastructure Expansion**

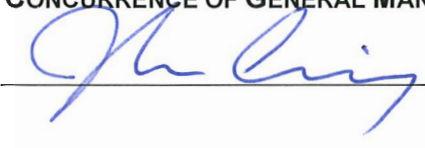

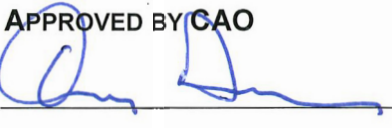
Staff Recommendation

That, as described in the staff report titled, "Public Electric Vehicle Charging Infrastructure Expansion" dated May 18th 2018 from the Senior Manager, Sustainability & District Energy:

1. Publicly accessible electric vehicle charging infrastructure be installed at City Hall and Richmond Olympic Oval, with funding from the 2017 Capital Budget;
2. Pending the successful award of the City's application to Natural Resources Canada's Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative grant, staff be directed to report back with any additional capital budget approval for further expansion of charging infrastructure;
3. A cost recovery approach to impose user fees and time limits for publicly accessible electric vehicle charging stations be endorsed as outlined in the report, and that staff be directed to bring forward amendments to the Consolidated Fees Bylaw No. 8636, the Traffic Bylaw No. 5870, Parking (Off-Street) Regulation Bylaw No. 7403, and the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 to implement this cost recovery approach.


Peter Russell
Senior Manager, Sustainability & District Energy
(604-276-4130)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:  CNCL - 383	APPROVED BY CAO 

Staff Report

Origin

In January 2014, Council adopted the Community Energy and Emissions Plan, which includes *Action 19: Continue expanding the City-owned network of EV charging stations.*

On November 28th 2016, Council directed “that staff report back regarding the potential installation of community Level 3 charge stations, including an energy cost recovery approach, as part of advancing greenhouse gas emissions under the City’s Community Energy and Emissions Plan.” To help gauge community support for the cost-recovery concept as well as consult on potential locations for additional charging stations, public consultation was undertaken during 2017. Community consultation was approved by Council at their January 23, 2017 meeting.

This report supports Council’s 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City’s sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond’s position as a leader in sustainable programs, practices and innovations.

This report presents an overview of the consultation feedback and proposes priority charging station locations to be considered. This report further discusses partnership and funding opportunities for electric vehicle (EV) charging expansion as well as outlines an approach for cost recovery.

Background

In 2010, Council adopted targets in Richmond’s Official Community Plan to reduce community greenhouse gas (GHG) emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050. Transportation accounts for more than half of Richmond’s GHG emissions recorded in BC’s Community Energy and Emissions Inventory, with emissions from personal transportation accounting for more than 40% of emissions.

Richmond’s 2014 Community Energy and Emissions Plan (CEEP) outlines strategies and actions for the City to take to reduce community energy use and GHG emissions, including:

- **Strategy 7: Promote Low Carbon Personal Vehicles**
 - **Action 19:** Continue expanding the City-owned network of electric vehicle (EV) charging stations.

Modeling undertaken as part of the CEEP indicates Richmond’s 2050 emissions reduction targets can only be achieved with the near-universal adoption of zero emissions personal vehicles by the 2040s, in addition to increasing transit ridership, walking, bicycling, car/ride sharing, and other transportation modes.

“Levels” of EV Charging

As the City moves to consider expanding infrastructure EV charging opportunities, it is helpful to understand the different levels of EV charging, per industry standards, noted below:

Table 1: Common EV service equipment charging levels.

Charging Level	Voltage	Amperage	Apprx km of range per hour	Time to fully Recharge	Applications
AC Level 1	120 VAC	12-16 A	~ 7 km/hr	5 to 30 hours	At home, at work
AC Level 2	208 / 240 VAC	<=80A (30 A most common)	~ 45 km/hr (at 30A)	2 to 8 hours	At home, at work, public charging
DC Fast Charge (“Level 3”)	200–400 VAC	80–400 A	200-1000 km/hr	<10 min to 1 hour	Major public rapid-recharge locations

City Action on Electric Vehicles

As part of enhancing community EV adoption, multiple options need be available to EV users to avoid issues such as range anxiety (running out of charge). The importance of providing publicly accessible charging is outlined in Attachment 1.

To advance community uptake in EV adoption, the City has undertaken a mix of policy and infrastructure actions, including:

1. Policy Action – Supporting EV Charging in Private Developments

On December 18th, 2017, City Council adopted a requirement in the Parking and Loading section of the Richmond Zoning Bylaw that all residential parking spaces in new developments, excluding visitor parking, feature an energized electrical outlet capable of providing Level 2 charging. The City was the first jurisdiction in Canada to make such a requirement. Other jurisdictions are now building from Richmond’s leadership – the City of Vancouver adopted essentially the same requirement in March 2018, and a number of other local governments are considering such a requirement.

2. Infrastructure Action – Installed Public Charging Infrastructure

In March, 2013 the City also installed four public Level 2 charge stations (total of eight charging ports) at the following locations:

- Steveston Community Centre
- Thompson Community Centre
- Cambie Community Centre
- City Hall

Additionally, the Richmond Olympic Oval offers two Level 2 charging stations.

As summarized in Table 2 below, usage of the City's stations has grown, indicating growing demand for public charging. The hours of use experienced at some stations suggest that City-owned EV charging infrastructure is reaching capacity.

Table 2: Usage of City-owned EV charging infrastructure

	2013	2014	2015	2016	2017
Times used	776	1,974	4,597	7159	10924
Charging time	975 hours	2,609 hours	8,377 hours	11,995 hours	18,300 hours
Energy used	4,345 kWh	11,809 kWh	35,904 kWh	48,406 kWh	82,984 kWh
Energy cost	\$434	\$1,181	\$3,590	\$4,841	\$8,298

As outlined in the staff report presented at the November 28, 2016 Council meeting, there are also opportunities to install charging infrastructure as part of new or major facility/park upgrade projects. Since that date, Level 2 charging stations have been implemented, or are being planned, at the Minoru Civic Precinct, Firehall #1, and Firehall #3.

In addition to City-owned public EV charging infrastructure, there has also been an increase in the number of charging stations available for public use provided by other organizations. According to information from Plug-In BC's website, there were 43 other publicly accessible locations in Richmond where drivers can charge their EVs as of May 2018, including 39 offering Level 2 infrastructure and four offering DC Fast Charging.

Funding and Partnership Opportunities

Staff have submitted a grant application to Natural Resources Canada's (NRCan) Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative. This grant funds the expansion of publicly accessible DC Fast Charging infrastructure. Applicants located in the province of BC are automatically enrolled in the BC Clean Energy Vehicle Public Fast-Charging Program for additional funding. The City requested \$1.35 million in combined federal and provincial funding under this grant. A decision is expected by September 2018. A recommendation is included that directs staff to report to Council should the City's proposal be awarded the additional funding.

The City has also been approached by an automobile dealer interested in providing a financial contribution to the City's EV charging expansion. In exchange, they propose that charging stations would feature their logo, in addition to City of Richmond branding. Staff will further explore sponsorship opportunities, and will report back to Council with any recommendations with regards to sponsorship that can offset costs of expanding the City-owned network of EV charging stations.

Analysis

Public consultation was undertaken to gather feedback and as part of establishing the desired levels and locations for additional charging infrastructure. Consultation was approved by Council at their January 23, 2017 meeting.

Consultation

The City's EV consultation program consisted of:

1. **Digital engagement** – An online Let's Talk Richmond webpage and survey. The survey was open to the public from May 14th to June 26th, 2017. It was distributed via press release, social media, and notifications by the Richmond Chamber of Commerce and other organizations. 484 visits to the webpage occurred, with 168 visitors completing the survey. Of survey respondents, 34% currently drove an EV and 78% were considering an EV for their next vehicle purchase.
2. **A Public Open House** – The Open House was held June 15th, 2017, and included introductory information about EVs, their role in mitigating climate change, and the City's action to support EVs to date. Thirty-three people attended the Open House.

Both the survey and the Open House solicited participants' feedback on where in the City public EV charging infrastructure is desired, and on key questions related to the provision of public charging services. The map in Attachment 2 illustrates the public's responses regarding where in Richmond additional public EV charging infrastructure is desired. The findings included that both DC Fast Charging and Level 2 charging infrastructure is desired across the community, especially at City Hall, in the City Centre area, and proximate to Steveston Hwy and Hwy 99. Attachment 3 summarizes further feedback received during stakeholder consultations relating to public charging. As shown, there is strong community interest for the City to add Level 3 Fast Charging infrastructure for improved convenience.

Public Charging Infrastructure Expansion

Council approved \$300,000 in the 2017 Capital Budget to support the next phase of investment in public EV charging network. The consultation process noted above was used to identify appropriate locations to expand the City-owned EV charging network. Based on stakeholder feedback regarding preferred sites for expansion of the City's public charging network, costing information, and known gaps exist in the public charging network, a range of City facilities have been identified as appropriate locations for expanded publicly accessible EV charging infrastructure. These are listed in order of priority, from highest to lowest:

1. City Hall
2. Richmond Olympic Oval
3. Richmond Ice Centre (current lease permits implementation of EV charging infrastructure)
4. Hamilton Community Centre (located on Richmond School District property)
5. Garry Point Park
6. Hugh Boyd Soccer Fields
7. Minoru Centre for Active Living (Minoru Civic Precinct)
8. Cambie Community Centre

9. Garden City Lands (subject to ALC approval)

It is recommended that the \$300,000 in the 2017 Capital Budget be used to support implementation of charging infrastructure at City Hall and the Richmond Olympic Oval. These sites were selected because they are proximate to areas of high demand indicated during consultation, and because they are relatively cost-effective to implement due to existing electrical capacity. The City Hall infrastructure will be located adjacent to current charging infrastructure. The Oval charging infrastructure is proposed to be located within the enclosed parking area. Each site will feature one 50kW dual-headed DC Fast Charging (“Level 3”) and a Level 2 charging station, with three parking stalls dedicated to EV charging.

As noted in the Background section above, the City has applied to NRCan’s Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative. If the City is successful in its grant application, additional City funds may be necessary to meet leverage requirements of the grant. If the grant application is successful, staff will report back with recommendations to implement EV charging infrastructure at the sites noted above, subject to final negotiation of sites between the City and its funding partners. If the City is unsuccessful in this grant application, staff will explore other funding opportunities and report back to Council with options to continue to expand EV charging infrastructure in priority locations.

Cost Recovery

To date, the City has offered access to its public EV charging infrastructure free of charge. This incentivized adoption of EVs during the early years of their availability. As EVs become more mainstream and gain an increasing share of vehicle sales and the vehicle fleet, the need for electricity cost incentives lessens. Benefits of user fees include:

- **Help to ensure availability of chargers and efficient use of infrastructure.** By charging a time-based fee, users are encouraged to charge only for as long as they need to receive sufficient charge, and then leave the charging station. This has the effect of increasing the likelihood that the charging station will be available for other users, increasing convenience and making more efficient use of the charging station asset. Current City-owned charging stations are often in use by individual vehicles for multiple hours even when not charging, and the City has begun to receive more frequent feedback from users that they frequently cannot access charging stations.
- **Support cost recovery of implementing charging stations.** User fees can be set to cover the operating costs of charging stations. With sufficiently frequent use, the capital cost of implementing the stations may also be covered. Introducing user fees can allow the City and other entities to implement a greater amount of public charging than might otherwise be possible, improving services for EV drivers.
- **Differentiate between different levels of service** – The qualities of different levels of EV charging differ. Level 2 is lower cost to provide, but requires a longer period to recharge (up to 6 hours or more to fully recharge a long range vehicles). Level 3 DC Fast Charging can recharge vehicles much more quickly; moreover, varying levels of power can be delivered through DC Fast Charging systems, resulting in different recharge times (from 10 minutes or less, to an hour) and costs. Differentiating user fees based on the nature of the service offered allows drivers use charging infrastructure that is most

appropriate for their needs – Level 2 for a longer stay or a “top up”, faster charging for a rapid refill.

In relation to user fees for cost recovery, the majority of consultation participants suggested that public charging be free until there is further adoption of EV's. A minority supported user fees, with the concern expressed that taxpayer funded free energy for EV owners is not equitable.

User fees are in place for EV charging infrastructure on some other local government locations in BC. Table 3 below summarizes pricing models in place for charging infrastructure on local government sites.

Table 3: EV charging infrastructure user fees

Jurisdiction	DC Fast Charge (50kw)	Level 2 (9.6kW)
City of Vancouver	\$16.00 per hour	\$2.00 per hour
Fortis BC operated (various local govt. sites)	\$18.00 per hour	N/A
BC Hydro operated (various local govt. sites)	\$0.35 per kWh	N/A
Township of Esquimalt	N/A	\$1.00

It is proposed to adopt the following pricing model for its EV charging infrastructure:

- \$2.00 per hour for access to 9.6 kW Level 2 Charging.
- \$16.00 per hour for access to 50kW DC Fast Charging.
- \$8.00 per hour for access to 25kW DC Fast Charging.

This approach aligns with other comparable user fees regionally. This proposed rate equates to roughly \$0.50 per litre of gasoline. While this is a higher cost than drivers can expect to pay to charge EVs at home (estimated at roughly the equivalent of \$0.20 per litre of gasoline), it still equates to much less on a dollar per distance basis than drivers would have to pay for travel in a gasoline or diesel vehicle.

Bylaw amendments will be required to give effect to this change. As part of this, it is important that other applicable bylaws be amended to ensure that only EVs connected to the EV charging infrastructure be parked in EV parking stalls. Amendments to the Consolidated Fees Bylaw No. 8636, the Traffic Bylaw No. 5870, Parking (Off-Street) Regulation Bylaw No. 7403, and the Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122 would be required. Staff will bring forward proposed amendments if the energy recovery fee concept is supported by Council.

All revenues from user fees are recommended to be directed to support ongoing operations, maintenance and costs associated with network expansion. The operating costs and revenue from the proposed energy recovery fee cannot be determined at this time, as it is dependent on the degree and rate of expansion; variability in use; and opportunity to access different revenue streams, such as credits for providing low carbon fuel.

Should Council choose not to implement user fees, staff will bring forward other strategies, such as signage or fees for remaining in EV parking spaces for longer than required to charge, in order to ensure efficient use of the infrastructure.

Resource Implications

As the City expands its public charging infrastructure, there are expected resource implications associated with installation, maintenance, repairs, complaint management, data analytics and administration that will exceed current capacity. An additional maintenance technician position is expected to be required for this purpose. This requirement and associated costs will be included in a future report presented to Council, once NRCan funding amounts are known.

Financial Impact

Council approved \$300,000 in the 2017 Capital Budget to support the next phase of City capital investment in its public EV charging network. These funds will support implementation of EV charging infrastructure at City Hall and the Richmond Olympic Oval. Staff will report back with any additional expansion to priority locations, pending award of the grant from Natural Resources Canada.

Conclusion

Expansion of City-provided electric vehicle charging infrastructure is a tool to advance community electric vehicle adoption. Community consultation was undertaken to identify priority locations for electric vehicle charging infrastructure expansion. This report recommends implementing additional charging infrastructure at City Hall and the Richmond Olympic Oval. It is also noted that staff have applied for additional funding to enable implementation of EV charging infrastructure at other priority locations. Partnership opportunities are also explored as part of this report, with further information to be reported back to Council once funding application decisions are known.

Community feedback on implementation of an energy recovery fee for charging station use was also sought. Staff are suggesting appropriate steps be taken to bring forward user fees and establish time limits to help make charging infrastructure more broadly accessible.



Brendan McEwen
Sustainability Manager
(604-247-4676)



Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)

BM:bm

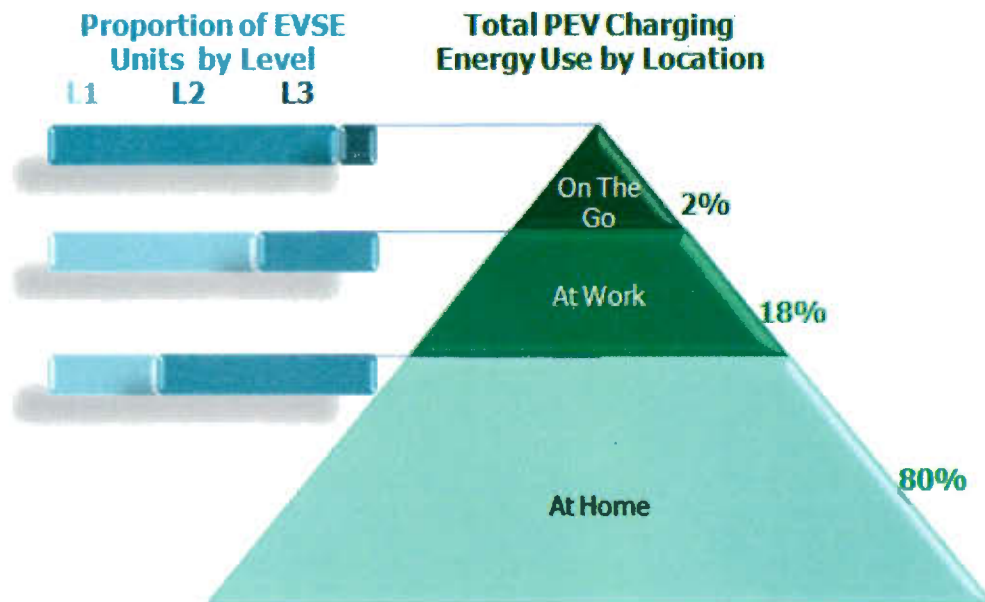
- Att. 1: The Importance of Public Charging
2: Public Responses Regarding Preferred Locations for City-Owned EV Charging Infrastructure
3: Summary of feedback during public consultations

Attachment 1: The Importance of Public Charging

Despite the relative infrequency of “on the go” charging, a network of publicly accessible charging stations is recognized as critical to facilitate EV adoption. Public charging:

- **Helps eliminate “range anxiety”.** A barrier to adoption of EVs is concern that on longer trips, drivers may be stranded without ability to recharge. Public charging locations provide for charging mid-trip.
- **Serves drivers on longer trips.** Drivers on longer trips between regions need access to fast recharging.
- **Provides for households without adequate access to “at home” or “at work” charging.** Many households, such as those living in multifamily buildings or those that park on street, do not have ready access to either charging at home or at work. Providing public charging can serve these households.
- **Creates greater visibility of EVs.** Public EV charging infrastructure can be an important reminder of the increasing availability of EVs. Implementation of EV charging is an important opportunity to showcase a community’s support of EVs.

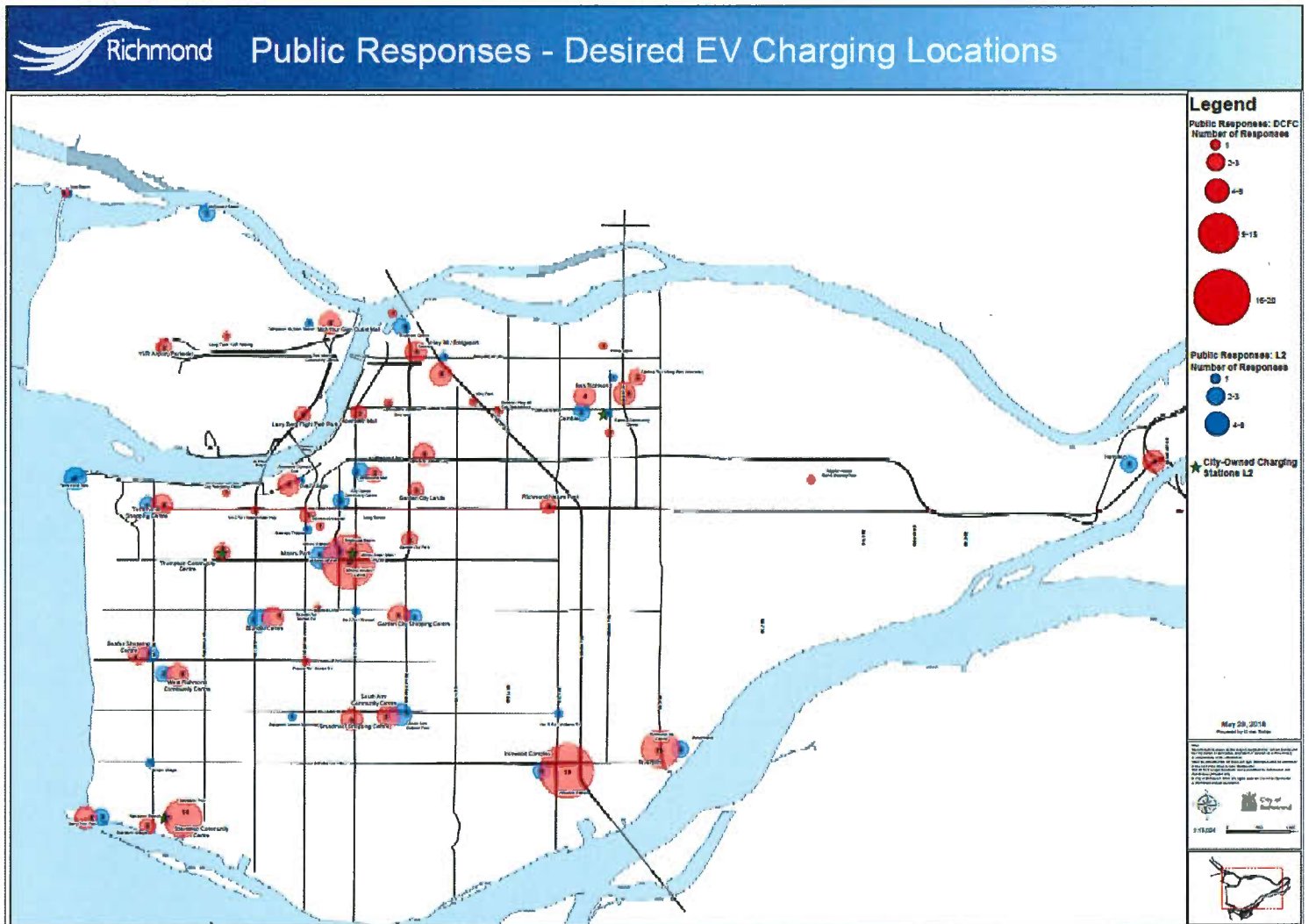
Public charging stations largely consists of “AC Level 2”, with a growing number of “DC Fast Charging” (or “Level 3”) stations that provide a much faster rate of charge being implemented in strategic locations.



Attachment 2: Public Responses Regarding Preferred Locations for Additional City-Owned EV Charging Infrastructure

Notes:

- Circle size indicates number of respondents who selected a site.
- Red circles represent DC Fast Charge infrastructure.
- Blue circles represent Level 2 charging infrastructure.
- Green stars represent existing City-owned Level 2 charging infrastructure.



Attachment 3: Summary of feedback during public consultations

What we heard...	City response
<p><i>Different perspectives on user fees</i></p> <ul style="list-style-type: none"> • A majority expressed desire to keep public chargers free until adoption increases, and EVs become more popular. • Some supported user fees, and expressed concerns that the City is providing free energy for EV owners using tax payer's money. 	<ul style="list-style-type: none"> • The proposed user fees for public charging still represent costs for fuel well below that for gasoline or diesel vehicles • User fees will likely allow more efficient use of infrastructure, and control/recovery of costs as use increases
<p><i>Support for workplace charging at City Hall</i></p> <ul style="list-style-type: none"> • Some City employees noted the value of providing workplace charging, either on a fee for service basis or as a perk of employment. 	<p>Staff are exploring workplace charging options.</p>
<p><i>Perception of Public Charging</i></p> <p>Concern that there are not enough publicly accessible chargers available to service the growing EV community in Richmond.</p> <ul style="list-style-type: none"> • 58% of respondents would be more likely to consider switching to an EV if a DCFC was located within 5 min from their home or nearby shopping district. • 	<p>City developing options for DCFC and expanded L2 network for Council's consideration.</p>
<p><i>Desire for charging at multiple facility types</i></p> <ul style="list-style-type: none"> • Respondents indicated their desire to have public charging infrastructure available at a variety of locations across the City. • The most common responses for charging locations were shopping centres and retail areas, Highway access points, and Community Centres. 	<ul style="list-style-type: none"> • A diverse range of geographic locales of charging infrastructure implementation are proposed. • The City will explore private sector interest and opportunities to support greater charging infrastructure in retail centres



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 25, 2018

From: Lloyd Bie, P.Eng.
Acting Director, Engineering

File: 10-6000-01/2018-Vol 01

Re: **Boundary Road Drainage Memorandum of Understanding**

Staff Recommendation

1. That the Chief Administrative Officer and the General Manager, Engineering be authorized to execute, on behalf of the City, a Memorandum of Understanding between the City and the City of New Westminster containing the material terms and conditions set out in the staff report titled, "Boundary Road Drainage Memorandum of Understanding" dated May 25, 2018 from the Acting Director, Engineering;
2. That the 5 Year Financial Plan (2018-2022) be amended to fund the City's share of fronting costs for the Boundary Road Pump Station upgrade of \$960,000 from the Drainage Improvement Reserve and the estimated annual operating cost of \$4,475 be incorporated into the 2019 Budget; and
3. That staff bring forward updates to the Works and Services Cost Recovery Bylaw No. 8752 to include recovery of the fronting costs for the Boundary Road Pump Station upgrade from benefiting developments in the Thompson Boundary Area.

Lloyd Bie, P.Eng.
Acting Director, Engineering
(604-276-4075)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City of Richmond's Thompson/Boundary area is geographically separated from the rest of Richmond by Highway 91 as identified in Figure 1 below. Richmond's Thompson/Boundary area borders the City of New Westminster's Queensborough area and is adjacent to the Boundary Road canal. The Boundary Road Drainage Pump Station, which serves this canal, is owned and operated by the City of New Westminster. While the majority of drainage from the Thompson/Boundary area drains west, under Highway 91, to the Queens Canal, some of the parcels are discharging into the Boundary Road canal without an agreement in place between Richmond and New Westminster.

Figure 1: Thompson/Boundary Area



Richmond's Official Community Plan identifies the 9.38 ha Thompson/Boundary Area as future townhouses. This future increase in housing density will increase drainage flows for this area which cannot be accommodated by Richmond's current drainage network, including the crossing under Highway 91. Upgrading the existing drainage network to accommodate the future townhouses is estimated to cost \$4.5M.

Staff does not recommend the \$4.5M upgrade to the City's drainage network as utilization of the Boundary Road Pump Station and Boundary Road Canal is identified as a significant cost savings, less disruptive to the community and hydraulically more efficient.

The City of New Westminster is agreeable to utilization of the Boundary Road canal for future Thompson/Boundary drainage. New Westminster is planning to upgrade the Boundary Road Drainage Pump Station and is in a position to increase the size of the proposed station to accommodate drainage from the Thompson/Boundary Area, provided Richmond pays a share of the pump station upgrading capital costs and a share of ongoing operating costs.

There is a current development application under review in the Thompson/Boundary area to upgrade seven residential lots to 120 townhouse units. To accommodate this development, staff propose that the City enter a Memorandum of Understanding with the City of New Westminster that will allow this development as well as subsequent developments to move forward with minimum drainage upgrade costs. Costs for the drainage upgrades will be borne by the benefitting developments under any scenario. The City will be required to front the pump station upgrade costs and recover these costs from development through the City's Works and Services Cost Recovery Bylaw.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. Infrastructure is reflective of and keeping pace with community need.

Analysis

An independent consultant was jointly retained by Richmond and New Westminster to identify potential pump station improvements and propose funding shares based on pump station utilization at build out for both municipalities. The study identified that drainage from Richmond's Thompson/Boundary area at build out will be 16% of the Boundary Road Drainage Pump Station peak discharge capacity and proposes that Richmond's share of upgrading costs and ongoing maintenance be aligned with this value. It further proposes that Richmond contribute 9.5% of the maintenance costs for the Boundary Road Canal. These costs are estimated in Table 1.

Table 1: Estimated Cost Share for Boundary Road Drainage

Item	Estimated Cost	Richmond Share	Richmond Percentage
Boundary Road Drainage Pump Station Upgrade	\$6,000,000	\$960,000	16%
Boundary Road Drainage Pump Station Annual Operating	\$25,000	\$4,000	16%
Boundary Road Canal Annual Maintenance	\$5,000	\$475	9.5%

The City of New Westminster is in the process of procuring design services for the Boundary Road Drainage Pump Station upgrade. Entering a Memorandum of Understanding with the City of New Westminster will allow New Westminster to design the upgraded Boundary Road Pump Station with consideration for Thompson/Boundary drainage volume.

The material terms of the Memorandum of Understanding will include:

- Richmond will be able to drain the Thompson/Boundary Area into the Boundary Road Canal;
- Richmond's share of the capital and operating costs for the Boundary Road Pump Station will be 16% of actual costs;
- Richmond will contribute 9.5% of the maintenance costs for the Boundary Road Canal; and
- The Memorandum of Understanding is non-binding.

A future agreement regarding cost sharing will be developed based on the Memorandum of Understanding.

Financial Impact

Staff recommends updating the 5 Year Financial Plan (2018-2022) to fund the Boundary Road Pump Station, which includes an estimated \$960,000 City share of fronting costs for pump station upgrades, from the Drainage Improvement Reserve and an estimated \$4,475 City share of annual operating costs be included in the 2019 Budget. Staff also recommends that the Works and Services Cost Recovery Bylaw be updated to include recovery of the City's share of fronting costs for the pump station upgrades (estimated at \$960,000) from benefiting developments in the Thompson/Boundary Area.

Conclusion

The Thompson/Boundary area is geographically separated from the rest of Richmond by Highway 91. Future development of the Thompson/Boundary Area will require drainage improvements. Staff recommends that the Thompson/Boundary Area utilize the Boundary Road Canal and Pump Station for future drainage based on cost and hydraulic efficiency. The alternative \$4.5M upgrade of the City's pipe network is not recommended.

Staff recommends that the City enter a Memorandum of Understanding with the City of New Westminster that will allow New Westminster to include Thompson/Boundary drainage flows in the design of an upgraded Boundary Road Pump Station that identifies the cost sharing arrangement for this infrastructure. Staff also recommends that the 5 Year Financial Plan (2018-2022) be updated to fund the City's share of fronting pump station upgrade costs and annual maintenance costs from the Diking and Drainage Utility. Lastly, staff recommends updating the Works and Services Cost Recovery Bylaw to recover the City's share of fronting pump station upgrade costs from benefiting developments in the Thompson/Boundary Area.

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

Lloyd Bie, P.Eng.
Acting Director, Engineering
604-276-4075



City of Richmond

Report to Council

To: Richmond City Council

Date: June 15, 2018

From: Andrew Nazareth
General Manager, Finance and Corporate
Services

File: 03-1200-03/2018-Vol
01

Re: Council Remuneration and Expenses for 2017

Staff Recommendation

That the Council Remuneration and Expenses report for the year ended December 31, 2017 be received for information.

Andrew Nazareth
General Manager, Finance and Corporate Services
(604-276-4095)

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
CONCURRENCE OF SMT
APPROVED BY CAO

Staff Report

Origin

Pursuant to Section 168 (1) of the Community Charter, the total remuneration, benefits and expenses incurred by each member of Council must be reported annually.

Analysis

Total salaries paid to Council members for 2017 were \$662,138 and the cost of benefits was \$140,018. Total expenses incurred were \$26,550. The schedule below provides a summary by each member of Council.

	Base Salary	Benefits & Other ¹	Community Events & Meetings	Seminars & Conferences	Business Travel	General Travel – Parking/ Taxi	Total Expenses
Mayor Brodie	\$132,426	\$23,673	\$512	\$3,570	\$541	\$424	\$5,047
Councillor Au	66,214	14,057	181	3,248	3,108	--	6,537
Councillor Dang	66,214	16,191	123	--	--	--	123
Councillor Day	66,214	15,973	--	2,497	--	--	2,497
Councillor Johnston	66,214	15,265	--	3,410	--	--	3,410
Councillor Loo	66,214	16,345	644	5,208	--	88	5,940
Councillor McNulty	66,214	14,852	434	--	--	--	434
Councillor McPhail	66,214	8,450	30	1,019	--	--	1,049
Councillor Steves	66,214	15,213	--	350	1,163	--	1,513

1. Consists of taxable and non-taxable benefits. The 2017 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, 2017 be received for information.



Andrew Nazareth
General Manager, Finance and Corporate Services
(604)-276-4095

AN: jb



City of Richmond

Report to Council

To: Richmond City Council
From: Andrew Nazareth
General Manager, Finance and Corporate
Services
Re: 2017 Statement of Financial Information

Date: June 15, 2018
File: 03-1200-03/2018-Vol
01

Staff Recommendation

That the 2017 Statement of Financial Information be approved.

Andrew Nazareth
General Manager, Finance and Corporate Services
(604-276-4095)

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
CONCURRENCE OF SMT
APPROVED BY CAO

Staff Report

Origin

Section 2(2) and (3) of the Financial Information Act stipulate that a municipality must prepare the following “Statement of Financial Information” within six months of the end of each fiscal year. Furthermore, Section 9(2) of the Financial Information Regulation requires that the statement be approved by its Council and by the officer assigned responsibility for financial administration under the Local Government Act. The following statements and schedules of financial information must be prepared:

- statement of assets and liabilities;
- an operational statement;
- a schedule of debts;
- a schedule of guarantee and indemnity agreements;
- a schedule showing remuneration and expenses paid to or on behalf of each employee as required by the Act;
- a schedule showing the payments for each supplier of goods and services;
- a schedule of grants and subsidies.

The current prescribed amount for purposes of reporting stipulated in the Financial Information Regulation for employee remuneration/expenses and payments to suppliers are \$75,000 and \$25,000 respectively.

Analysis

Sections 1 to 4 of the attached schedules is captured in the City’s 2017 audited consolidated financial statements. Section 5 is not applicable as there were no guarantee and indemnity agreements provided under the Guarantees and Indemnities Regulation (BC Reg. 258/87).

A statement which shows employee remuneration in excess of \$75,000 and related expenses for the 2017 fiscal year is attached in Section 6.

Remuneration consists of base salary, taxable benefits and payouts. Taxable benefits include employer paid benefit premiums such as medical services plan, life insurance, AD&D insurance, vehicle benefits, acting pay and job scope related to duties in support of committees, advisory groups and public consultation. Payouts include leave balances such as banked overtime, gratuity and vacation banks for which the majority are specified in collective agreements.

For the City of Richmond, (excluding Mayor and Councillors) remuneration for 2,242 employees totalled \$128.4 million. Remuneration reported in 2017 includes leave payouts due to the retirement of long service staff, policy requirements, and voluntary payouts. For the Richmond Public Library, remuneration for 142 employees totalled \$5.5 million.

Management salaries are charged to the Richmond Olympic Oval Corporation in accordance with resolutions of Council. Management salaries of \$74,600 were charged to the Oval Corporation in conjunction with the Chief Administrative Officer performing duties in the capacity as Chief Executive Officer, as reported in the Oval Corporation's financial information. This amount is in addition to the Chief Administrative Officer's remuneration as reported in section 6 of the 2017 Statement of Financial Information.

Expenses are reported in accordance with the Financial Information Act, and include items such as individual professional memberships, mandatory professional development, employee tuition and business travel costs. Expenses may also include business related expenditures incurred by staff to perform their job functions.

The remuneration and expenses that are being reported are within the 5 Year Financial Plan Bylaw that was approved by Council. The internal controls on expenditures include bylaws, policies, administrative procedures, guidelines, and governance through reviews by Senior Management and Council.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2017 fiscal year is attached in Section 7.

A statement listing payments for the purposes of grants and subsidies is attached in Section 7.

Financial Impact

None.

Conclusion

The attached 2017 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.



Jerry Chong
Director, Finance
(604) 276-4064

JC:jb

CITY OF RICHMOND
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2017

INDEX

1) Consolidated Statements.....	See Financial Statements
2) Statement of Assets and Liabilities.....	See Financial Statements
3) Operational Statement.....	See Financial Statements
4) Schedule of Debts.....	See Financial Statements
5) Schedule of Guarantee and Indemnity Agreements	None
6) Schedule of Remuneration and Expenses:	
Elected Officials.....	Section 6
Employees.....	Section 6
Statement of Severance Agreements.....	Section 6
7) Schedule of Payments to Suppliers for Goods and Services:	
Statement of Payments for Goods and Service in excess of \$25,000 and consolidated total.....	Section 7
Statement of Grants and Subsidies.....	Section 7

CITY OF RICHMOND

2017 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
General Manager, Finance and
Corporate Services

Malcolm D. Brodie
Mayor

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 9

MANAGEMENT REPORT

The consolidated financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the consolidated financial statements are management's responsibility. Management is also responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and for approving the financial information included in the Statement of Financial Information.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the consolidated Statement of Financial Information financial statements. Their examination does not relate to the other schedules and statements required by the *Financial Information Act*. Their examination includes a review and evaluation of the City's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors presented their findings to the City's Finance Committee.



Andrew Nazareth
General Manager, Finance and Corporate Services

Dated: June 20, 2018

Consolidated Financial Statements of

CITY OF RICHMOND

Year ended December 31, 2017



KPMG LLP
Metro Tower I
4710 Kingsway, Suite 2400
Burnaby BC V5H 4M2
Canada
Telephone (604) 527-3600
Fax (604) 527-3636

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, 2017 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, 2017, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants

May 14, 2018

Burnaby, Canada

CITY OF RICHMOND

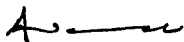
Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2017, with comparative figures for 2016

	2017	2016 (recast – note 3)
Financial Assets		
Cash and cash equivalents	\$ 47,867	\$ 18,335
Investments (note 4)	972,783	978,638
Investment in Lulu Island Energy Company (note 5)	28,289	-
Accrued interest receivable	6,651	6,972
Accounts receivable (note 6)	27,036	27,766
Taxes receivable	8,976	9,422
Development fees receivable	22,376	16,712
Debt reserve fund - deposits (note 7)	508	508
	<u>1,114,486</u>	<u>1,058,353</u>
Liabilities		
Accounts payable and accrued liabilities (note 8)	99,036	96,720
Development cost charges (note 9)	130,684	117,597
Deposits and holdbacks (note 10)	82,786	72,796
Deferred revenue (note 11)	66,287	66,320
Debt, net of MFA sinking fund deposits (note 12)	37,603	42,181
	<u>416,396</u>	<u>395,614</u>
Net financial assets	698,090	662,739
Non-Financial Assets		
Tangible capital assets (note 13)	2,251,901	2,180,026
Inventory of materials and supplies	3,762	3,138
Prepaid expenses	2,376	2,525
	<u>2,258,039</u>	<u>2,185,689</u>
Accumulated surplus (note 14)	<u>\$ 2,956,129</u>	<u>\$ 2,848,428</u>

Commitments and contingencies (note 18)

See accompanying notes to consolidated financial statements.



General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2017, with comparative information for 2016

	2017 Budget (notes 2(p) and 24)	2017	2016 (recast - note 3)
Revenue:			
Taxation and levies (note 20)	\$ 206,490	\$ 206,901	\$ 198,612
Utility fees	97,678	99,493	97,819
Sales of services	35,576	39,430	38,231
Payments-in-lieu of taxes	13,860	14,647	14,770
Provincial and federal grants	7,592	9,276	9,101
Development cost charges	18,933	15,710	16,632
Other capital funding sources	45,429	57,570	34,283
Other revenues:			
Investment income	14,694	17,832	17,614
Gaming revenue	18,088	16,753	17,559
Licenses and permits	9,548	13,011	12,422
Other (note 21)	9,985	31,502	35,543
Equity income (note 5)	-	1,042	-
	477,873	523,167	492,586
Expenses:			
Community safety	95,910	89,933	88,702
Utilities: water, sewer and sanitation	87,097	87,757	84,183
Engineering, public works and project development	68,171	66,120	61,243
Community services	63,361	77,387	59,618
General government	60,204	51,720	45,634
Planning and development	14,275	15,417	14,233
Richmond Olympic Oval	15,652	15,331	15,120
Library services	9,983	9,619	9,788
Lulu Island Energy Company (note 2(a))	-	-	943
	414,653	413,284	379,464
Annual surplus	63,220	109,883	113,122
Accumulated surplus, beginning of year (note 5)	2,846,246	2,846,246	2,735,306
Accumulated surplus, end of year	\$ 2,909,466	\$ 2,956,129	\$ 2,848,428

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, 2017, with comparative information for 2016

	2017 Budget (notes 2(p) and 24)	2017	2016 (recast - note 3)
Surplus for the year	\$ 63,220	\$ 109,883	\$ 113,122
Acquisition of tangible capital assets	(116,714)	(110,742)	(139,781)
Contributed tangible capital assets	(30,610)	(52,249)	(32,123)
Amortization of tangible capital assets	55,892	58,012	55,960
Net gain on disposal of tangible capital assets	-	(3,293)	(12,859)
Proceeds on sale of tangible capital assets	-	5,361	15,784
Reclassification of assets to LIEC as GBE	-	31,036	-
Classification of LIEC as GBE (note 5)	-	(2,182)	-
	(28,212)	35,826	103
Acquisition of inventories of supplies	-	(3,762)	(3,138)
Acquisition of prepaid expenses	-	(2,376)	(2,525)
Consumption of inventories of supplies	-	3,138	2,359
Use of prepaid expenses	-	2,525	1,930
Change in net financial assets	(28,212)	35,351	(1,271)
Net financial assets, beginning of year	662,739	662,739	664,010
Net financial assets, end of year	\$ 634,527	\$ 698,090	\$ 662,739

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
		(recast – note 3)
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 109,883	\$ 113,122
Items not involving cash:		
Amortization	58,012	55,960
Gain on disposal of tangible capital assets	(3,293)	(12,859)
Contributions of tangible capital assets	(52,249)	(32,123)
Accounting adjustments upon transition of LIEC to a GBE	5,846	-
Increase in investment in GBE	(1,042)	-
Change in non-cash operating working capital:		
Accrued interest receivable	321	(685)
Accounts receivable	730	2,396
Taxes receivable	446	(1,412)
Development fees receivable	(5,664)	4,423
Prepaid expenses	149	(595)
Inventories of supplies	(624)	(779)
Accounts payable and accrued liabilities	2,316	9,019
Deposits and holdbacks	9,990	13,900
Deferred revenue	(33)	17,609
Development cost charges	13,087	6,006
Net change in cash from operating activities	137,875	173,982
Capital activities:		
Cash used to acquire tangible capital assets	(110,742)	(139,781)
Proceeds on disposal of tangible capital assets	5,361	15,784
Net change in cash from capital activities	(105,381)	(123,997)
Financing activities:		
Decrease in debt	(4,578)	(4,402)
Investing activities:		
Sale (purchase) of investments	5,855	(49,048)
Contribution to LIEC	(4,239)	-
Net change in cash from investing activities	1,616	(49,048)
Net change in cash and cash equivalents	29,532	(3,465)
Cash and cash equivalents, beginning of year	18,335	21,800
Cash and cash equivalents, end of year	\$ 47,867	\$ 18,335

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2017

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, infrastructure, environmental, recreational, water, sewer, and drainage.

2. Significant accounting policies:

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

(a) Basis of consolidation:

The consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly owned municipal corporation of the City and operate as an other government organization. Interfund transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly owned government business enterprise ("GBE"), is accounted for using the modified equity method effective for fiscal 2017. For fiscal 2016 and prior, LIEC was consolidated into the City's financial statements as it was classified as a government organization (note 5).

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(a) Basis of consolidation (continued):

(iv) Reserve Funds:

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

(b) Basis of accounting:

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

(c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(h) 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.

(i) 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.

(j) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(iii) Natural resources:

Natural resources are not recognized as assets in the financial statements.

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

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

(v) Interest capitalization:

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

(vi) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vii) Leased tangible capital assets:

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

(viii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the consolidated statement of operations.

(ix) Inventory of materials and supplies:

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

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(k) Revenue recognition:

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenues.

(l) Property taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority (BCA). Market values are determined as of July 1st of each year. The City records taxation revenue at the time the property tax bills are issued and the City is entitled to collect interest and penalties on overdue taxes.

(m) 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.

Deferred revenue also represents funds received from external parties for specified purposes. These revenues are recognized in the period in which the related expenses are incurred.

(n) 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.

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's 5 Year Consolidated Financial Plan (2017-2021) ("Consolidated Financial Plan") and was adopted through Bylaw No. 9663 on February 14, 2017.

CITY OF RICHMOND

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

Year ended December 31, 2017

2. Significant accounting policies (continued):

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(r) Use of accounting estimates:

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

(s) Segment disclosures:

A segment is defined as a distinguishable activity or 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 has provided definitions of segments as well as presented financial information in segment format.

CITY OF RICHMOND

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

Year ended December 31, 2017

3. Recast of comparative figures:

Tangible capital assets:

During the year, the City determined that certain tangible capital assets had been omitted from its asset registers.

The impact of these immaterial errors has been recorded retrospectively and prior periods have been recast as follows:

Accumulated surplus at January 1, 2016:

Accumulated surplus, as previously reported	\$ 2,731,194
Net book value of tangible capital assets not previously recorded	4,112
Accumulated surplus, as recast	\$ 2,735,306

Annual surplus for 2016:

Annual surplus, as previously reported	\$ 105,467
Recognition of contributed capital assets, net of amortization expense	7,655
Annual surplus, as recast	\$ 113,122

Tangible capital assets at December 31, 2016:

Tangible capital assets, as previously reported	\$ 2,168,259
Net book value of tangible capital assets not previously recorded	11,767
Tangible capital assets, as recast	\$ 2,180,026

4. Investments:

	2017		2016	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 499,541	\$ 488,215	\$ 473,721	\$ 473,409
Government and government guaranteed bonds	177,648	178,246	213,542	216,895
Municipal Finance Authority Pooled Investment	45,065	43,943	44,172	43,834
Other Bonds	250,529	249,120	247,203	249,235
	\$ 972,783	\$ 959,524	\$ 978,638	\$ 983,373

CITY OF RICHMOND

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

Year ended December 31, 2017

5. Investment in Lulu Island Energy Company Ltd:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Company Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond on the City's behalf.

Summarized financial information relating to LIEC is as follows:

	2017	2016
Cash, cash equivalents, and investments	\$ 6,227	\$ 170
Accounts receivable	1,488	696
Tangible capital assets	32,033	31,256
Total assets	39,748	32,122
Accounts payable and accrued liabilities	1,550	1,194
Deferred contributions	3,522	2,686
Concession liability	6,387	5,234
Total liabilities	11,459	9,114
Shareholder's equity	\$ 28,289	\$ 23,008
Total revenue	\$ 4,224	\$ 800
Total expenses	3,182	822
Net income (loss)	\$ 1,042	\$ (22)

Included in the City's consolidated statement of financial position are payables to LIEC in the amount of \$360,766 (2016 - nil).

During 2016, LIEC was considered a government organization and was accounted for in accordance with Canadian generally accepted accounting principles as prescribed by the PSAB of the Chartered Professional Accountants of Canada, and consolidated in the financial statements of the City.

CITY OF RICHMOND

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

Year ended December 31, 2017

5. Investment in Lulu Island Energy Company Ltd. (continued):

Effective January 1, 2017, LIEC is classified as a GBE and its financial information is no longer consolidated with the City's financial information. The City's investment in LIEC as a GBE is accounted for using the modified equity method. The adjustments to opening 2017 accumulated surplus are as follows:

Accumulated surplus at January 1, 2017:

Accumulated surplus, as at December 31, 2016	\$ 2,848,428
Accounting changes to opening accumulated surplus due to LIEC's transition to GBE	(2,182)
Adjusted opening accumulated surplus, as at January 1, 2017	\$ 2,846,246

6. Accounts receivable:

	2017	2016
Water and sewer utilities	\$ 12,661	\$ 12,541
Casino revenues	4,025	3,951
Capital grant	2,929	2,345
Other trade receivables	7,421	8,929
	\$ 27,036	\$ 27,766

7. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2017 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 508	\$ 2,447

CITY OF RICHMOND

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

Year ended December 31, 2017

8. Accounts payable and accrued liabilities:

	2017	2016
Trade and other liabilities	\$ 68,618	\$ 65,417
Post-employment benefits (note 16)	30,418	31,303
	\$ 99,036	\$ 96,720

9. Development cost charges:

	2017	2016
Balance, beginning of year	\$ 117,597	\$ 111,591
Contributions	26,866	20,886
Interest	1,931	1,752
Revenue recognized	(15,710)	(16,632)
Balance, end of year	\$ 130,684	\$ 117,597

10. Deposits and holdbacks:

	Balance December 31, 2016	Deposit contributions	Refund/ expenditures	Balance December 31, 2017
Security deposits	\$ 50,970	\$ 21,932	\$ 14,819	\$ 58,083
Developer contribution	5,643	7,290	5,224	7,709
Contract holdbacks	5,764	60	-	5,824
Transit Oriented Development Fund	1,057	-	995	62
Other	9,362	11,276	9,530	11,108
	\$ 72,796	\$ 40,558	\$ 30,568	\$ 82,786

CITY OF RICHMOND

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

Year ended December 31, 2017

11. Deferred revenue:

	Balance December 31, 2016	External restricted inflows	Revenue earned/ adjustments	Balance December 31, 2017
Taxes and Utilities	\$ 19,888	\$ 19,613	\$ 19,888	\$ 19,613
Building permits/development	12,767	6,928	5,969	13,726
Oval	5,819	11,056	10,360	6,515
Capital grants	21,094	4,631	5,447	20,278
Business licenses	2,485	2,109	2,084	2,510
Parking easement/leased land	2,421	47	45	2,423
Other	1,846	8,164	8,788	1,222
	<u>\$ 66,320</u>	<u>\$ 52,548</u>	<u>\$ 52,581</u>	<u>\$ 66,287</u>

12. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2017 on the principal amount of the MFA debentures was 3.30% per annum. Interest expense incurred for the year on the long-term debt was \$1,676,895 (2016 - \$1,676,895).

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

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2017	Net debt 2016
General Fund	\$ 50,815	\$ 4,578	\$ 37,603	\$ 42,181

CITY OF RICHMOND

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

Year ended December 31, 2017

12. Debt, net of MFA sinking fund deposits (continued):

Repayments on net outstanding debenture debt over the next five years and thereafter are as follows:

2018	\$ 4,761
2019	4,951
2020	5,149
2021	5,355
2022	5,570
Thereafter	11,817
	<hr/>
	\$ 37,603

13. Tangible capital assets:

	Balance, December 31, 2016	Adjustment for LIEC as GBE	Additions and transfers	Disposals	Balance December 31, 2017
Land	\$ 859,115	\$ -	\$ 47,068	\$ (1,065)	\$ 905,118
Building and building improvements	385,795	-	30,941	(707)	416,029
Infrastructure	1,688,543	(31,361)	41,265	(1,372)	1,697,075
Vehicles, machinery and equipment	116,842	-	14,333	(370)	130,805
Library's collections, furniture and equipment	8,428	-	1,109	(490)	9,047
Assets under construction	113,436	(959)	28,275	-	140,752
	<hr/>				
	\$ 3,172,159	\$ (32,320)	\$ 162,991	\$ (4,004)	\$ 3,298,826

CITY OF RICHMOND

Notes to Consolidated Financial Statements (continued)

(Tabular amounts expressed in thousands of dollars)

Year ended December 31, 2017

13. Tangible capital assets (continued):

Accumulated amortization	Balance, December 31, 2016 (recast - note 3)	Adjustment for LIEC as GBE (note 5)	Disposals	Amortization expense	Balance December 31, 2017
Building and building improvements	\$ 155,999	\$ -	\$ (363)	\$ 14,943	\$ 170,579
Infrastructure	758,501	(1,284)	(783)	32,931	789,365
Vehicles, machinery and equipment	72,699	-	(326)	8,916	81,289
Library's collections, furniture and equipment	4,934	-	(464)	1,222	5,692
	\$ 992,133	\$ (1,284)	\$ (1,936)	\$ 58,012	\$ 1,046,925

	Net book value 2017	Net book value 2016 (recast - note 3)
Land	\$ 905,118	\$ 859,115
Buildings and building improvements	245,450	229,796
Infrastructure	907,710	930,042
Vehicles, machinery and equipment	49,516	44,143
Library's collection, furniture and equipment	3,355	3,494
Assets under construction	140,752	113,436
Balance, end of year	\$ 2,251,901	\$ 2,180,026

(a) Assets under construction:

Assets under construction having a value of \$140,751,542 (2016 - \$113,435,734) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$52,248,550 (2016 - \$32,123,282 restated) comprised of infrastructure in the amount of \$13,694,410 (2016 - \$17,308,488), land in the amount of \$36,128,140 (2016 - \$14,814,794 restated), and building in the amount of \$2,426,000 (2016 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2017

13. Tangible capital assets (continued):

(c) Tangible capital assets disclosed at nominal values:

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

(d) Works of art and historical treasures:

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

(e) Write-down of tangible capital assets:

There were no write-downs of tangible capital assets during the year (2016 - nil).

14. Accumulated surplus:

	General Funds and Reserve	Water Utility Fund	Sanitary Sewer Utility Fund	Richmond Olympic Oval	Library Services	2017 Total	2016 Total (recast – note 3)
Investment in tangible capital assets	\$ 2,199,287	\$ -	\$ -	\$ 9,122	\$ 3,362	\$ 2,211,771	\$ 2,154,591
Reserves (note 15)	480,134	-	-	4,749	-	484,883	471,846
Appropriated surplus	155,866	31,512	15,657	1,684	291	205,010	200,966
Investment in LIEC	28,289	-	-	-	-	28,289	-
Surplus	14,644	246	6,247	546	935	22,618	18,001
Other equity	3,558	-	-	-	-	3,558	3,024
Balance, end of year	\$ 2,881,778	\$ 31,758	\$ 21,904	\$ 16,101	\$ 4,588	\$ 2,956,129	\$ 2,848,428

CITY OF RICHMOND

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

Year ended December 31, 2017

15. Reserves:

	2016	Change during year	2017
Reserve funds:			
Affordable housing	\$ 23,726	\$ (13,558)	\$ 10,168
Arts, culture and heritage	4,538	(355)	4,183
Capital building and infrastructure	63,476	6,255	69,731
Capital reserve	155,672	7,927	163,599
Capstan station	14,957	4,768	19,725
Child care development	3,789	(783)	3,006
Community legacy and land replacement	8,413	210	8,623
Drainage improvement	55,903	1,053	56,956
Equipment replacement	18,571	3,597	22,168
Hamilton area plan community amenity	-	735	735
Leisure facilities	5,568	1,197	6,765
Local improvements	6,222	(175)	6,047
Neighborhood improvement	6,933	167	7,100
Oval	4,261	488	4,749
Public art program	3,108	753	3,861
Sanitary sewer	44,527	(1,618)	42,909
Steveston off-street parking	305	5	310
Steveston road ends	407	(196)	211
Waterfront improvement	615	(271)	344
Watermain replacement	50,855	2,838	53,693
	\$ 471,846	\$ 13,037	\$ 484,883

16. Post-employment benefits:

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

	2017	2016
Balance, beginning of year	\$ 31,303	\$ 31,706
Current service cost	1,814	1,980
Interest cost	1,015	906
Past service cost (credit)	-	(868)
Amortization of actuarial gain	(61)	(473)
Benefits paid	(3,653)	(1,948)
Balance, end of year	\$ 30,418	\$ 31,303

CITY OF RICHMOND

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

Year ended December 31, 2017

16. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2017. The difference between the actuarially determined accrued benefit obligation of approximately \$29,892,000 and the liability of approximately \$30,418,000 as at December 31, 2017 is an unamortized net actuarial gain of \$526,000. This actuarial gain is being amortized over a period equal to the employees' average remaining service lifetime of 10 years.

	2017	2016
Actuarial benefit obligation:		
Liability, end of year	\$ 30,418	\$ 31,303
Unamortized actuarial loss (gain)	(526)	253
Balance, end of year	\$ 29,892	\$ 31,556

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

	2017	2016
Discount rate	2.90%	3.30%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

17. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, the plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

CITY OF RICHMOND

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

Year ended December 31, 2017

17. Pension plan (continued):

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged.

The City of Richmond paid \$12,284,569 (2016 - \$11,952,478) for employer contributions while employees contributed \$10,154,394 (2016 - \$9,827,790) to the plan in fiscal 2017.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

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.

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2017, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2018	\$ 5,185
2019	3,867
2020	2,950
2021	2,960
2022 and thereafter	14,106

(c) Litigation:

As at December 31, 2017, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

CITY OF RICHMOND

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

Year ended December 31, 2017

18. Commitments and contingencies (continued):

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in 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 Incorporated ("E-Comm"):

The City is a shareholder of the 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 29 Class A and 23 Class B shares issued and outstanding as at December 31, 2017). 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.

(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.

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.

	2017	2016
Richmond Community Associations	\$ 1,800	\$ 1,270

CITY OF RICHMOND

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

Year ended December 31, 2017

20. Collections for other authorities:

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

	2017	2016
Province of British Columbia - Schools	\$ 169,573	\$ 149,518
Greater Vancouver Regional District and others	46,678	42,104
	<u>\$ 216,251</u>	<u>\$ 191,622</u>

21. Other revenues:

	2017	2016
Developer contributions	\$ 13,014	\$ 10,098
Tangible capital assets gain on sale of land	4,217	13,880
Taxes and fines	3,247	2,944
Parking program	1,818	2,153
Other	9,206	6,468
	<u>\$ 31,502</u>	<u>\$ 35,543</u>

22. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal grants. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2017	2016
Operating:		
Province of BC	\$ 21,368	\$ 22,652
TransLink	2,656	2,595
Government of Canada	1,580	1,413
Capital:		
Province of BC	746	941
TransLink	456	1,049
Government of Canada	803	104
	<u>\$ 27,609</u>	<u>\$ 28,754</u>

CITY OF RICHMOND

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

Year ended December 31, 2017

23. 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:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water and sewer networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.
- (d) **Community Services** comprises of Parks, Recreation, Arts, Culture and Heritage Services and Community Social Development. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, City finance, and ensuring high quality services to Richmond residents.
- (f) **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.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

CITY OF RICHMOND

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

Year ended December 31, 2017

23. Segmented reporting (continued):

	Community safety	Utilities	Engineering, public works and project development	Community services	General government	Planning and development	Total City subtotal
Revenues:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 206,901	\$ -	\$206,901
User fees	-	88,022	11,471	-	-	-	99,493
Sales of services	5,948	3,015	3,117	9,445	6,749	2,961	31,235
Payments-in-lieu of taxes	-	-	-	-	14,647	-	14,647
Provincial and federal grants	89	-	2,910	170	2,881	-	6,050
Development cost charges	-	2,213	2,280	5,624	2,202	3,391	15,710
Other capital funding sources	-	2,462	13,093	4,454	35,961	1,600	57,570
Other revenues:							
Investment income	-	542	-	-	17,222	-	17,764
Gaming revenue	676	-	-	-	16,077	-	16,753
Licenses and permits	4,248	-	84	-	56	8,623	13,011
Other	2,181	3,042	672	736	9,905	105	16,641
Lulu Island Energy Company income	-	-	-	-	1,042	-	1,042
	13,142	99,296	33,627	20,429	313,643	16,680	496,817
Expenses:							
Wages and salaries	40,570	12,549	23,786	31,200	25,772	9,950	143,827
Public works maintenance	15	6,886	7,074	1,689	(1,478)	785	14,971
Contract services	44,028	8,741	2,888	4,467	3,407	984	64,515
Supplies and Materials	2,534	29,613	1,485	14,441	11,039	596	59,708
Interest and finance	61	20,601	-	80	2,473	-	23,215
Transfer from (to) capital for tangible capital assets	40	1,131	4,776	19,154	(1,037)	1,819	25,883
Amortization of tangible capital assets	2,685	8,078	25,331	6,356	11,544	1,283	55,277
Loss (gain) on disposal of tangible capital assets	-	158	780	-	-	-	938
	89,933	87,757	66,120	77,387	51,720	15,417	388,334
Annual surplus (deficit)	\$ (76,791)	\$ 11,539	\$ (32,493)	\$ (56,958)	\$ 261,923	\$ 1,263	\$108,483

CITY OF RICHMOND

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

Year ended December 31, 2017

23. Segmented reporting (continued):

	Total City subtotal	Richmond Olympic Oval	Richmond Public Library	2017 Consolidated	2016 Consolidated (recast – note 3)
Revenues:					
Taxation and levies	\$ 206,901	\$ -	\$ -	\$ 206,901	\$ 198,612
User fees	99,493	-	-	99,493	97,819
Sales of services	31,235	8,100	95	39,430	38,231
Payments-in-lieu of taxes	14,647	-	-	14,647	14,770
Provincial and federal grants	6,050	2,805	421	9,276	9,101
Development cost charges	15,710	-	-	15,710	16,632
Other capital funding sources	57,570	-	-	57,570	34,283
Other revenues:					
Investment income	17,764	-	68	17,832	17,614
Gaming revenue	16,753	-	-	16,753	17,559
Licenses and permits	13,011	-	-	13,011	12,422
Other	16,641	5,629	9,232	31,502	35,543
Lulu Island Energy Company income	1,042	-	-	1,042	-
	496,817	16,534	9,816	523,167	492,586
Expenses:					
Wages and salaries	143,827	8,916	6,833	159,576	152,286
Public works maintenance	14,971	-	2	14,973	14,368
Contract services	64,515	-	397	64,912	63,583
Supplies and materials	59,708	4,903	1,348	65,959	60,227
Interest and finance	23,215	-	1	23,216	22,602
Transfer from (to) capital for tangible capital assets	25,883	-	(171)	25,712	9,417
Amortization of tangible capital assets	55,277	1,513	1,222	58,012	55,960
Loss (gain) on disposal of tangible capital assets	938	-	(14)	924	1,021
	388,334	15,332	9,618	413,284	379,464
Annual surplus (deficit)	\$ 108,483	\$ 1,202	\$ 198	\$ 109,883	\$ 113,122

CITY OF RICHMOND

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

Year ended December 31, 2017

24. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on February 14, 2017. The chart below reconciles the adopted Consolidated Financial Plan to the budget figures reported in these consolidated financial statements.

	Financial Plan Bylaw No. 9663	Financial Statement Budget
Revenues:		
Consolidated Financial Plan	\$ 482,467	\$ 482,467
Less: LIEC budget	-	(4,594)
Total revenue	482,467	477,873
Expenses:		
Consolidated Financial Plan	418,210	418,210
Less: LIEC budget	-	(3,557)
Total expenses	418,210	414,653
Annual surplus	\$ 64,257	\$ 63,220
Less: Acquisition of tangible capital assets	(406,199)	-
Less: Transfer to reserves	(66,824)	-
Less: Debt principal	(4,578)	-
Add: Capital funding	383,279	-
Add: Transfer from surplus	30,065	-
Annual surplus per consolidated statement of operations	\$ -	\$ 63,220

25. Comparative information:

Certain comparative information has been reclassified to conform to the financial statement presentation adopted for the current year.

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Elected Officials for 2017

Name		Base Salary	Benefits & Other ¹	Expenses
Brodie, Malcolm	Mayor	\$132,426	\$18,786	\$5,047
Au, Chak Kwong	Councillor	66,214	9,170	6,537
Dang, Derek	Councillor	66,214	10,366	123
Day, Carol	Councillor	66,214	11,087	2,497
Johnston, Ken	Councillor	66,214	10,378	3,410
Loo, Alexa	Councillor	66,214	10,520	5,940
McNulty, William	Councillor	66,214	9,966	434
McPhail, Linda	Councillor	66,214	8,449	1,049
Steves, Harold	Councillor	66,214	10,326	1,513
Number of Elected Officials		9	\$662,138	\$99,048
				\$26,550

¹ Consists of taxable benefits

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Employee Earnings In Excess of \$75,000 And Related Expenses for 2017

	Base Salary	Benefits & Other ¹	Expenses
Achiam,Cecilia	174,614	28,368	3,070
Ackerman,Robert Harold	79,550	4,778	70
Adair,Darrin Robert	62,183	15,060	655
Adams,Reg	92,758	4,109	-
Adamson,Claire	91,507	10,021	10,108
Allen,Michael	109,585	8,347	-
Alves,Luis	94,333	22,487	-
Anderson,Adam	93,753	8,328	-
Anderson,Christopher	61,033	14,740	-
Anderson,Mark	62,041	21,205	75
Andersson,Bengt	78,165	4,261	80
Anselmo,David	74,933	6,593	547
Araki,Stephen Hiroshi	61,225	18,984	500
Arcand,Daniel	79,675	13,375	70
Armour,Kimberley	76,430	10,936	24
Armstrong,Warren	67,321	27,217	70
Arneson,Christina	74,357	4,469	884
Arrigo,Steve	81,584	26,187	70
Arsenault,Ron	68,959	7,992	-
Askwith,Stephanie	93,491	9,149	3,235
Atva,Tina	137,008	10,884	739
Atwal,Bob	79,442	13,153	-
Aujla,Jag	96,489	10,587	-
Ayers, Elizabeth	134,374	16,098	10,108
Babalos,Alexander	93,458	11,725	-
Badyal,Sara	96,833	4,063	874
Bains,Mandeep Kaur	109,523	4,410	10,944
Baker,Danny	93,745	8,338	-
Baker,Steven J	88,961	9,016	272
Baliong,Glenn	75,343	3,202	-
Baluyot,Hilario S	65,714	11,634	968
Bardin,Harjap	81,952	1,668	4,940
Bardock,Jason	70,745	7,950	911
Barkley,Matthew William	93,389	9,763	-
Barlow,Kenneth	109,591	7,360	249
Barlow,Paul Graham	93,584	8,674	-
Barnes,Richard	137,109	11,629	-
Barr,Jeff J	74,340	2,969	150
Barstow,Murray	87,943	12,584	220
Bartley-Smith,Brenda	109,585	6,221	930

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Barwin, Simon	70,737	8,690	-
Basraon, Avtar	67,652	18,169	70
Bath, Paul	84,770	34,343	-
Batke, Wilfred	78,621	4,003	-
Batkin, Wayne	54,222	31,365	-
Bauder, Kristine	89,046	6,562	115
Baumeister, Richard	80,086	18,113	-
Bavis, Nathan	96,493	15,763	-
Baxter, Jennifer	67,847	20,282	-
Beare, Adam	88,797	5,386	-
Beaulne, Guy	68,975	8,477	-
Beeby, James	96,554	18,499	-
Beetstra, Jack	119,929	7,232	-
Bennett, Shayne	96,493	6,084	-
Benning, Dal	75,343	4,411	-
Bennington, Monica	71,650	3,443	166
Berg, Debra	74,361	4,863	-
Berg, Wayne	75,326	3,193	1,415
Bergsma, Nolan	79,506	10,123	-
Bergsma, Peter J	91,586	4,963	-
Bertoia, Marc A	79,668	23,869	300
Biason, Evangel	74,269	5,356	-
Bie, Lloyd	134,382	9,340	1,408
Billings, Alan	96,554	11,902	-
Bishay, Soraya	72,269	3,756	1,419
Bleidistel, Michael	81,168	6,315	1,933
Bogner, Christopher	79,630	18,951	173
Boily, Robert	62,178	15,124	-
Bola, Kulwinder	96,493	6,372	-
Bolton, George A	71,261	22,528	-
Bonato, Steven	96,554	7,449	-
Bosley, Janine	76,728	4,039	-
Bowley-Cowan, Laura Dee	97,285	5,257	2,577
Bowman, Joshua	70,862	5,668	-
Boyal, Andy	62,202	15,451	-
Brannen, Andrew	96,493	16,600	-
Brar, Paul	92,208	7,319	13,436
Braun, Robert	78,405	4,745	-
Breau, Jenna	74,376	4,754	702
Bredeson, Lance	150,000	10,489	5,358

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Brevner, Mark	96,659	18,697	-
Broughton, Skyler	79,304	25,884	944
Brownlee, David	96,840	4,234	-
Brunskill, Jason	113,394	6,976	-
Buchannon, William Victor	117,773	10,690	-
Buemann, Tricia A.	89,046	5,285	36
Buie, Dovel	125,246	6,948	609
Bulick, John	93,688	4,898	3,235
Burbidge, Scott	77,538	9,057	792
Burgess, Tyson	74,359	3,847	-
Burner, Melanie	78,543	4,911	369
Burns, Tony	85,327	5,106	289
Burse, Bradley Ross	88,643	27,753	-
Butler, Jason	66,960	19,086	718
Buttar, Onkar	81,843	5,550	-
Bycraft, Suzanne J	134,382	29,116	1,029
Cabatic, Allan	93,753	14,225	-
Camacho, Alexander	75,353	4,795	692
Candusso, Giorgio	83,747	9,558	-
Cantarella, Lorraine	96,599	7,167	908
Capogna, Nan	85,333	6,490	44
Caravan, Bob B	96,842	12,602	443
Caravan, Joan	92,571	5,544	-
Carey, Alisa	78,519	4,968	-
Carlile, Cathryn Volkering	216,171	44,797	513
Carron, Kimberley L	81,199	5,950	-
Carter, Chris	92,462	5,503	260
Carter-Huffman, Suzanne	109,899	18,563	-
Cerantola, Davin	76,258	16,327	1,696
Chai, Sandra	117,815	8,026	4,268
Chaichian, Camyar	89,005	5,400	1,261
Chan, Donna L	79,304	8,200	-
Chan, Donna	134,382	6,805	393
Chan, Kavid	92,753	16,843	10,135
Chan, Milton	134,382	13,634	2,219
Chand, Amit	70,560	15,576	812
Chandra, Ryan Ramesh Samuel	70,730	9,304	-
Cheng, Reinaldo	87,134	3,223	930
Cheuk, Tom	79,436	14,635	3,173
Chiang, Paul Chi-Kin	85,333	12,285	1,070

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Chima,Jaspal	78,248	10,589	-
Chin,Donald	96,397	19,601	-
Ching,Linda	75,571	4,289	2,057
Ching,Mike	123,051	9,236	961
Choiselat,Sasha	75,358	2,430	1,039
Chong,Jerry	166,987	28,447	6,708
Chow,Joanne	76,489	1,682	3,489
Christopherson,Tracy Ann	75,837	3,636	417
Chu,Vincent Woon-Zeen	123,750	7,400	2,225
Cinquemani,Leonardo	63,831	15,959	550
Clark,Alison	93,745	7,996	-
Clarke,Tristan	77,716	3,461	8,407
Clarkson,Reena	67,883	9,575	1
Close,Kirsten	89,040	4,363	145
Collinge,Chris	77,325	4,725	3,509
Cook,Ryan	61,175	24,147	-
Cook,Tara	76,636	5,014	-
Cooper,Brad D	97,397	17,647	-
Cooper,James	125,239	10,243	1,736
Cordoni,Raymond M	150,028	14,066	2,746
Cornelssen,Kelvin	96,562	10,820	583
Craddock,Jeffrey D	75,353	5,316	971
Craig,Wayne	166,987	26,561	818
Craven,Stacey Lynn	77,962	4,236	1,003
Creighton,Gregg	88,521	5,745	-
Cromie,Spencer	76,627	4,477	370
Crossfield,Colin	68,379	15,536	220
Crowe,Terry	150,037	19,141	533
Csepany,Andras	84,493	6,265	-
Culshaw,Steven	60,253	15,006	1,345
Curry,Anthony	96,489	19,122	-
Cuthbert,Coralys	96,540	5,718	-
Dacey,Shaun	80,981	2,117	-
D'Altroy,Curtis Arthur	117,802	3,052	-
Dalziel,Jeffrey	96,503	7,902	-
David,Christopher	73,547	1,557	-
Davidson,Frank P	88,404	13,013	-
Davies,Dean	60,484	16,609	1,561
Davies,Sean	78,658	5,952	150
Davis,Sue L.	72,246	3,612	-

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
de Brouwer,Dave	113,703	8,001	-
de Crom,Theodore	134,382	22,055	5,982
Deane,Gregory Thomas	117,771	15,790	-
Decker,Kim	109,591	8,799	426
Deer,Angela	96,546	5,718	4,354
DeGianni,Rod	96,372	22,960	-
DeGirolamo,Vanessa	70,819	8,833	-
Del Rosario,Susan	74,136	3,911	55
Demers,Michel	73,671	7,729	470
Dennis,Alison	88,548	6,842	2,461
Dhaliwal,Kamaljit	78,717	16,147	-
Dhaliwal,Manjinder	77,595	11,681	70
Dhanowa,Dalvinder	77,599	19,352	620
Dharampal,Jasjit	73,254	6,514	420
Dhillon,Kearnbir	93,617	7,365	-
Dhillon,Navtej Singh	77,680	11,501	-
Dias, Ben	134,382	25,381	346
Dickson,James	96,562	9,022	-
Digby,Janet Hope	109,899	4,939	972
Dimitrov,Momchil	89,370	2,742	1,422
Dineen,Scott	93,621	6,412	-
Discusso,Peter	83,598	31,542	701
Discusso,Susan L	78,490	2,510	346
Dixon,Scott	96,554	10,120	1,779
Dohanic,Mike	71,129	14,668	-
Donald,Gary	68,443	11,433	-
Douglas,Stewart	93,588	8,323	-
Draper,Jason	96,526	41,219	896
Drawc,Chris	74,306	2,988	93
Duarte,Victor	82,209	3,428	265
Dube,Danielle	93,745	3,370	-
Dubnov,Shawn	88,521	28,817	385
Duddles,Kevin	65,399	17,412	-
Duncan,George	312,051	36,842	3,180
Duncan,Jeremy	96,558	12,418	2,153
Duncan,Nathaniel Joseph	64,464	10,746	202
Duncan,Scott	118,551	11,942	-
Dunn,Darrell	67,931	14,025	-
Dunn,David	93,648	6,244	2,985
Duranleau,Sonia	96,512	18,201	-

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Dusanj,Sukhjeevan	67,249	13,557	70
Dyer,Sean	83,972	7,534	4,895
Ebert,Marcus	63,047	20,969	-
Edwards,Brenda	75,157	3,568	-
Edwards,Carli	132,699	9,865	697
Elmore,Jeanette	91,403	2,172	773
Elshof,Eric R	115,670	13,542	-
Enefer,John	111,261	8,713	260
Eng,Kevin	96,423	9,713	206
Epp,Dylan	56,680	19,736	375
Erceg,Joe	225,576	44,135	1,946
Esko,Jamie	134,154	8,437	12,098
Estabrook,Russell	77,348	9,687	-
Eward,Cindy	89,046	4,293	219
Falconer,Todd James	117,791	7,627	-
Farrell,Daniel	81,838	4,057	-
Fatiaki,Kamoe	60,850	15,160	205
Fedoruk,Lisa	73,651	9,667	15
Fengstad, Grant	166,962	43,484	4,887
Fenwick,Marie	110,779	9,801	2,873
Ferland,Khadija	96,546	4,766	2,249
Fernandes,Carlos	78,256	8,536	-
Fernyhough,Jane Lee	157,361	226,549	2,652
Ferraro,Domenic	88,433	9,703	70
Fiessel,Darvin	71,393	5,707	70
Findlay,Pauline	61,834	19,299	247
Fiss,Eric	96,842	11,837	2,922
Fitton,Russell	96,554	6,457	1,746
Fleury,Shane	62,278	21,260	-
Fong,Mindy	67,707	14,042	-
Fong,Patrick Shiu-Ping	71,571	3,861	5,367
Ford,Larry	112,356	27,524	4,166
Forrest,Rebecca	86,983	6,415	1,263
Frampton,Michael	93,447	12,839	-
Frankish,Kirsten	74,005	2,698	731
Frederickson,Gordon D	78,494	3,973	114
Friess,Paul	77,836	5,063	80
Froelich,Judy	85,130	17,631	-
Fylling,Robert Leith	78,467	4,029	-
Fyrk,Terry	67,859	17,632	-

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Galano-Tan, John	86,158	31,124	930
Galbraith, Adam	96,554	9,651	-
Gee, Peter	79,381	11,299	-
Gelz, Earl Steven	88,639	6,195	-
Gibson, Christina	78,747	4,742	118
Gilchrist, Robert	89,114	5,340	-
Gilfillan, Cindy	125,246	8,757	1,903
Gilfillan, Kris	86,015	34,405	-
Gilfillan, Terry K	88,623	16,648	-
Gill, Raminder	96,554	5,714	-
Gillis, David M	96,826	9,411	70
Gillis, Kerry	81,764	9,003	2,886
Gillon, Robert	77,531	5,473	80
Girard, Terry	60,944	18,000	70
Giroux, Daniel A	71,008	7,813	70
Glahn, Brad	117,802	3,089	641
Godidek, Colin	60,652	29,326	75
Goll, Sharil	78,558	4,470	-
Gondos, Kyle	63,115	22,633	-
Gonzalez, Robert	235,177	30,592	6,516
Graebel, Gordon	137,109	15,005	-
Graham, Ronald	92,687	4,952	-
Grauer, Craig	68,233	16,995	74
Gray, Kevin Edward	148,525	18,948	1,916
Greenlees, Matthew	79,275	6,313	173
Griffin, Kevin	96,640	9,361	-
Griffin, Michael	81,066	8,185	-
Griffith, Michael	75,873	7,071	529
Gronlund, Todd	96,450	11,747	260
Grover, Roger William	36,775	58,254	-
Gushel, Brad J	87,979	34,825	-
Hahn, Ruth H.S.	96,846	6,427	685
Halldorson, Arnie	88,263	19,690	70
Hamaguchi, Trevor	77,734	9,994	-
Hamalainen, Juha	79,263	8,674	-
Hanna, Kenneth	78,368	6,813	-
Hansen, Terry Donald	117,794	4,038	-
Harris, David	96,512	9,630	-
Harris, Douglas	117,804	4,866	-
Hayes, Jennifer	150,019	9,942	3,666

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Heap,Nicholas	109,591	6,639	119
Heidrich,George	78,506	9,855	-
Heinrich,George	88,264	13,329	70
Henderson,Derek	77,770	5,502	1,430
Henderson,George C	64,358	10,696	-
Herbert,Nick	67,642	28,177	74
Hertha,Deborah	81,048	5,663	270
Hickey,Paula	75,353	3,850	-
Higgs,Levi	107,333	7,262	3,260
Hill,James	77,787	10,509	258
Hill,Sheila Maureen	79,452	9,486	1,887
Hingorani,Sonali	109,591	6,460	897
Hinman,Gregory David	77,716	9,219	-
Ho,Jason	109,585	8,289	671
Ho,William	61,056	14,804	3,124
Ho,Wing Chun	75,335	4,138	462
Hoff,Paul	117,794	6,487	-
Hoff,Tresse	88,478	6,566	399
Hogan,Angela Jean	78,495	2,514	-
Hogan,Ruth E M	69,328	22,772	26
Homeniuk,Alexander	78,490	2,515	-
Hopkins,John	109,649	10,738	533
Horstmann,Michelle	74,365	4,863	-
Howe,Shawn	79,039	7,968	380
Howell,Kim	77,397	34,726	263
Huang,Leo	86,209	1,747	4,474
Hui,Albert	75,208	3,847	801
Hui,Kathy	92,739	4,278	-
Humhej,Jerry John	96,562	11,028	258
Hung,Edward H P	145,672	27,463	822
Hunter,Derek	88,268	7,211	70
Hyde,Ryan	61,233	23,616	-
Ilott,Steve	75,354	5,308	-
Ince,David R	134,374	13,813	35
Irvine,Katherine	72,564	8,585	-
Irving,John D	166,998	41,944	5,983
Isaac,Darryl	93,422	14,013	29
Isherwood,Ted	79,903	4,975	-
Ison,Marvin	93,753	6,722	32
Iuliano,Mike	77,762	4,926	70

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Jacobo,Erwin	79,898	4,925	150
Jacobsen,Doug	79,884	4,224	150
Jaggs,Gordon	109,591	8,497	879
James,Craig	78,490	3,964	205
Jameson,Marty	88,639	6,309	-
Janes,Rod	79,429	5,884	-
Jansen,Sandra	137,095	2,835	291
Jauk,Liesl	113,498	10,306	620
Jeffcoatt,Steven Paul	117,794	9,273	-
Jesson,Claudia	109,224	12,588	863
Jochimski,Colin Edward	74,143	15,471	-
Johal,Bill	82,494	8,609	-
Johal,Jatinder	115,823	13,334	1,675
Johnson,Tom	117,794	10,921	-
Johnson,Trevor William	136,620	9,476	-
Johnston,David W	117,882	24,318	-
Jones,Alan	95,993	25,616	39
Jones,Debra	78,495	2,517	31
Jones,Glen	72,265	3,868	-
Jorger,Ben	85,184	5,261	70
Jut,Jeffrey	62,714	21,051	-
Kahn,Stacey	109,591	7,360	2,097
Kam,Richard	93,659	4,646	-
Karpun,Mark Edward	117,796	3,026	-
Kawabata,Yosh	68,096	8,632	-
Keating,Roger	85,305	9,659	552
Keenan,Bernadette	75,358	3,596	1,039
Kelder,Randy	117,834	18,378	-
Kelly,Mike	107,524	9,540	31
Kelly,Patrick	70,806	8,072	-
Kendall,Donald	60,228	18,522	-
Kenny,Richard	75,348	4,168	432
Kiesewetter,Harold Michael	118,101	13,212	-
Kinney,Gary	87,504	19,930	38
Kinsey,David P	117,794	7,605	-
Kirichuk,Iryna	92,701	5,235	-
Kirk,Wesley	59,655	18,649	-
Kita,Jason	109,585	14,753	3,899
Kivari,Mia	96,521	6,647	784
Klomp,Frederik Jason	93,743	7,227	-

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Knapp, Barry	117,794	1,375	-
Knowles, Tom	77,592	12,792	-
Kolb, Daniel	78,492	4,167	1,759
Konkin, Barry	125,246	9,067	17
Konkin, Don F	79,747	4,967	70
Kopp, Brent D	114,878	9,445	-
Kotze, Norman	80,305	12,374	1,134
Kovacs, James	60,683	14,826	70
Kovich, John	74,429	7,054	-
Krevs, Joseph	75,503	5,164	1,174
Kruk, Robert	67,239	15,663	75
Krumenacker, Kurtis	48,213	28,073	-
Kube, Jennifer	109,585	6,495	-
Kucher, Leanne	72,304	3,941	-
Kulusic, Steve	78,495	15,383	-
Kump, Will	78,295	4,142	1
Kurnicki, Alexander	81,244	5,479	862
Kurta, Stanley Edward	92,693	8,968	3,186
Lai, Patrick	80,721	4,544	1,718
Laidlaw, Scott	76,922	12,261	321
Laing, Kari	125,239	9,427	1,957
Laird, Scott	60,750	16,051	173
Lamont, Ryan	108,404	10,144	-
Lannard, Kevin D	85,324	5,485	420
Lapalme, Karina	125,246	10,444	1,500
Lawless, Ann	75,458	231	251
Lazar-Schuler, Christina	78,486	2,645	769
LeClaire, Joseph Gerald	66,249	11,433	-
Lecy, Katherine	125,246	6,825	4,795
Ledezma, Gonzalo	96,493	14,010	-
Lee, Edwin	81,830	3,484	533
Lee, James Arcot	77,752	9,466	33
Lee, Vicky	92,663	33,742	1,351
Lee, Wun Fung	81,766	6,431	5,658
Lees, Brooke	78,489	8,185	302
Lehbauer, Jordan	96,493	12,027	-
Lei, Loletta	105,344	10,604	-
Leiva, Anastacio	93,389	15,061	3,235
Lemaire, Joel	117,801	2,689	549
Leney, Kyle	96,501	26,391	-

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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 2017

	Base Salary	Benefits & Other ¹	Expenses
Lepine,Carol	78,495	2,510	1,752
Leung,Alan	75,472	5,397	-
Leung,Chi Choi	92,356	4,269	-
Leung,Michael	74,349	4,946	150
Leung,Simon	70,365	7,649	-
Lewis,Arthur Michael	116,976	31,039	-
Li,Jessie	77,401	11,300	680
Lilova,Neonila	125,246	10,726	4,472
Lim,Wesley	109,585	7,360	1,955
Lin,Fred	125,239	8,125	464
Lincoln,Dawn	72,198	8,343	-
Lindenbach,Greg	96,540	5,982	-
Liu,Anna	57,242	22,227	131
Liu,Douglas	109,585	6,226	-
Liu,Marcus	96,834	6,637	-
Livingston,Amy	71,663	4,376	-
Livingston,Steve R	107,532	9,166	-
Lloyd,Adrian	81,565	7,298	205
Lloyd,Susan	92,000	8,932	596
Lo,Judy	72,257	5,348	80
Loran,Gerry	88,484	4,383	-
Louie,Beayue	98,570	17,235	11
Lovett,Andrew	70,730	8,281	-
Luk,Becky	72,208	3,682	-
Luk,Yun	82,097	37,207	4,310
Lum,Robert	76,820	7,187	-
Lum,Shawna Kailey	78,495	3,211	249
Lusk,Serena	153,754	15,892	13,863
Lussier,Cynthia	74,060	5,141	-
Ma,Cliff	96,554	9,824	-
MacArthur,Gordon	74,930	341	-
MacDonald,Lisa J	72,247	3,827	420
Mack,Kelly	92,753	4,129	33
Mack,Rodney Charles	71,740	29,086	725
MacKinnon,Deb	96,540	12,686	50
MacLeod,Brian	117,761	6,747	2,738
MacNeill,Tom	93,614	16,381	2,605
Mahon,Steve	89,046	4,293	75
Makaoff,Frank	101,166	10,602	115
Maksymchuk,Chuck	62,364	19,626	-

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Maldonado, Tanya	72,238	3,473	-
Manke, Gordon	78,678	9,375	-
Mann, Amraj	77,047	7,116	220
Martin, Paul	96,554	7,711	258
Massender, Ian	96,738	23,785	-
Maxwell, James D	76,201	4,309	-
Maxwell, Mark	80,058	19,153	-
Maxwell, Mike	109,869	53,459	-
Maxwell, Randy J	79,350	4,602	-
Mayberry, Rick	77,612	5,443	421
McCaffrey, John	117,794	5,924	260
McCall, Robert	93,745	10,616	-
McCluskey, Ryan	93,548	9,736	-
McCluskey, Shawn P	109,591	7,098	-
McConkey, Patrick	93,389	7,931	-
McCullough, Cameron	93,753	4,411	2,900
McCullough, Charles M	40,742	52,861	-
McDougall, Karen	69,226	11,950	-
McDougall, Mitch	67,519	12,772	-
McEwen, Brendan	125,246	8,124	728
McGee, David H	78,490	3,950	-
McGowan, William	151,631	35,287	848
McGrath, Alan J	101,303	11,226	1,652
McKenzie-Cook, Christopher	87,877	25,313	-
McKnight, Bjarne	93,624	6,655	260
McMillan, Richard	117,794	8,227	-
McMullen, Mark	125,246	8,475	558
McVea, Aidan M	117,843	12,519	751
Mearns, Jonathan	84,982	9,528	944
Meausette, Steve	88,345	19,096	-
Medhurst, Colin	89,523	15,745	-
Melnychuk, John	85,333	7,147	80
Memon, Wasim	92,796	42,112	26
Mercer, Barry J	85,045	25,003	-
Mercer, Noel	62,036	21,727	-
Merchant, Rozina	88,711	1,786	1,026
Metzak, Brian	92,276	12,915	-
Milaire, Pratima	101,480	6,474	381
Milford, Wendy	69,223	8,311	-
Miller, Chad A	80,223	30,666	-

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Miller, Jacquie	60,843	15,451	1,248
Miller, Jesse	61,005	23,600	-
Minshall, Travis	79,397	5,096	-
Mitzel, Dale R	78,495	3,280	420
Moffat, Denton	68,644	10,465	425
Mohan, Colin	117,874	11,338	-
Molema, Kenneth	96,535	15,660	260
Monkman, Tom	117,797	8,368	-
Montague, Eli	69,990	20,277	70
Mora, Jamie	93,567	8,601	-
Morin, Mike	75,237	1,779	1,881
Morison, Douglas	86,280	5,936	260
Morizawa, Paul I	72,185	5,672	340
Morris, Allen Jay	95,198	6,059	1,803
Morris, Sarah	109,585	5,321	4,489
Morrison, Lesley	125,171	9,423	310
Moss, Kelly	96,554	8,715	2,619
Moxin, Greg Alan	79,504	13,423	105
Muir, Morgan	78,557	4,521	-
Muller, Shane	65,715	18,946	725
Mullock, Kevin	117,794	13,482	1,184
Murao, Dustin Toshiaki	78,228	10,103	-
Murray, Ken	96,539	8,456	343
Muter, Heather	90,367	4,420	403
Nagata, Darren	78,958	28,020	-
Nanray, Rajpal	69,185	6,612	235
Nathorst, Dave	84,970	8,849	-
Nazareth, Andrew	225,590	45,796	2,771
Neidig, Brad A	117,794	6,008	-
Nenno, Pierre	60,996	17,930	-
Neufeld, Tammy	80,243	6,225	74
Newell, Allan D	96,567	3,526	-
Newstead, Blair	78,490	3,245	-
Ng, Beata	92,183	6,647	807
Ngan, Venus	125,246	8,353	1,356
Nguyen, Jennifer Yin Wah	74,414	1,437	930
Nguyen, Julieta	72,339	21,761	-
Nickel, Christel	77,734	6,885	-
Nickel, Sarah	74,725	4,445	97
Nikolic, Diana	109,524	7,344	533

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Nishi,Casey	66,155	15,574	70
Nishi,Ernie	92,724	6,348	420
Nishi,Grant	89,040	2,815	2,087
Nolan,Mark	79,472	32,930	-
Northrup,Trevor	90,627	4,842	-
Norton,Ian	74,305	3,210	-
Novak,Karen	72,201	4,840	2,707
Nurse,Roy	78,157	22,764	-
Oborne,Renata	77,401	13,271	802
O'Brien,Richard	62,954	31,426	36
Ogis,Peter	93,753	6,825	-
Olson,Brandon	70,003	24,136	220
Ooi,Emily	78,490	4,229	-
Orr,Richard Edward	74,387	16,081	-
Ostafiew, Alan	11,843	88,828	-
Oviedo,J Francisco	77,513	7,430	70
Paller,Elena	109,591	5,561	381
Palliser,Howard	78,495	3,958	-
Parhar,Gurdawar	96,493	4,953	-
Parker,Cory Dean	117,794	5,645	707
Paterson,Kenneth	79,549	7,160	-
Patkau,Brad	95,533	22,446	-
Patrick,Terry	117,804	4,686	258
Penner,Paul Randall	98,797	4,852	1,134
Penney,Daniel	93,682	3,759	-
Penrose,Trevor	61,977	20,294	243
Perkins,Mike	96,554	16,612	-
Pighin,Darren	96,556	7,731	-
Piluso,Riccardo	77,964	16,909	220
Pinkney,Jason	96,562	8,001	1,863
Pitts,Dermott	88,607	29,922	-
Plishka,Miriam	90,759	7,670	981
Pommier,Lionel Jay	25,594	55,117	-
Poole,Travis	60,760	15,035	620
Porlier,Sheila Meri	96,540	5,718	87
Powell,Jo Anne	70,624	7,621	19
Poxon,Gerald	96,554	5,812	2,235
Price,Peter	117,880	41,143	-
Priest,Steve	88,617	17,442	1,433
Protz,Gregory A	114,908	22,561	-

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Qaddoumi,Hikmat	96,892	19,357	-
Quinn,Star of Peace	93,745	7,460	258
Racic,Mile	109,556	14,458	1,788
Ramirez,Tony	67,822	9,811	346
Ramos,Dinos Frank	81,788	6,370	-
Raschpichler,Norma	78,317	12,501	418
Rattan,Amarjeet	157,361	21,248	949
Rautenberg,Joyce	102,579	7,945	3,511
Reddy,Ram	61,043	15,542	-
Redlinski,Jacek	85,553	8,942	175
Redpath,Mike	107,046	52,985	9,075
Redzic,Vesna	92,749	5,679	-
Rempel,Timothy	79,295	13,293	398
Rende,Michael	96,595	10,250	-
Renwick,Rick	138,327	5,044	-
Revell,Michael David	81,617	3,324	150
Richards,David Bruce	78,900	24,222	75
Ricketts,Terry	78,376	3,773	-
Ringwald,Leah	74,365	3,911	2,747
Roberts,Lance	72,425	9,415	770
Robie,Colin	72,871	14,563	-
Robles,Miguel	79,900	5,005	150
Robson,Mark	96,556	8,861	524
Rocha,Carlos	89,046	5,915	-
Rodriguez,Edgar	112,969	6,358	604
Romanchook,Mitch	125,239	6,825	6,634
Roszkowski,Ailie	77,465	6,088	96
Rowley,Darren	96,554	9,447	260
Rushton,Peter	71,028	6,943	-
Russell, Peter	150,037	15,314	3,920
Russell,Paul	96,503	4,569	-
Rybicki,Mike	79,903	6,345	150
Ryle,Brendan	78,165	3,729	80
Sage, Barbara	167,329	11,984	5,191
Saggers,Paul	85,327	7,497	175
Saito,Aaron	96,560	14,350	-
Sakai,Ross	78,462	5,606	-
Sakurai,Hanae	72,260	7,115	404
Salameh,Alexander	93,745	10,229	260
Salmasi,Kamran	85,320	6,830	2,567

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Salzl, Maria	109,585	5,321	28
Samson, Brent	93,532	11,662	260
Sander, Amarjit	77,697	3,603	117
Sandhu, Parmel	75,220	3,128	647
Sandhu, Paul	81,843	2,622	346
Sandhu, Pulvinder Singh	52,438	25,290	-
Sangha, Rob	96,493	4,575	-
Santos, Manuel	79,810	5,019	150
Santos, Victor M.	73,883	11,725	83
Savoie, Gilbert	80,152	5,803	2,821
Sawada, Stephen	91,859	13,306	-
Sayson, Aida Co-Hee	128,878	15,484	-
Sayson, Alexander	92,758	3,125	-
Sayson, Jared	60,878	14,979	1,857
Scarborough, Gregory	81,073	5,763	3,592
Schell, Terry Peter	117,822	12,269	-
Schiedel, Tyler	93,458	18,844	-
Schlossarek, Teresa	81,843	2,622	-
Schroeder, Scott	89,040	4,342	1,503
Schultz, Jeremy	93,525	12,254	-
Schultz, Peter	78,674	5,015	251
Sciberras, Frank	92,753	3,790	-
Scott, Jason	76,987	11,506	220
Scrutton, Joseph	79,880	4,210	150
Selinger, Edward A	114,255	9,248	-
Semple, David C	66,654	16,664	5
Sharma, Amen	74,942	3,881	150
Sharp, Gabrielle	75,296	4,166	47
Shaw, John	88,621	3,143	-
Shaw, Trevor	78,567	6,737	1,369
Shebib, Jodie	84,291	6,127	3,771
Shepherd, Bryan A	134,374	17,642	173
Sheridan, Conor	80,178	12,165	5,153
Sherlock, Lesley	96,848	5,534	-
Shiau, Melissa	61,996	18,770	1,852
Shigeoka, Shannon	74,840	5,953	814
Shimonek, Todd	72,732	4,419	-
Sholdra, Brian	93,389	5,992	-
Shum, Sunny	92,648	10,739	2,104
Sikora, Rose	96,540	5,718	546

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Simas, Tony	92,751	14,613	54
Simkin, Eric	93,602	7,423	-
Simmons, Norman	79,810	6,429	353
Simonson, Brock	61,657	16,645	1,224
Simson, Richard	96,763	2,801	-
Smith, Mark	96,554	16,437	-
Smith, Michael	96,493	5,625	-
Somerville, Kim M	134,264	10,434	2,453
Sparolin, Eric	125,246	8,409	1,401
Specht, Darren Michael	67,332	11,129	-
Standerwick, Jeffrey	96,322	30,022	-
Stene, Ryan	96,524	15,570	-
Stewardson, Kevin	96,787	9,126	1,434
Stewart, James Fredrick	78,067	11,837	1,493
Stewart, Tom	166,987	26,661	1,422
Stock, Dennis	105,338	5,642	-
Stockdale, Todd	96,268	5,663	-
Stocking, Nicole	96,845	3,926	316
Stockley, Scott	60,766	18,124	-
Stowe, Syd	114,105	14,557	865
Stratuliak, John Clarence	84,604	13,064	-
Sutton, Stuart	118,013	6,083	-
Swanson, Brad	72,288	3,788	-
Sweet, Sue J	85,324	5,819	403
Swift, Brad D	115,301	13,247	260
Synan, Mark	68,043	10,413	851
Tack, Troy	117,804	23,209	-
Tagger, Meena	74,370	5,026	6,916
Tahir, Edwin	71,712	4,460	1,330
Tait, Jim	166,987	11,903	1,405
Tait, Kyle	90,212	11,157	-
Talmey Jr., Pat	78,649	40,665	70
Talmey, Paul Kelly	109,585	6,079	-
Tambellini, Denise A	109,585	7,666	2,278
Tanyag, Wilbert	74,359	3,371	150
Tarr, Christopher	96,493	5,804	-
Tasaka, Bryan	125,239	8,926	93
Tatchen, Elisabeth	93,458	22,361	-
Taylor, Kirk	150,050	11,587	1,362
Taylor, Mervyn	95,824	20,057	-

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Teichrieb,Craig	93,491	17,151	4,039
Tellis,Peter	105,081	7,622	-
Teo,James	96,569	21,100	5,922
Tetlock,Dan	60,832	44,256	-
Thandi,Neera	85,047	8,447	930
Thibodeau,Jon	78,149	9,866	-
Thomas,Bryan	79,880	5,199	-
Thomas,Cindy	125,246	9,427	581
Thomas,Marianne	100,976	4,113	930
Thrasher,Don	60,074	15,509	-
Tikanmaki,Anna	126,855	16,230	72
Tillmanns,Mike	79,527	4,871	-
Tillyer,Steve	88,560	31,425	-
Tjepkema,Nicole	71,334	3,736	137
Tobin,Sean	70,806	7,442	-
Toews,Curt	49,425	27,135	-
Tooth,Gregory	77,877	1,267	112
Townsend,Ted	150,028	13,061	3,543
Townsley,Gail	108,672	4,993	3,251
Toyoda,Lianne	74,361	4,863	-
Tran,Vu Khanh	78,494	10,319	1,384
Tremblay,Gail	65,760	11,872	1,152
Trotter,Nicole	79,800	6,153	2
Truscott,Loic	93,491	13,877	-
Tsang,Jonathan Joseph Kwok-Jun	77,199	6,975	-
Turick,Julia	81,833	3,514	795
Turick,Renata	78,528	3,043	695
Tycholis,Kathy	78,494	18,943	99
Ubial,Jessie F	82,599	4,081	150
Vallance,Scott	78,479	18,185	-
Van Bemmelen,Tyler	67,294	13,451	-
Van Bruksvoort,Alex W	115,016	4,930	748
Van Den Boogaard,Leonardus	137,121	3,457	-
Van Deursen,Nicole Andrea	68,509	7,445	-
Van Iperen,Aaron	96,562	2,972	1,735
Vance,Justin	68,333	33,731	74
Vanderwel,Christopher Richard	77,734	12,269	-
Varley,Sue	89,040	4,349	105
Varney,Opal Catherine H	101,247	7,014	3,321
Vaughn,Jerret	93,508	19,390	-

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Veerman, Maarten	146,510	10,335	14
Venturas, Byron P	61,964	22,115	-
Villaluz, Jaime	79,967	8,408	1,065
Virk, Manjit	69,218	5,916	-
Vrakela, Ivana	92,757	4,176	-
Vrba, Karol	93,446	12,996	-
Vrooman, Rowan	96,490	27,598	-
Wahl, Kevin E	117,804	4,974	2,900
Wakelin, Frank	67,799	8,807	2,886
Walker, Wesley	116,758	7,593	2,843
Wall, Anthony	96,554	8,671	-
Walters, Bryan	96,728	19,141	-
Wan, King-Lun	78,926	4,423	210
Warkentin, Daryle Dean	118,013	18,604	-
Warren, Darren	85,333	5,630	814
Warzel, Edward Brian	110,203	9,682	690
Waterhouse, Shane	66,382	8,640	97
Weber, David	157,361	25,690	266
Wei, Victor	157,351	23,773	3,851
Weissler, Forrest	112,989	5,775	29
Wellsted, Darryl	114,907	22,219	552
Welsh, Michael	96,562	13,447	1,779
Weststrate, Jason Campbell	78,177	9,147	-
Wheeler, Gregg	109,591	8,975	1,814
Whitty, Cheryl Ann	78,490	3,259	1,039
Whitty, Robert	108,131	1,776	3,098
Whyman, Max	61,694	19,115	-
Wild, Danyon	117,794	18,425	-
Wilding, Marianne	72,135	8,868	-
Wilke, Steve	84,315	19,461	-
Wilkinson, Timothy J G	157,092	15,713	1,514
Windsor, Ryan	83,864	15,433	796
Wong, Ivy	125,239	11,042	1,242
Wong, Patrick	72,881	39,268	930
Wong, William	82,655	14,613	-
Woo, Gavin	157,361	11,332	1,463
Woolgar, John	134,382	11,381	3,754
Wyatt, Sail	79,093	9,399	-
Wyenberg, Grant	117,794	5,703	-
Wynne, Philip	96,834	6,120	175

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. 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 2017

	Base Salary	Benefits & Other ¹	Expenses
Yang, Judy	78,532	3,278	930
Yee, Stephen	84,479	11,152	1,411
Yeung, Yuen Tung	80,577	7,760	420
Yon, Elisa	64,162	11,351	99
Yoo, John	93,524	11,023	-
Young, Jim	157,351	14,653	8,441
Zanardo, Wilma Angela	85,280	5,736	-
Zhang, Grace	72,234	8,712	930
Zukowsky, Doug	71,443	34,216	70
Number of Employees - 769	70,358,575	9,067,433	592,181

¹ Consists of taxable benefits (i.e. MSP, group life, and vehicle) and lump sum payments (i.e. banked vacation, gratuity, and overtime).

CITY OF RICHMOND
SCHEDULE OF REMUNERATION AND EXPENSES

Section 6

Grand Total For 2017

Name	No. of Employees	Remuneration ¹	Expenses
Employees Over \$75,000	769	\$79,426,008	\$592,181
Employees Under \$75,000	1,473	48,944,064	159,427
Grand Total	2,242	<u>\$128,370,072</u>	<u>\$751,608</u>

¹Combines salary, taxable benefits, and other lump sum payouts

The variance between the Schedule of Remuneration and the salaries and benefit expenses reported in the consolidated financial statements of the City are due to various factors including:

- The remuneration schedule is based on actual cash payments made during the fiscal year (including payouts of vacation, gratuity, and overtime banks) whereas the consolidated financial statement is on an accrual basis;
- The remuneration schedule includes taxable benefits while the financial statements includes items such as non-taxable benefits and employer pension contributions;
- The above remuneration schedule excludes Council, Richmond Public Library, Richmond Olympic Oval Corporation, and Lulu Island Energy Company.

CITY OF RICHMOND
STATEMENT OF SEVERANCE AGREEMENTS FOR 2017

Section 6

There were 8 severance agreements between the City of Richmond and its employees during 2017

These agreements represent 1 day to 16 months of salaries.

RICHMOND PUBLIC LIBRARY
SCHEDULE OF REMUNERATION AND EXPENSES FOR 2017

Section 6

Schedule 1 - Board of Trustees

NAME	Board Trustees	REMUNERATION	EXPENSES
Koch, Susan	Chair	-	2,051
Leung, Robin	Vice-Chair	-	72
Au, Chak	Councillor	-	-
Corr, Traci	Trustee	-	94
Cousar, Diane	Trustee	-	-
Gillanders, Chaslynn	Trustee	-	94
Oye, Jordan	Trustee	-	1,838
Shchedrinskiy, Arseniy	Trustee	-	150
Tang, Simon	Trustee	-	187
Number of Trustees	9	<u>\$ -</u>	<u>\$ 4,486</u>

Schedule 2 - Employees Earnings in Excess of \$75,000

Name		REMUNERATION ¹	EXPENSES
Au, Melanie		80,521	757.05
Bechard, Anne		76,274	2,821.92
Buss, Gregory		106,461	-
Ellis, J.Mark		115,342	751.06
Gettel, Cathy		80,874	210.17
He, Ping		85,630	1,178.46
Jang, Wendy		82,455	473.36
Rahman, Shaneena		88,327	1,082.61
Smith, Lee Anne		87,106	1,024.80
Vokey, Stephanie		77,727	951.14
Walters, Susan		166,696	6,661.23
Employees Over \$75,000	11	<u>\$ 1,047,412</u>	<u>\$ 15,912</u>
Employees Under \$75,000	131	<u>\$ 4,457,189</u>	<u>\$ 5,051</u>
Grand Total	142	<u>\$ 5,504,602</u>	<u>\$ 20,963</u>

¹Combines salary, taxable benefits, and other payouts

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
14 ORANGES SOFTWARE INC	\$ 37,000
3M CANADA COMPANY	25,562
A R MOWER & SUPPLY LTD	192,088
ACCURATE TRUCK SERVICE	53,151
ACGI SHIPPING INC	68,921
ACKLANDS GRAINGER INC	349,695
AECOM CANADA LTD	25,825
AIRON HEATING & AIR CONDITIONING LTD	359,245
ALBA CONSTRUCTION LTD	35,961
ALL-PRO SERVICES LTD	45,653
ALM2 MARINE LTD	76,006
AMACON DEVELOPMENT	33,200
AMDS / AUKUSTI MEDIA DESIGN STUDIO	28,779
AMEC FOSTER WHEELER ENVIRONMENT	148,567
AMRE SUPPLY CO LTD	31,058
ANDERSON CREEK SITE DEVELOPING LTD	30,000
ANDREW SHERET LTD	980,149
ANDREW TODD CONSERVATORS LTD	38,213
ANIGRAPH PRODUCTIONS LIMITED	175,459
ANNEX CONSULTING GROUP INC	104,358
ANTHONY JONES & ASSOCIATES INC	72,718
APLIN & MARTIN CONSULTANTS LTD	791,309
APPLE CANADA INC	48,791
ARMTEC LIMITED PARTNERSHIP	196,188
ASHTON MECHANICAL LTD	465,977
ASHTON SERVICE GROUP LTD	681,739
ASSA ABLOY ENTRANCE SYSTEMS	29,333
ASSEMBLY ARCHITECTURE INC	25,917
ASSOCIATED ENGINEERING (BC) LTD	325,937
ASSOCIATED FIRE AND SAFETY	113,351
ASTRO TURF WEST DISTRIBUTORS LTD	78,380
ATLAS POWER SWEEPING LTD	117,649
ATS TRAFFIC BRITISH COLUMBIA	63,783
AVENUE MACHINERY CORP	27,706
AVOLVE SOFTWARE CORPORATION	67,210
B LEIREN ASSOCIATES INC	72,660
BA BLACKTOP LTD	144,971
BANK OF NOVA SCOTIA TRUST COMPANY	75,000
BARNES WHEATON GM	57,191
BAROOTES PARTNERSHIP GROUP INC	40,810
BC ASSESSMENT*	5,487,287
BC HOUSING MANAGEMENT COMMISSION	17,142,228

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
BC HYDRO	5,077,143
BC LIFE & CASUALTY*	921,671
BC RECORDS MANAGEMENT SERVICES LTD	29,435
BCD HOLDINGS LTD	73,992
BELL MEDIA INC	51,935
BINGHAM HILL ARCHITECTS	27,150
BLACKSTONE CONSULTING GROUP INC	787,372
BLANCHETTE PRESS	29,372
BOLDLY CREATIVE AGENCY INC	28,880
BOWDEN, TONY	46,621
BRENNTAG CANADA INC	26,244
BRIDGEPORT COLLISION LTD	61,631
BRIERE PRODUCTION GROUP INC	153,873
BRITANNIA HERITAGE SHIPYARD SOCIETY	129,792
BROCK WHITE CANADA COMPANY, LLC	63,120
BROWN BROS FORD	39,036
BUSCH SYSTEMS INTERNATIONAL INC	26,923
BUTLER WORKPLACE SOLUTIONS	41,958
CAMBIE ROOFING & DRAINAGE	75,621
CANADA POST CORPORATION	249,650
CANADA REVENUE AGENCY*	35,306,389
CANADA SAVINGS BONDS*	451,772
CANADIAN LINEN SUPPLY	30,854
CANADIAN MATTRESS RECYCLING INC	27,590
CANADIAN NATIONAL RAILWAY COMPANY	74,372
CANADIAN STAINLESS FASTENERS INC	69,574
CANNOR NURSERIES LTD	29,331
CANSEL SURVEY EQUIPMENT	28,064
CANSTORE RENTALS LTD	37,969
CASCADIA SPORT SYSTEMS INC	84,596
CDW CANADA	25,882
CEDAR CREST LANDS (BC) LTD	1,119,222
CHASE PAYMENTECH	421,096
CHEVRON CANADA LTD	1,311,738
CHINESE INFORMEDIA CONSULTING GROUP INC	50,865
CIMCO REFRIGERATION	77,410
CINTAS CANADA LIMITED	50,114
CITY GREEN SOLUTIONS	38,378
CITY OF VANCOUVER	1,045,713
CITY SPACES CONSULTING LTD	50,283
CIVIC LEGAL LLP	116,382
CIVIC LEGAL LLP, IN TRUST	898,783

*Payments include tax transfers and third party reimbursements

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
CLEARTECH INDUSTRIES INC	137,861
COBRA ELECTRIC LTD	2,213,665
COENCORP CONSULTANT CORPORATION INC	37,581
COLD FIRE CANADA LTD	81,595
COLUMBIA CHRYSLER	29,159
COMMERCIAL AQUATIC SUPPLIES	80,744
COMMERCIAL LIGHTING PRODUCTS LTD	320,363
COMMERCIAL TRUCK EQUIPMENT CO	31,472
COMMODORE'S BOATS LTD	41,109
COMPLETE METAL MARKETS LTD	25,296
CONCERTA CONSULTING INCORPORATED	26,561
CONTROL SOLUTIONS LTD	27,757
CORIX UTILITIES INC	125,922
CORIX WATER PRODUCTS LIMITED PARTNERSHIP	145,693
CREATIVE DOOR SERVICES LTD	59,551
CROP PRODUCTION SERVICES (CANADA) INC	77,580
CSDC SYSTEMS INC	69,078
CTH SYSTEMS INC	88,211
CULLEN DIESEL POWER LTD	52,916
CULLEN WESTERN STAR TRUCKS LTD	65,604
CUMMINGS SALES AND RENTALS	35,417
CUPE 394*	587,830
CUPE 3966 LIBRARY*	97,852
CUPE 718*	861,177
CUSHMAN & WAKEFIELD LTD	50,000
D JENSEN & ASSOCIATES LTD	193,028
D LITCHFIELD & CO LTD	49,107
DAFCO FILTRATION GROUP	44,268
DAMS FORD LINCOLN SALES LTD	218,360
DAVIES PARK & ASSOCIATES (VANCOUVER) INC	140,441
DELL CANADA INC	279,865
DENTONS CANADA LLP	57,901
DGBK ARCHITECTS	276,118
DIALOG BC ARCHITECTURE ENGINEERING	68,928
DIAMOND HEAD CONSULTING LTD	61,635
DILLON CONSULTING	372,074
DIRECT ENERGY MARKETING LTD	323,162
DIRECTIONAL MINING & DRILLING LTD	82,177
DLA PIPER (CANADA) LLP	351,923
DLA PIPER (CANADA) LLP, IN TRUST	9,327,039
DMD & ASSOCIATES LTD	34,305
DOMINION BLUE REPROGRAPHICS	40,809

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
DON DICKEY SUPPLIES	62,822
DONNELLY & ASSOCIATES EVENT MARKETING INC	289,613
DORSET REALTY GROUP	403,982
DOUBLE R RENTALS	126,962
DOUG MUNDAY DESIGN	44,982
DREAMRIDER PRODUCTIONS SOCIETY	25,486
DREW'S CATERING & EVENTS	33,732
DUECK CHEVROLET BUICK CADILLAC GMC LTD	257,718
DULUX PAINTS	32,739
DYNAMIC FACILITY SERVICES LTD	233,497
E B HORSMAN & SON LTD	89,382
EAST RICHMOND NURSERIES	68,750
EBB ENVIRONMENTAL CONSULTING INC	40,834
E-COMM, EMERGENCY COMMUNICATIONS FOR BC	3,465,781
ECONOLITE CANADA INC	559,381
ECOTAINER SALES INC	55,950
ECOWASTE INDUSTRIES LTD	346,985
ECS ELECTRICAL CABLE SUPPLY LTD	31,736
EECOL ELECTRIC CORP	392,659
E-FACTOR ENGINEERING	34,893
ELTEC ELEVATOR LTD	41,630
EMCO CORPORATION	80,811
ENERGY CANVAS LTD	42,618
ENGLOBE CORP	110,256
ERM FOCUS SERVICES INC	34,450
ESC AUTOMATION INC	261,310
ESRI CANADA LTD	173,872
EUROVIA BRITISH COLUMBIA INC	630,354
EVENTPOWER	49,711
EXPERT CASTING LTD	28,762
EXTREME GLASS LTD	51,144
FAMILY MNTNCE ENFORCEMENT PROGRAM	45,058
FASTER ASSET SOLUTIONS	56,842
FEDERATION OF CANADIAN MUNICIPALITIES	35,759
FINNING (CANADA)	108,326
FIREBALL EXCAVATING & TRANSPORT INC	79,750
FIREWORKS SPECTACULARS CANADA LTD	34,240
FIRST TRUCK CENTRE VANCOUVER INC	29,834
FIRSTONSITE RESTORATION LIMITED	165,028
FISHBONE ETC DESIGN	30,784
FITNESS TOWN	27,507
FLOCOR INC	274,709

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
FORGEROCK US, INC	86,884
FORTISBC - NATURAL GAS	471,428
FRASER RIVER PILE AND DREDGE LTD	926,555
FRASER VALLEY EQUIPMENT LTD	30,958
FRED SURRIDGE LTD	2,121,639
FSEAP VANCOUVER	92,051
G B BOBCAT SERVICE	228,717
G P ROLLO & ASSOCIATES LTD	36,303
GARDAWORLD CASH SERVICES CANADA CORP	32,861
GDI SERVICES (CANADA) LP	124,657
GENESIS SECURITY	39,415
GENTILE'S CABINETS PLUS LTD	38,640
GEORGE BUBAS MOTORS LTD	37,301
GLACIER MEDIA GROUP	133,478
GLADIUK CONTRACTING LTD	258,063
GLOBAL KNOWLEDGE NETWORK (CANADA) INC	57,750
GLOBAL RISK INNOVATIONS	42,147
GOLDER ASSOCIATES LTD	72,607
GRAHAM CONSTRUCTION AND ENGINEERING LP	660,079
GREAT WEST EQUIPMENT	61,159
GREATER VANCOUVER REGIONAL DISTRICT*	32,365,774
GREATER VANCOUVER WATER DISTRICT	23,417,102
GREEN ADMIRAL NATURE RESTORATION	89,727
GREGG DISTRIBUTORS LTD	73,030
GUEST EXCAVATING LTD	56,720
GUILLEVIN INTERNATIONAL INC	335,144
GUNNEBO CANADA INC	94,302
HAPA COLLABORATIVE	39,160
HARBOUR INTERNATIONAL TRUCKS	50,986
HARBOUR WEST CONSULTING INC	25,603
HARRIS & COMPANY LLP	356,739
HARVEST FRASER RICHMOND ORGANICS LTD	1,187,062
HEMMERA ENVIROCHEM	38,398
HERITAGE OFFICE FURNISHINGS LTD	578,017
HERITAGE PAINTING & DECORATING	78,868
HERJAVEC GROUP INC	39,150
HOLLAND IMPORTS INC	47,729
HOMAN ROOFING LTD	467,804
HOPKINS, DOLLY	37,056
HORSESHOE PRESS INC	78,320
HORSESHOE STAR HOLDINGS LTD	42,393
HORTON, JOHN M	49,930

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
HR ARCHITECTS	50,315
HUGHES CONDON MARLER: ARCHITECTS	729,178
HUNTER LITIGATION CHAMBERS LAW CORP	89,443
ICE DEVELOPMENT LTD	1,811,067
ILLUMINATA MARKETING INC	30,900
IMPARK PARKING	91,801
INFOR CANADA LTD	298,664
INSIGHT CANADA INC	37,479
INTEGRAL GROUP	32,497
INTELEX TECHNOLOGIES INC	53,292
INTERCONTINENTAL TRUCK BODY (BC) LTD	61,892
INTERNATIONAL CROWD MANAGEMENT	74,747
INTERNATIONAL WEB EXPRESS	52,015
INTERPROVINCIAL TRAFFIC SERVICE LTD	285,587
ION UNITED INC	35,485
IRIDIA MEDICAL INC	26,630
ISL ENGINEERING AND LAND SERVICES LTD	54,734
ISLAND KEY COMPUTER LTD	220,748
J & T SPORTS	42,771
J S MUNDAY TRUCKING	54,434
JAUD'ARTS	74,300
JEGO, MIYOUKI	65,141
JOHN FOSTER PLANNING	27,875
JSP ENTERPRISES	86,840
JUSTICE INSTITUTE OF B C	43,049
KAL TIRE	282,047
KENNEDY LANDSCAPING LTD	28,279
KERR WOOD LEIDAL ASSOCIATES LIMITED	457,180
KIA WEST	148,088
KING HOE EXCAVATING LTD	310,999
KONICA MINOLTA BUSINESS SOLUTIONS	76,428
KPMG LLP	124,939
KSB PUMPS INC	37,406
KUTNY'S RICHMOND SOILS (UNIT PRICING)	87,573
LAFARGE CANADA INC	3,097,465
LAFARGE CONCRETE LTD	1,314,943
LANARC CONSULTING LTD	90,550
LAND TITLE SERVICE AUTHORITY OF BC	37,300
LANGLEY CONCRETE GROUP	214,241
LAU, HENRY	151,067
LAYFIELD CANADA LTD	83,879
LIFE FITNESS	48,506

*Payments include tax transfers and third party net transactions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
LINDSAY VENTURES (2004) INC	54,634
LIT AQUATICS LTD	217,299
LONDON DRUGS	25,243
LONG VIEW SYSTEMS	270,338
LORDCO PARTS LTD	125,950
LYNNE WERKER ARCHITECT	35,382
MA ENG-TECH CONSTRUCTION	117,847
MACAULAY TRUCKING LTD	265,975
MACDONALD & LAWRENCE TIMBER FRAMING LTD	59,078
MAHIL TRUCKING	27,073
MAINLAND CONSTRUCTION MATERIALS ULC	1,185,712
MAINROAD LOWER MAINLAND CONT	130,872
MAINROAD MAINTENANCE PRODUCTS	594,154
MANCORP INDUSTRIAL SALES LTD	57,732
MAPLE LEAF TREE MOVERS	33,418
MAPLELAN INTERNATIONAL DEVELOPMENT LTD	26,500
MARINE PETROBULK LP	58,098
MARINE REPAIR & MAINTENANCE	33,677
MAR-TECH UNDERGROUND SERVICES LTD	40,463
MAVEN CONSULTING LIMITED	89,908
MAYDANYK TRUCKING LTD	99,543
MCASPHALT INDUSTRIES LTD	27,602
MCCARTHY TETRAULT LLP, IN TRUST	3,137,246
MCELHANNEY CONSULTING SERVICES LTD	505,941
MCGREGOR & THOMPSON HARDWARE LTD	51,109
MCKINNEY BULLDOZING LTD	61,560
MCRAE'S ENVIRONMENTAL SERVICES LTD	2,048,987
MDT TECHNICAL SERVICES INC	51,991
MEDICAL SERVICES PLAN*	1,179,005
MERCER (CANADA) LTD	134,803
MERLETTI CONSTRUCTION (1999) LTD	1,293,061
METRO MOTORS LTD	394,349
MICKELSON CONSULTING, INC	90,229
MILLENNIUM TENT & PARTY RENTALS	28,120
MILLS PRINTING & STATIONERY CO LTD	415,271
MINISTER OF FINANCE*	617,204
MODU-LOC FENCE RENTALS LTD	54,498
MORRISON HERSHFIELD LIMITED	35,069
MUNDIE TRUCKING	126,167
MUNICIPAL INSURANCE ASSOCIATION OF BC	1,025,131
MUNICIPAL PENSION PLAN*	21,490,390
NAPA AUTO PARTS	86,242

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
NAS RECRUITMENT COMMUNICATIONS	39,879
NEPTUNE TECHNOLOGIE GROUP	229,581
NETEX CANADA NETTING INC	167,883
NETTRAFFIC TECHNOLOGIES CONSULTING INC	43,160
NETWORK CONSULTING SERVICES INC	91,840
NILEX CIVIL ENVIRONMENTAL GROUP	90,991
NORDICITY	33,284
NOVAX INDUSTRIES CORP	97,885
OCEAN PIPE	73,432
O'CONNOR DODGE CHRYSLER JEEP	75,180
OFFICE OF MCFARLANE BIGGAR	42,500
ONIX NETWORKING CANADA	45,328
ONNI CONTRACTING LTD	171,146
ONO WORK & SAFETY LTD	27,171
ONSOLVE (USD)	63,033
OPACITY DESIGN GROUP LTD	129,267
OPEN TEXT CORPORATION	197,746
OPUS DAYTONKNIGHT CONSULTANTS LTD	61,925
OPUS INTERNATIONAL CONSULTANTS	1,003,560
ORACLE CANADA ULC	524,838
ORGANIZED CRIME AGENCY OF BC	93,684
ORH	35,063
P D TRUCKING	138,401
PACIFIC BLUE CROSS*	4,179,702
PACIFIC CUTTING & CORING LTD	236,296
PACIFIC FLOW CONTROL LTD	34,594
PACIFIC INDUSTRIAL AND MARINE LTD	49,870
PACIFIC INDUSTRIAL MOVERS	34,000
PARKLAND REFINING (BC) LTD	351,943
PAUL SAHOTA TRUCKING	182,441
PEDRE CONTRACTORS LTD	265,017
PEEL'S NURSERIES LTD	141,111
PERFECTMIND INC	257,016
PERFORMANCE CONTRACTING LTD	1,552,421
PERFORMANCE OBJECTS INC	89,550
PETERBILT PACIFIC INC	566,274
PHOENIX TENT AND EVENTS RENTALS	117,903
PHYSIO CONTROL CANADA	48,434
PIT STOP PORTABLE TOILET SERVICES LTD	43,856
PITNEYWORKS	140,000
PJS SYSTEMS	167,355
PLAN GROUP	139,677

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
PLANET CLEAN	402,103
POLYMETIS PROJECTS	25,000
PRAIRIECOAST EQUIPMENT	50,679
PREMIER PACIFIC SEEDS LTD	32,329
PREMIER SECURITY INC	127,869
PRIORITY CONSULTING GROUP INC	35,892
PRISM ENGINEERING LTD	26,500
PROFIRE EMERGENCY EQUIPMENT INC	69,799
PROGRESSIVE WASTE SOLUTIONS (USE 39346)	88,135
PROPANE DEPOT	28,297
PS TRAFFIC PRO SERVICES (2012) INC	318,015
PSE EQUIPMENT LTD	109,555
PSL PAR'S SERVICES LTD	58,824
PW TRENCHLESS CONSTRUCTION INC	30,500
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC	170,383
QTRADE SECURITIES INC	29,832
QUALICHEM INDUSTRIAL PRODUCTS	143,289
QUOIN CONSULTING LTD.	72,550
R F BINNIE AND ASSOCIATES LTD	96,371
RADICAL I/O TECHNOLOGY INC	349,500
RATIO ARCHITECTURE INTERIOR DESIGN	162,316
RAVENHILL GROUP INC	31,330
RCR TECHNOLOGIES INC	85,310
RDM EQUIPMENT SALES & RENTALS	58,380
RECEIVER GENERAL FOR CANADA (RCMP)	29,672,903
RECEIVER GENERAL FOR CANADA(INDUSTRY - RADIO)	27,137
RECTEC INDUSTRIES INC	185,325
REGEHR CONTRACTING LTD	142,306
REGIONAL ANIMAL PROTECTION SOCIETY	173,856
RGC TRUCKING & EXCAVATING	128,539
RICHMOND ANIMAL PROTECTION SOCIETY	437,368
RICHMOND FIREFIGHTER ASSN RFFA LOCAL 1286*	561,087
RICHMOND FITNESS & WELLNESS ASSOCIATION	187,600
RICHMOND GATEWAY THEATRE	26,867
RICHMOND HOTEL ASSOCIATION	218,070
RICHMOND OLYMPIC OVAL	3,382,477
RICHVAN HOLDINGS LTD	186,136
RICOH CANADA INC	281,587
RIVER WHITE HOMES LTD	3,930,997
ROADWAY TRAFFIC PRODUCTS	139,489
ROBERT HALF TECHNOLOGY	45,874
ROCKY MOUNTAIN PHOENIX	30,170

*Payments include tax transfers and third party contributions

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
ROGERS WIRELESS INC	38,979
ROLLINS MACHINERY LTD	109,797
RONA	36,279
ROWE EVENT & SHOW SERVICES LTD	32,863
ROYAL CITY FIRE SUPPLIES LTD	137,791
RUSTY'S AUTO TOWING	38,014
S. SIDHU TRUCKING LTD	34,404
SAFE & SOUND SECURITY SYSTEMS LTD	481,414
SANDHU, DALIP	138,231
SAVOURY CHEF FOODS	25,277
SCALAR DECISIONS INC	138,489
SCHOOL DISTRICT 38 RICHMOND*	133,164,973
SCOTIA BANK	26,055
SCOTIA INSTITUTIONAL ASSET MANAGEMENT	120,000
SCOTIA TRUST	92,860
SELECT ART ADVERTISING INC	29,382
SELECTRON TECHNOLOGIES INC	28,930
SHAPE ARCHITECTURE INC	122,363
SHEPPARD, EMILY	60,666
SHERATON VANCOUVER AIRPORT HOTEL	31,218
SHERINE INDUSTRIES LTD	106,108
SHY'S FOREST PRODUCTS LTD	69,605
SIDHOO TRUCKING LTD	131,015
SIERRA WASTE SERVICES LTD	8,527,665
SIMSON-MAXWELL	105,531
SITE ECONOMICS LTD	78,538
SKINNER'S HILL MUSIC LTD	25,000
SMITHRITE DISPOSAL LTD	236,626
SNC-LAVALIN INC	51,495
SOFTCHOICE LP	161,543
SOUTH ARM COMMUNITY ASSOCIATION	80,404
SOUTH ARM EXCAVATING	403,149
SOUTHRIDGE BUILDING SUPPLIES LTD	67,877
SPECIMEN TREES WHOLESALE NURSERIES LTD	26,438
SSQ INSURANCE COMPANY INC*	43,092
STAK FITNESS INTERNATIONAL INC	71,225
STERLING FLEET OUTFITTERS INC	48,774
STEVESON COMMUNITY SOCIETY	71,508
STIKEMAN ELLIOTT LLP	27,033
STITCHWORKS CUSTOM APPAREL	26,578
STRATA PLAN LMS 2701	45,166
STREAMLINE FENCING & CONTRACTING LTD	121,815

*Payments include tax transfers and third party contributions.

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
STUART OLSON CONSTRUCTION LTD	48,924,926
SUMMIT VALVE AND CONTROLS	26,677
SUNBELT RENTALS	334,298
SUPEENE, JOHN	27,610
SUPER SAVE DISPOSAL INC	36,499
T M JOHNSTON GRADALL LTD	220,973
TEC FLOOR COVERINGS LTD	27,912
TELUS COMMUNICATIONS INC	479,055
TELUS MOBILITY	428,373
TELUS SERVICES INC	81,568
TEMPEST DEVELOPMENT GROUP INC	119,289
TERRACANA FOUNDATION SOLUTIONS INC	296,487
TERVITA CORPORATION	252,239
TETRA TECH CANADA INC	25,300
TEXTILE ARTCRAFT INC	30,708
TEXTILE IMAGE INC	40,177
THE ACTIVE NETWORK, LTD	94,913
THE BILLIONS CORPORATION CANADA	26,750
THE BUTLER DID IT CATERING CO	95,942
THE ECONO-RACK GROUP (2015) INC	31,948
THE GORDIAN GROUP INC	182,430
THE HEALTHY CHEF SERVICES LTD	34,705
THE HOME DEPOT	73,665
THIS WAY EVENT SERVICES	63,501
THOMAS TRUCKING	198,695
THREE DIMENSIONAL SERVICES INC	73,509
THURBER ENGINEERING LTD	76,494
TIBCO SOFTWARE IRELAND LTD	123,510
TK GRAPHICS	50,375
TORBRAM ELECTRIC SUPPLY	67,454
TOURISM RICHMOND*	4,026,460
TRANE CANADA	262,480
TRANSLINK*	35,254,895
TREE WORKS LTD	32,196
TRIPLE "5" TRUCKING LTD	50,600
TURNING POINT TECHNOLOGY SERVICES INC	553,742
TVL INC	39,558
TWINING, SHORT & HAAKONSON, BARRISTERS	43,827
UBNT.CA	28,033
UCC GROUP INC	629,168
ULMER CONTRACTING LTD	922,204
UNION OF BC MUNICIPALITIES*	111,214

*Payments include tax transfers and third party contributions.

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
UNITED FINANCIAL CORPORATION	57,375
UNITED RENTALS	471,255
UNITED TALENT AGENCY	49,500
UNITED WAY OF THE LOWER MAINLAND*	44,675
URBAN AGRICULTURE CONSULTING INC	35,279
VALKYRIE LAW GROUP LLP	52,041
VALMONT WEST COAST ENGINEERING	110,711
VANCOUVER COASTAL HEALTH AUTHORITY	339,686
VANCOUVER FRASER PORT AUTHORITY	35,247
VANCOUVER HONDA	40,104
VANCOUVER'S COCKTAILS & CANAPES CATERING	28,231
VANPORT ENTERPRISES LTD	333,160
VENTANA CONSTRUCTION CORPORATION	2,010,266
VFA	40,439
VIMAR EQUIPMENT LTD	214,966
VIRTUS	38,744
WALKER'S GRADALL SERVICES LTD	402,498
WASTE CONNECTIONS OF CANADA INC	74,083
WDFALCONER CONSULTING SERVICES	64,350
WESCLEAN SALES LTD	26,979
WESCO DISTRIBUTION CANADA INC	90,056
WEST COAST ELECTRIC LTD	84,186
WEST COAST MACHINERY LTD	36,837
WEST RICHMOND COMMUNITY ASSOCIATION	96,380
WESTBURNE	444,933
WESTCOAST DRAINAGE & CONTRACTING	315,891
WESTERN OIL SERVICES LTD	60,611
WESTERN PACIFIC PAPER LTD	31,080
WESTERN WATER AND GAS PRODUCTS LTD	80,085
WESTERN WEED CONTROL LTD	124,000
WESTVIEW SALES LTD	175,974
WFR WHOLESALE FIRE & RESCUE LTD	42,780
WILCOR INDUSTRIES	28,401
WILLIS CANADA INC	1,525,247
WINVAN PAVING LTD	47,516
WMC (WESTERN MANAGEMENT CONSULTANTS)	59,952
WONG'S GREENHOUSE & NURSE	33,143
WOOD WYANT INC	26,441
WORK TRUCK WEST	148,272
WORKSAFE BC	2,736,022
WSP CANADA GROUP LIMITED	35,488
X10 NETWORKS	152,972

*Payments include tax transfers and third party contributions.

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2017

Section 7

Payments	Amount
XYLEM CANADA COMPANY	178,810
YOUNG ANDERSON BARRISTERS & SOLICITORS	70,927
ZENA SIMCES & ASSOCIATES INC	75,548
Payments Over \$25,000	\$ 522,581,382
Payments Under \$25,000	10,282,158
Total Payments	<u>\$ 532,863,540</u>

The City prepares the Schedule of Payments to Suppliers For Goods and Services based on actual cash disbursements processed through its Financial System. The total figure will vary from the expenditures shown in the consolidated financial statements which use the accrual method of accounting and various factors including:

- Timing differences between the cash basis and accrual method;
- There are disbursements that are not considered expenditures for other taxing authorities and employee payroll deductions;
- The Schedule of Payments excludes the payments made by the Richmond Public Library, Richmond Olympic Oval Corporation, and Lulu Island Energy Company;
- There are payments that are externally recovered, these recoveries are recorded against expenditures or as revenue in the consolidated financial statements.

RICHMOND PUBLIC LIBRARY
 Statement of Payments to Suppliers For Goods and Services
 In Excess of \$25,000 in 2017

Section 7

Payments	Amount
LIBRARY BOUND INC	\$ 827,027
CVS MIDWEST TAPE	181,371
IRONWOOD DEVELOPMENTS	160,933
OVERDRIVE INC	133,825
BC HYDRO	106,125
DORSET REALTY GROUP CANADA LTD	83,611
OVERDRIVE BOOKS	81,492
INNOVATIVE INTERFACES GLOBAL LIMITED	71,160
HERITAGE OFFICE FURNISHINGS LTD	69,151
BC LIBRARIES COOPERATIVE	63,053
LIFESTYLE MAINTENANCE INC	55,266
PUBLIC LIBRARY INTERLINK	51,533
MEDICAL SERVICES PLAN	50,522
BIBLIOTHECA CANADA INC	50,218
UNITED LIBRARY SERVICES INC	38,413
MILLS PRINTING & STATIONERY CO LTD	35,331
PROQUEST LLC	29,790
MINISTER OF FINANCE	28,950
SERVICEMASTER CLEAN	27,750
LINKEDIN IRELAND UNLIMITED COMPANY	26,854
RICOH CANADA INC.	26,397
DELL CANADA INC	26,382
Payments Over \$25,000	\$ 2,225,152
Payments Under \$25,000	495,663
Payments Total	<u>\$ 2,720,815</u>

CITY OF RICHMOND
Statement of Grants and Subsidies in 2017

Section 7

Grants and Subsidies	Amount
ALFRED B. DIXON ELEMENTARY SCHOOL	\$ 2,500
AMYOTROPHIC LATERAL SCLEROSIS SOCIETY	700
ATIRA WOMEN'S RESOURCE SOCIETY	25,000
BIG BROTHERS OF GREATER VANCOUVER	4,843
BIG SISTERS OF BC LOWER MAINLAND	4,843
BOYS & GIRLS CLUBS OF SOUTH COAST BC	5,000
CANADIAN MENTAL HEALTH ASSOCIATION	6,329
CANADIAN RED CROSS SOCIETY	2,000
CANADIAN YC CHINESE ORCHESTRA	6,000
CHILD CARE TRAINING AND PROFESSIONAL	5,500
CHILDREN OF THE STREET SOCIETY	4,084
CHIMO COMMUNITY SERVICES	49,392
CINEVOLUTION MEDIA ARTS SOCIETY	14,300
CITY CENTRE COMMUNITY ASSOCIATION	45,288
COMMUNITY ARTS COUNCIL OF RICHMOND	9,200
COMMUNITY MENTAL WELLNESS ASSOCIATION	9,548
DE GRANO, IVY	2,500
DEVELOPMENTAL DISABILITIES ASSOCIATION	2,500
EAST RICHMOND COMMUNITY ASSOCIATION	4,884
FAMILY SERVICES OF GREATER VANCOUVER	47,066
FRIENDS OF THE RICHMOND ARCHIVES	4,000
GIBSON-ZEINOUN, MAHARA	500
GULF OF GEORGIA CANNERY SOCIETY	3,750
HAMILTON COMMUNITY ASSOCIATION	11,854
HAMZAGIC, AMMAR	500
HEART OF RICHMOND AIDS SOCIETY	11,500
HUGH BOYD PARENT ADVISORY COMMITTEE	2,500
JAMES GILMORE ELEMENTARY SCHOOL	2,500
JAMES WHITESIDE PARENT ADVISORY	2,500
KAJAKS TRACK AND FIELD CLUB	1,000
KIDSPORT RICHMOND	20,758
LA SOCIETE DE LA GARDERIE ET DE LA	6,712
LITTLE WINGS DAY CARE CENTRE SOCIETY	4,837
MINORU SENIORS SOCIETY	5,000
MITCHELL ELEMENTARY PARENT ADVISORY	2,500

CITY OF RICHMOND
Statement of Grants and Subsidies in 2017

Section 7

Grants and Subsidies	Amount
MULTICULTURAL HELPING HOUSE SOCIETY	8,780
PARISH OF ST ALBAN'S	15,315
PATHWAYS CLUBHOUSE	34,340
PHILIPPINE CULTURAL ARTS SOCIETY OF BC	2,100
RICHMOND ADDICTION SERVICES SOCIETY	213,458
RICHMOND AGRICULTURAL & INDUSTRIAL	7,150
RICHMOND AMATEUR RADIO CLUB	1,614
RICHMOND ART GALLERY ASSOCIATION	12,516
RICHMOND ARTS COALITION	15,200
RICHMOND BETHEL MENNONITE BRETHREN	2,690
RICHMOND CENTRE FOR DISABILITY	124,486
RICHMOND CHINESE COMMUNITY SOCIETY	2,800
RICHMOND CITY CENTRE COMMUNITY	9,000
RICHMOND COMMUNITY BAND SOCIETY	2,704
RICHMOND COMMUNITY ORCHESTRA & CHORUS	9,200
RICHMOND DELTA YOUTH ORCHESTRA	9,500
RICHMOND FAMILY PLACE SOCIETY	25,825
RICHMOND FITNESS & WELLNESS ASSOCIATION	11,500
RICHMOND FOOD BANK SOCIETY	5,000
RICHMOND FOOD SECURITY SOCIETY	11,800
RICHMOND GARDEN CLUB	4,000
RICHMOND GATEWAY THEATRE	1,204,541
RICHMOND HOSPICE ASSOCIATION	10,210
RICHMOND LACROSSE ASSOCIATION	1,000
RICHMOND MENTAL HEALTH CONSUMER&	3,841
RICHMOND MULTICULTURAL COMMUNITY	10,976
RICHMOND MUSEUM SOCIETY	1,500
RICHMOND MUSIC SCHOOL SOCIETY	9,000
RICHMOND NATURE PARK SOCIETY	2,500
RICHMOND POTTERS' CLUB	5,900
RICHMOND SINGERS	7,000
RICHMOND SOCIETY FOR COMMUNITY LIVING	20,700
RICHMOND STROKE RECOVERY CENTRE	500
RICHMOND THERAPEUTIC RIDING	34,934
RICHMOND WOMEN'S RESOURCE CENTRE	20,420

CITY OF RICHMOND
Statement of Grants and Subsidies in 2017

Section 7

Grants and Subsidies	Amount
RICHMOND YOUTH CHORAL SOCIETY	9,500
RICHMOND YOUTH SERVICE AGENCY	13,186
RIVER COMMUNITY CHURCH	500
SAMUEL BRIGHOUSE ELEMENTARY	2,500
SEA ISLAND COMMUNITY ASSOCIATION	5,308
SOCIETY OF RICHMOND CHILDREN'S CENTRES	2,837
SOUTH ARM COMMUNITY ASSOCIATION	2,500
STEVESTON COMMUNITY SOCIETY	27,500
STRAIT OF GEORGIA MARINE RESCUE SOCIETY	2,042
TEXTILE ARTS GUILD OF RICHMOND	2,750
THE SHARING FARM SOCIETY	55,100
THOMAS KIDD ELEMENTARY	2,500
THOMPSON COMMUNITY ASSOCIATION	8,600
TICKLE ME PICKLE THEATRE SPORTS	4,500
TOMEKICHI HOMMA ELEMENTARY	2,500
TOMORROW'S TOP KIDS CHILD CARE SOCIETY	12,801
TOUCHSTONE FAMILY ASSOCIATION	100,000
TRUE LIGHT SCHOOL OF BC	3,760
TURNING POINT RECOVERY SOCIETY	6,000
VANCOUVER CANTONESE OPERA	3,800
VANCOUVER TAGORE SOCIETY	3,800
VOLUNTEER RICHMOND INFORMATION SERVICES	42,561
WEST RICHMOND COMMUNITY ASSOCIATION	2,500
WILLIAM BRIDGE ELEMENTARY SCHOOL	2,500
WS IMMIGRANT AND MULTICULTURAL SERVICES	2,500
Grant Total	<u><u>\$ 2,515,932</u></u>

RICHMOND PUBLIC LIBRARY
Statement of Grants and Subsidies in 2017

Section 7

Grants and Subsidies	Amount
RICHMOND COMMUNITY FOUNDATION	\$ 5,000
Grants Total	<u>\$ 5,000</u>



**Election and Political Signs Bylaw No. 8713,
Amendment Bylaw No. 9887**

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

1. ***Election and Political Signs Bylaw No. 8713***, as amended, is further amended by deleting the word “nor” from the end of subsection 1.1.2(a);
2. ***Election and Political Signs Bylaw No. 8713***, as amended, is further amended by adding the following after subsection 1.1.2(b) as new subsections 1.1.2(c) through (g) and renumbering the remainder of the bylaw:
 - “(c) that is a container sign, being a **political sign** of any type displayed on a shipping container that is placed primarily for the purpose of displaying the **political sign**;
 - (d) that is a flashing sign, being a **political sign**, other than a **changeable copy sign**, that incorporates an intermittent or flashing light source or effect whether actual or simulated;
 - (e) that is an inflatable sign, being a gas-supported three dimensional device anchored or attached to land or a **building**, that displays a **political sign** or attracts attention to the property;
 - (f) that is a roof sign, being a **political sign** erected on the parapet or roof of a **building**, or attached to the wall of a **building** and extending above the roof line; or
 - (g) that is a vehicle sign, being a **political sign** of any type displayed on a vehicle, including any truck trailer, that is parked or stored primarily for the purpose of displaying the **political sign**.”
3. ***Election and Political Signs Bylaw No. 8713***, as amended, is further amended at Section 4.1 by adding the following definition in alphabetical order:

“CHANGEABLE COPY SIGN	means changeable copy sign as defined in the City’s <i>Sign Regulation Bylaw No. 9700</i> .
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4. This Bylaw may be cited as **“Election and Political Signs Bylaw No. 8713, Amendment Bylaw No. 9887”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUN 11 2018

JUN 11 2018

JUN 11 2018

CITY OF RICHMOND
APPROVED by DW
APPROVED by Manager or Solicitor BDS

MAYOR

CORPORATE OFFICER



**Civic Election Administration and Procedure Bylaw No. 7244,
Amendment Bylaw No. 9888**

The Council of the City of Richmond enacts as follows:

1. *Civic Election Administration and Procedure Bylaw No. 7244*, as amended, is further amended at Section 4.8.1 by deleting the phrase “in accordance with section 141 of the *Local Government Act*” and replacing it with “in accordance with Section 151 of the *Local Government Act*.”
2. *Civic Election Administration and Procedure Bylaw No. 7244*, as amended, is further amended at Section 7A.2 by deleting the Section in its entirety and replacing it with “[Deleted]”.
3. *Civic Election Administration and Procedure Bylaw No. 7244*, as amended, is further amended at Section 9.1 by deleting the definition of “Acceptable Mark” and replacing it with the following definition in alphabetical order:


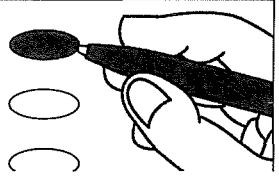
“ACCEPTABLE MARK means a completed mark which the vote counting unit is able to identify, which has been made by an elector in the space provided on the **ballot** opposite the name of any candidate, or opposite either “yes” or “no” on any bylaw and question.”

4. *Civic Election Administration and Procedure Bylaw No. 7244*, as amended, is further amended at Section 9.1 by deleting the definition of “By-Election” and replacing it with the following definition in alphabetical order:

“BY-ELECTION means an election under the provisions of Section 54 of the *Local Government Act*.

5. *Civic Election Administration and Procedure Bylaw No. 7244*, as amended, is further amended by deleting Schedule A to Bylaw 7244 and replacing it with Schedule A as attached to this bylaw.
6. This Bylaw is cited as “**Civic Election Administration and Procedure Bylaw No. 7244, Amendment Bylaw No. 9888**”.

Schedule A to Bylaw No. 7244

11		GENERAL LOCAL ELECTION / BY-ELECTION																																																			
21	INSTRUCTIONS																																																				
	<p>Fill in the oval to the right of the name of your choice. You must blacken the oval completely. Do not make any marks outside of the oval.</p>		<p>Do not cross out or erase, or your vote may not count. If you make a mistake or stray mark, ask for a new ballot from the election workers.</p>																																																		
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FIRST READING

SECOND READING

THIRD READING

ADOPTED

JUN 11 2018

JUN 11 2018

JUN 11 2018

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9765 (RZ 17-772629)
9600/9620 Glenacres Drive**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/C)"**.

P.I.D. 003-946-258

Lot 185 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9765"**.

FIRST READING

OCT 10 2017

A PUBLIC HEARING WAS HELD ON

NOV 20 2017

SECOND READING

NOV 20 2017

THIRD READING

NOV 20 2017

OTHER CONDITIONS SATISFIED

JUN 14 2018

ADOPTED

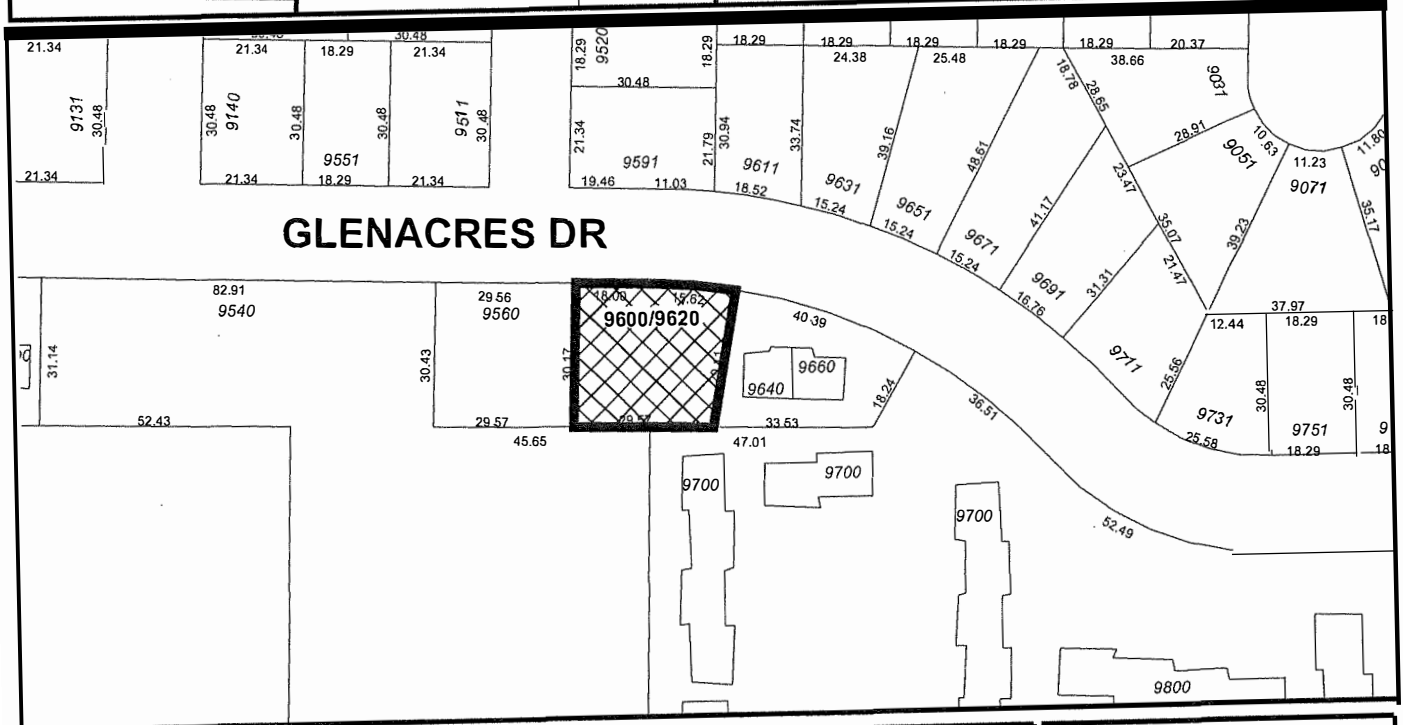
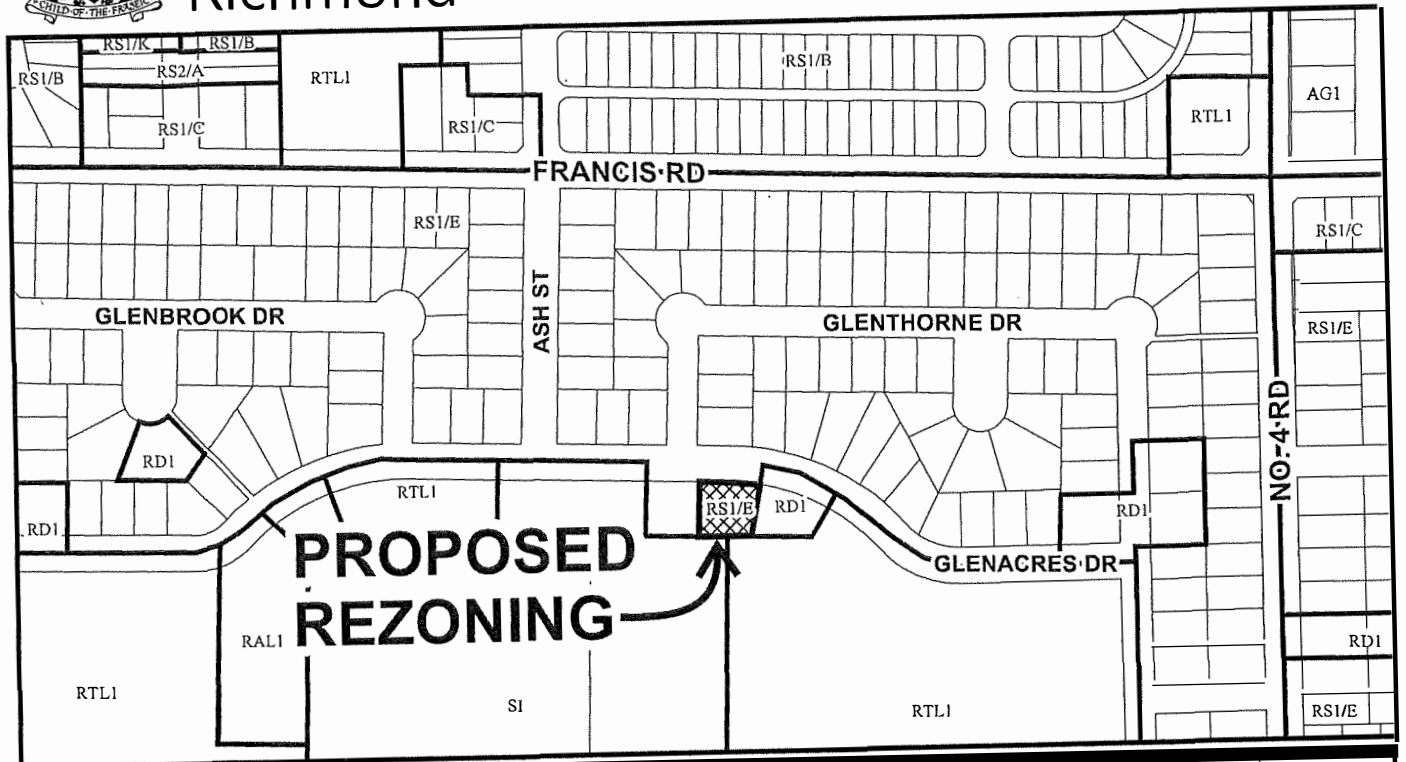
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 17-772629

Original Date: 06/12/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 485