



City Council

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

**Monday, June 26, 2017
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on June 12, 2017*** (distributed previously);
- (2) *adopt the minutes of the Special Council meeting held on June 19, 2017*** (distributed previously); *and*
- (3) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on June 19, 2017.***

CNCL-14



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

- (1) Brendan McEwen, Manager, Sustainability, to present the winners of the Cool It! Challenge.**
- (2) Jerry Chong, Director, Finance and Ted Townsend, Director, Corporate Communications & 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 2015 Annual Reports.**
- (3) Lani Schultz, Corporate Programs Consultant, to present the Council Term Goals Achievement Highlights for 2016.**

COMMITTEE OF THE WHOLE

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



3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS – ITEM NO. 25.

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- 2016 Annual Report and 2016 Annual Report – Highlights
- 2017 Child Care Capital Grants - Second Intake
- Council Term Goals Achievement Highlights for 2016
- Richmond Agricultural Viability Strategy (RAVS) Update Referral
- Modifications to the Child Care Agreement with Polygon Kingsley Estates Ltd. – 10380 No. 2 Road – registered under numbers CA4468793-CA4468794 as modified by CA5496252-CA5496253
- Land use applications for first reading (to be further considered at the Public Hearing on July 17, 2017):
 - 8091 Capstan Way – Rezone from CA to RCL5 (GBL Architects – applicant)

Council Agenda – Monday, June 26, 2017

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- 7760 Garden City Road – Rezone from RS1/F to ZT49 (Incircle Projects Ltd. – applicant)
- 9620, 9640, 9660 and 9680 Williams Road – Rezone from RS1/E to ZT82 (Eric Law Architect Inc. – applicant)
- River Road – Proposed Road Safety Enhancement Measures
- Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725
- Corporate Car Sharing Pilot Program Results
- No. 2 Road South Drainage Pump Station
- Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road
- Ageing Facility Infrastructure – Update
- Award of Contract 5856Q – Supply and Delivery of Bulk Road Salt 2016/2017

5. *Motion to adopt Items No. 6 through No. 21 by general consent.*

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6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-18 (1) the **Community Safety Committee** meeting held on June 13, 2017;
- CNCL-23 (2) the **General Purposes Committee** meeting held on June 19, 2017;
- CNCL-29 (3) the **Planning Committee** meeting held on June 20, 2017; and
- CNCL-44 (4) the **Public Works and Transportation Committee** meeting held on June 21, 2017;

be received for information.

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7. **2016 ANNUAL REPORT AND 2016 ANNUAL REPORT – HIGHLIGHTS**

(File Ref. No.) (REDMS No. 5387148)

CNCL-51

See Page CNCL-51 for full report

FINANCE COMMITTEE RECOMMENDATION

That the reports titled, “City of Richmond 2016 Annual Report” and the “2016 Annual Report – Highlights” be approved.

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Consent
Agenda
Item

8. **2017 CHILD CARE CAPITAL GRANTS - SECOND INTAKE**
(File Ref. No. 07-3070-01) (REDMS No. 5394468 v. 5)

CNCL-132

See Page CNCL-132 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the report titled “2017 Child Care Capital Grants – Second Intake”, dated May 17, 2017 from the General Manager, Community Services, be awarded for the recommended amounts and cheques be disbursed for a total of \$64,594.00.



Consent
Agenda
Item

9. **COUNCIL TERM GOALS ACHIEVEMENT HIGHLIGHTS FOR 2016**
(File Ref. No.: 01-0105-07-01) (REDMS No. 5355606 v. 3)

CNCL-164

See Page CNCL-164 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the report titled “Council Term Goals Achievement Highlights for 2016” dated June 1, 2017 from the Corporate Programs Consultant be received for information;*
- (2) *That staff be directed to continue using Council’s 2014-2018 Term Goals as established in May 2015 to guide work programs for this term of office.*



Consent
Agenda
Item

10. **RICHMOND AGRICULTURAL VIABILITY STRATEGY (RAVS) UPDATE REFERRAL**
(File Ref. No.)

CNCL-216

See Page CNCL-216 for full report

PLANNING COMMITTEE RECOMMENDATION

That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the existing Agricultural Viability Strategy and Profile, for Council’s approval by December 2017, which is to include:

- (1) *Terms of Reference, to complete the Strategy and Profile;*
- (2) *the 2016 Census statistics and related information;*
- (3) *policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage);*

- (4) *any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill);*
- (5) *a stakeholder and public consultation process; and*
- (6) *a budget which may include consultants.*



Consent
Agenda
Item

11. MODIFICATIONS TO THE CHILD CARE AGREEMENT WITH POLYGON KINGSLEY ESTATES LTD. – 10380 NO. 2 ROAD - REGISTERED UNDER NUMBERS CA4468793-CA4468794 AS MODIFIED BY CA5496252-CA5496253

(File Ref. No. 07-3070-01) (REDMS No. 5397328 v. 7)

CNCL-218

See Page CNCL-218 for full report

PLANNING COMMITTEE RECOMMENDATION

That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.



Consent
Agenda
Item

12. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8091 CAPSTAN WAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL5)

(File Ref. No. 12-8060-20-009676/9677; RZ 15-699647) (REDMS No. 5280912 v. 2)

CNCL-222

See Page CNCL-222 for full report

PLANNING COMMITTEE RECOMMENDATION

- (1) *That Official Community Plan Amendment Bylaw 9676, to amend the definition of “Village Centre Bonus”, Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading;*
- (2) *That Bylaw 9676, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*

- (3) *That Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.*



Consent
Agenda
Item

13. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT49) – MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)”**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5378058)

CNCL-284

See Page CNCL-284 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from “Single Detached (RS1/F)” to “Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)”, be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.



Consent
Agenda
Item

14. **APPLICATION BY ERIC LAW ARCHITECT INC. FOR REZONING AT 9620, 9640, 9660 AND 9680 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009731; RZ 15-715406) (REDMS No. 5415556)

CNCL-320

See Page CNCL-320 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the “Medium Density Town Housing (ZT82) – Williams Road” zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road”, be introduced and given first reading.



Consent
Agenda
Item

15. **RIVER ROAD – PROPOSED ROAD SAFETY ENHANCEMENT MEASURES**

(File Ref. No. 10-6450-09-01) (REDMS No. 5224217 v. 7)

CNCL-352

See Page CNCL-352 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) *That the proposed traffic enhancement measures on River Road between No. 6 Road and Westminster Highway, except for the installation of speed humps, as described in the staff report titled “River Road – Proposed Road Safety Enhancement Measures” dated June 6, 2017 from the Director, Transportation, be endorsed for implementation as part of the on-going city-wide effort to improve safety for road users;*
- (2) *That staff be directed to consult with the area residents and businesses on River Road between No. 6 Road and Westminster Highway on the proposed installation of speed humps and report back with the outcome; and*
- (3) *That staff review the feasibility of widening River Road between No. 6 Road and Westminster Highway with a view to further enhancing road safety as part of the long-term concept for the phased Dike Master Plan process.*



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16. **OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134, AMENDMENT BYLAW NO. 9725**

(File Ref. No. 10-6125-01) (REDMS No. 5360360 v. 4B)

CNCL-358

See Page CNCL-358 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725 be introduced and given first, second and third readings.

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Consent
Agenda
Item

17. **CORPORATE CAR SHARING PILOT PROGRAM RESULTS**

(File Ref. No. 10-6375-01) (REDMS No. 5384627 v. 3)

CNCL-367

See Page CNCL-367 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

(1) *That the agreement with Modo Co-operative for Car Sharing Services under Contract 5385 EOI, for the term August 1, 2016 through July 31, 2019, with the ability to extend on a year to year basis up to five years, be approved and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*

(2) *That the approach outlined under Option 1 in the staff report dated June 2, 2017 from the Director, Public Works Operations titled “Corporate Car Sharing Pilot Program Results”, be approved.*

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Consent
Agenda
Item

18. **NO. 2 ROAD SOUTH DRAINAGE PUMP STATION**

(File Ref. No. 10-6340-20-P.15305) (REDMS No. 5341702 v. 6)

CNCL-378

See Page CNCL-378 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the design concept for the No. 2 Road South Drainage Pump Station Upgrade as detailed in Attachment 1 of the staff report titled, “No. 2 Road South Drainage Pump Station,” be endorsed.

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Consent
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Item

19. **STATUTORY RIGHT-OF-WAY ACQUISITION AND SERVICING AGREEMENT FOR DEVELOPMENT AT 13201 RIVER ROAD**

(File Ref. No. 10-6060-01) (REDMS No. 5210114 v. 3)

CNCL-383

See Page CNCL-383 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That a utilities statutory right-of-way (SRW) be acquired from Sun Life Assurance Company of Canada over a portion of 13331 Vulcan Way, at no cost to the City; and*
- (2) *That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Spire Construction Inc., the tenant of 13201 River Road, to install water and drainage works within City dedicated land and the proposed SRW area, based on the material terms and conditions set out in the staff report titled, “Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road,” dated May 1, 2017 from the Director, Engineering.*



Consent
Agenda
Item

20. **AGEING FACILITY INFRASTRUCTURE – UPDATE**

(File Ref. No. 06-2050-01) (REDMS No. 5395882 v. 3)

CNCL-387

See Page CNCL-387 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That staff utilize the attached “Ageing Facility Infrastructure – Update” report dated May 24, 2017 from the Director, Engineering, as input in the annual capital and operating budget preparation process.



Consent
Agenda
Item

21. **AWARD OF CONTRACT 5856Q – SUPPLY AND DELIVERY OF BULK ROAD SALT 2016/2017**

(File Ref. No. 10-6360-13) (REDMS No. 5401803 v. 7)

CNCL-393

See Page CNCL-393 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That Contract 5856Q Supply and Delivery of Bulk Road Salt 2016/2017 be awarded to Mainroad Maintenance Products LP at the unit rates quoted up to a total estimated contract value of \$650,000 for the term December 8, 2016 through December 7, 2017, with the ability to extend for an additional two one-year periods to a maximum of three years, and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*
- (2) *That the 5 Year (2017-2021) Financial Plan be amended accordingly.*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

22. **SINGLE FAMILY DWELLING BUILDING MASSING REGULATION
– SECOND PHASE**

(File Ref. No. 08-4430-01) (REDMS No. 5343082 v. 12)

CNCL-397

See Page **CNCL-397** for full report

CNCL-495

See Page **CNCL-495** for Zoning Amendment Bylaw 9524
(as originally presented)

CNCL-500

See Page **CNCL-500** for staff memorandum from Director ,Development

CNCL-509

See Page **CNCL-509** for Zoning Amendment Bylaw 9737
(as revised by Planning Committee)

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllrs. Au and Steves

- (1) *That the proposed building massing bylaw be revised to incorporate the following changes recommended by the Richmond Building Group (as shown in the submission to Planning Committee, dated June 20, 2017):*
 - (a) *Changing the rear yard setback requirement from the proposed 25% of the lot depth to:*
 - (i) *6.0 m for a maximum of 60% the rear wall of the ground floor and 7.5 m for the remainder (40%) the rear wall of the ground floor and 7.5 m for all storeys of the rear wall above the ground floor; and*
 - (ii) *maintaining the existing 6.0 m rear yard setback for all lots:*
 - (1) *with a lot area of 372 m² or less; or*
 - (2) *with a lot depth less than 28.0 m; or*
 - (3) *located on an arterial road where the zoning bylaw requires a minimum 9.0 m front yard setback;*
 - (b) *Removing the proposed maximum depth of house provision; and*
 - (c) *Increasing the proposed limitation for a forward projecting garage from the proposed 9.1 m to 9.8 m;*
- (2) *That Zoning Bylaw 8500, Amendment Bylaw 9737, to amend building massing regulations for single family dwellings be introduced and given first reading; and*
- (3) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.*



FINANCE AND CORPORATE SERVICES DIVISION

23. **COUNCIL REMUNERATION AND EXPENSES FOR 2016**
(File Ref. No. 03-1200-03) (REDMS No. 5408262)

CNCL-513

See Page CNCL-513 for full report

STAFF RECOMMENDATION

That the Council Remuneration and Expenses report for the year ended December 31, 2016 be received for information.



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24. **2016 STATEMENT OF FINANCIAL INFORMATION**
(File Ref. No. 03-1200-03) (REDMS No. 5412216)

CNCL-515

See Page **CNCL-515** for full report

STAFF RECOMMENDATION

That the 2016 Statement of Financial Information as per the staff report dated June 16, 2017 from the Manager, Business Advisory Services, be approved.

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-589** Housing Agreement (Polygon Trafalgar Square Development Ltd.) **Bylaw No. 9728**
Opposed at 1st/2nd/3rd Readings – None.

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- CNCL-608** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9537**
(8480 No. 5 Road, RZ 14-674068)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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- CNCL-610** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9578**
(2280 McLennan Avenue, RZ 15-706060)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – Cllr. Day.

☐

- CNCL-612** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9638**
(9491, 9511, 9531, 9551, 9591 Alexandra Road, RZ 16-734204)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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- CNCL-617** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9668**
(7140/7160 Marrington Road, RZ 16-741244)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

25. RECOMMENDATION

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

- CNCL-619** (1) *That the **minutes** of the Development Permit Panel meeting held on
May 24, 2017, and the **Chair's report** for the Development Permit
CNCL-623 Panel meeting held on March 29, 2017 be received for information;
and*
- (2) *That the recommendation of the Panel to authorize the issuance of a
Development Permit (DP 16-740665) for the property at 9491, 9511,
9531, 9551 and 9591 Alexandra Road be endorsed, and the Permit so
issued.*

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ADJOURNMENT

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**Regular Council meeting for Public Hearings
Monday, June 19, 2017**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
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. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT
BYLAW 9662
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9661**
(Location: 9560 Pendleton Road) (Applicant: Dava Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Ming Hao Chen, 9380 Pendleton Road (Schedule 1)

Submissions from the floor:

None.

PH17/6-1

It was moved and seconded

*That Official Community Plan Bylaw 9000, Amendment Bylaw 9662 be
given second and third readings.*

CARRIED



**Regular Council meeting for Public Hearings
Monday, June 19, 2017**

PH17/6-2 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9661 be given
second and third readings.*

CARRIED

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9699
(Location: City-wide) (Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/6-3 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 be given
second and third readings.*

CARRIED

PH17/6-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 be adopted.

CARRIED

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9714
(Location: 22720 & 22740 Westminster Highway) (Applicant: 102843 BC Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



**Regular Council meeting for Public Hearings
Monday, June 19, 2017**

PH17/6-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 be given
second and third readings.*

CARRIED

ADJOURNMENT

PH17/6-6

It was moved and seconded

That the meeting adjourn (7:05 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 19, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

MayorandCouncillors

From: Webgraphics
Sent: Monday, 12 June 2017 06:02
To: MayorandCouncillors
Subject: Send a Submission Online (response #1147)

Send a Submission Online (response #1147)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/12/2017 6:20:28 AM

Survey Response

Your Name	Ming Hao Chen
Your Address	9380 Pendleton Road
Subject Property Address OR Bylaw Number	9560 Pendleton Road
Comments	Hope the community could keep the landscaped area.



Community Safety Committee

Date: Tuesday, June 13, 2017

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on May 9, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 11, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Aaron Harnden, Station Leader, Royal Canadian Marine Search and Rescue (RCMSAR), provided an update on RCMSAR activities and spoke of the following:
 - maritime services provided to the community;
 - RCMSAR locations: Middle Arm of the Fraser River and Steveston;

Community Safety Committee

Tuesday, June 13, 2017

- participation in community outreach and community interaction events;
- statistics on the past 12 months in and out of the water;
- various vessels owned by the RCMSAR; and
- RCMSAR future goals.

In reply to queries from Committee, Mr. Harnden, advised that (i) the average age of recruitment currently is 50-55 years of age and that recruitment is increasing, (ii) crews are volunteer based, (iii) there is an increase in fundraising endeavours, and (iv) the ideal size for a team is 52 members.

Mr. Harnden informed that the annual dinner dance fundraiser is on September 9th.

COMMUNITY SAFETY DIVISION

2. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – APRIL 2017**

(File Ref. No. 12-8060-01) (REDMS No. 5384294)

Greg Scarborough, Manager, Community Bylaws, highlighted that enforcement efforts on short-term rentals has been successful.

In reply to queries from Committee, Mr. Scarborough advised that there are regulations on smoking outside and are enforced by Vancouver Coastal Health.

It was moved and seconded

That the staff report titled “Community Bylaws Monthly Activity Report – April 2017” dated May 17, 2017, from the General Manager, Community Safety, be received for information.

CARRIED

3. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – APRIL 2017**

(File Ref. No. 09-5000-01) (REDMS No. 5390420 v. 2)

John McGowan, Fire Chief, Richmond Fire-Rescue, highlighted statistics from the Richmond Fire Rescue Monthly Activity Report.

In reply to queries from Committee, Chief McGowan advised that crews are prepared in full hazmat apparel when responding to any level of hazmat danger.

Discussion ensued in regards to (i) BC Ambulance and increased medical calls, and (ii) higher levels of medical training for Richmond Fire-Rescue.

Community Safety Committee

Tuesday, June 13, 2017

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – April 2017", dated May 11, 2017 from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

4. FIRE CHIEF BRIEFING

(Verbal Report)

Fire Hall No. 3 Grand Opening

Chief McGowan advised that (i) the official opening will be on July 15th, (ii) this is the first time for Fire-Rescue and BC Ambulance to share a location in an urban setting, and (iii) the Provincial Government will be participating in the opening.

5. 2016-2017 RICHMOND RCMP ANNUAL PERFORMANCE PLAN FOURTH QUARTER RESULTS (JANUARY 1 TO MARCH 31, 2017)

(File Ref. No. 09-5000-01) (REDMS No. 5379834 v. 2)

It was moved and seconded

That the report titled "2016-2017 Richmond RCMP Annual Performance Plan Fourth Quarter Results (January 1 to March 31, 2017)", dated April 27, 2017 from the Officer in Charge, Richmond RCMP, be received for information.

CARRIED

6. RCMP'S MONTHLY ACTIVITY REPORT - APRIL 2017

(File Ref. No. 09-5000-01) (REDMS No. 5385348 v. 3)

It was moved and seconded

That the report titled "RCMP's Monthly Activity Report – April 2017," dated May 15, 2017, from the Officer In Charge, Richmond RCMP, be received for information.

CARRIED

7. RCMP/OIC BRIEFING

(Verbal Report)

(i) McMath School Threat

Inspector Eric Hall, Richmond RCMP, provided Committee with an update on the threat at McMath Secondary School. Inspector Hall advised that the RCMP debriefed with the Richmond School District and identified that better protocols need to be put in place for improved communications and decision making.

3.

Community Safety Committee

Tuesday, June 13, 2017

Discussion ensued in regards to increased staffing requirements to ensure safety of the community and minimize Post-Traumatic Stress Disorder and reduce overtime.

(ii) Mail Theft

Supt. Will Ng, Officer in Charge, Richmond RCMP, provided an update on the progress of decreasing mail box thefts, advising that (i) the number of mailboxes in disrepair has decreased, (ii) the cost of a mailbox with numerous compartments is expensive, and (iii) mail theft has decreased due to targeting prolific offenders.

In reply to queries from Committee, Inspector Hall advised that the RCMP is working with Canada Post and has developed different strategies to decrease mail theft. He noted that the education component of the strategy is to stop mail delivery to private buildings without sufficient mail boxes to encourage landlords to properly secure them.

Inspector Hall advised that a student from Richmond will be awarded with the D.A.R.E BC Citizenship award on June 20th.

Supt. Ng noted that the Combined Forces Special Enforcement Unit (CFSEU) has taken some enforcement action in regards to shutting down illegal gaming houses in Richmond and arresting 9 individuals related to various illegal activities.

8. COMMITTEE STANDING ITEMS

(i) Emergency Programs

Cecilia Achiam, General Manager, Community Safety, introduced Norman Kotze as Acting Manager for Emergency Programs.

Mr. Kotze, advised that (i) another volunteer recruitment session will be held on June 19th (ii) the Amateur Radio Field Day will be part of Burkeville Daze on June 24th and 25th (iii) Quake Cottage will be at Burkeville Daze on June 25th, (iv) there will be a joint Community Safety presentation with the RCMP, Block Watch and Richmond Fire-Rescue on June 27th at South Arm Community Centre, and (v) the Emergency Operation Centre Open House will be on June 28th.

(ii) E-Comm

The Chair advised that the Annual General Meeting is next week. Also, he noted that a new CAO has been appointed and more information will be available soon.

Community Safety Committee

Tuesday, June 13, 2017

9. MANAGER'S REPORT

(i) Deputy Fire Chief Retirement

Chief McGowan advised that Kim Howell, Deputy Fire Chief will be retiring. The Chair thanked Deputy Chief Howell for her service.

(ii) Wee Medical Marijuana Dispensary

Carli Edwards, Manager, Customer Services and Licencing, provided an update on the injunction for closure of Wee Medical. Ms. Edwards advised that Wee Medical has re-opened under a new name, however staff is working diligently to resolve the issue and a memorandum will be provided to Council with more information.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, June 13, 2017.

Councillor Bill McNulty
Chair

Sarah Kurian
Legislative Services Coordinator



General Purposes Committee

Date: Monday, June 19, 2017

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
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

It was moved and seconded

That "July 1st Flag Raising" be added to the Agenda as Item No. 4.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 5, 2017, be adopted as circulated.

CARRIED

General Purposes Committee
Monday, June 19, 2017

COMMUNITY SERVICES DIVISION

1. 2017 CHILD CARE CAPITAL GRANTS - SECOND INTAKE

(File Ref. No. 07-3070-01) (REDMS No. 5394468 v. 5)

It was moved and seconded

That the report titled "2017 Child Care Capital Grants – Second Intake", dated May 17, 2017 from the General Manager, Community Services, be awarded for the recommended amounts and cheques be disbursed for a total of \$64,594.00.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. 2017 CORPORATE ENERGY MANAGEMENT PROGRAM UPDATE

(File Ref. No. 10-6125-05-01) (REDMS No. 5384165 v. 8)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Levi Higgs, Corporate Energy Manager, provided an update on the City's Corporate Energy Management Program (EMP) and the following information was highlighted:

- since 2008, the EMP has helped save approximately 58.9 GWh of energy through various projects;
- the energy savings corresponds to a cumulative reduction of over 8,000 tonnes of CO₂ emissions, which is the equivalent to taking 2,500 cars off Richmond roads each year;
- ~\$3,000,000 in total operational cost avoidance savings since 2008 with approximately \$1,800,000 of external funding secured to support the EMP.

Jim Nelson, Senior Manager of Marketing, BC Hydro, accompanied by Rick Truong, Key Account Manager, BC Hydro, advised that energy conservation remains a top priority for BC Hydro and with the help of key customers like the City, BC Hydro can achieve its conservation goals. Mr. Nelson spoke of the City's various energy management projects, highlighting that the City is a leader in the field.

It was moved and seconded

That the staff report titled "2017 Corporate Energy Management Program Update" from the Director, Engineering, dated May 26, 2017, be received for information.

CARRIED

General Purposes Committee
Monday, June 19, 2017

CHIEF ADMINISTRATOR'S OFFICE

3. COUNCIL TERM GOALS ACHIEVEMENT HIGHLIGHTS FOR 2016

(File Ref. No.: 01-0105-07-01) (REDMS No. 5355606 v. 3)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Lani Schultz, Corporate Programs Consultant, highlighted 2016 Council Term Goals achievements:

- a comprehensive police services review was completed to ensure the most appropriate policing model was in place for Richmond;
- a wide array of award winning parks, cultural, and recreation programs and special events were delivered;
- development permits totalling over \$715 million in construction value were processed;
- implementation of the City's robust sustainability framework was continued;
- over \$18 million of funding was secured for infrastructure related to community safety, sustainability and community services from the Federal and Provincial governments;
- large infrastructure projects such as the Minoru Centre for Active Living continue to progress;
- financial stewardship remained favourable;
- platforms to foster simpler ways for businesses to conduct business were improved; and
- a significant number of community consultations, information sessions and open houses were held regarding upcoming plans and projects;

Also, a new Page 39 of the Achievement Highlights for 2016 was distributed to Committee as an error was found (attached to and forming part of these Minutes as Schedule 1).

The Chair requested that staff provide a brief presentation at the June 26th Council meeting.

It was moved and seconded

- (1) *That the report titled "Council Term Goals Achievement Highlights for 2016" dated June 1, 2017 from the Corporate Programs Consultant be received for information;*
- (2) *That staff be directed to continue using Council's 2014-2018 Term Goals as established in May 2015 to guide work programs for this term of office.*

CARRIED

General Purposes Committee

Monday, June 19, 2017

4. JULY 1ST FLAG RAISING

(File Ref. No.:)

The Chair advised that there had been a suggestion from the community regarding the potential for a flag raising ceremony at City Hall at 8 a.m. on July 1st to recognize Canada's 150th anniversary. It was noted that the ceremony would be simple and community groups have offered to offset any costs incurred by the City for the ceremony.

Discussion took place on the significance of a flag raising ceremony, particularly if the proposed event would have little to no programming. Also, it was noted that costs to open City Hall for such a ceremony should be borne by the City.

The Chair remarked that should such ceremony be scheduled, it would be Council's discretion to use the Council Contingency fund; he remarked that a citizenship ceremony was not scheduled this year prior to the Salmon Festival and thus a flag raising ceremony could take its place.

Discussion ensued and the following Committee comments were noted:

- that should a flag raising ceremony be scheduled, it have some programming and that the programming be tied to the City's upcoming 140th anniversary;
- flag raising ceremonies are common in Asian countries and such a ceremony hosted by City could act as a symbolic occasion to bring the community together; and
- the City's main Canada Day event is held in Steveston, and thus it may seem odd to have a ceremony in the City Centre at City Hall.

Discussion further took place and it was suggested that the flagpole at the corner of No. 1 Road and Moncton Street potentially be used for a flag raising ceremony and that a short program be included. Also, it was noted that any programming to take place in Steveston should be coordinated with the appropriate organizing groups.

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

It was moved and seconded

- (1) *That staff investigate possibilities of a flag raising ceremony on the morning of July 1st and liaise with the Salmon Festival organizing groups; and*
- (2) *That staff report to the Canada 150 Committee and report back at the June 26, 2017 Council meeting.*

CARRIED

General Purposes Committee
Monday, June 19, 2017

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:40 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 19, 2017.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator

Goal 8: Supportive Economic Development Environment

Schedule 1 to the Minutes of the
General Purposes Committee
meeting of Richmond City
Council held on Monday, June
19, 2017.

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

Background

Council is keenly aware of the important role economic development plays in the well-being and financial sustainability of the City. Businesses in Richmond are pivotal to the success of our community and a variety of methods must be employed to support, protect and enhance our business community. Ensuring our businesses have space to grow, determining appropriate taxation levels, protecting our agricultural viability, exploring innovative business models for the future, and ensuring an effective and productive relationship with our business communities are all on Council's mind. Council is interested in exploring large scale events and creative attractions that bring people to the City and raise the profile of opportunities in the community. Through sport hosting, exploring opportunities in film, large-scale community events, and creative, redefined ways of conducting business, Richmond's economy will continue to grow and thrive.

To help guide success and the focus for City work programs related to a Supportive Economic Development Environment, Council has identified 2 key priorities for this term of office. Priorities include:

- 8.1 Richmond's policies, programs, and processes are business-friendly
- 8.2 Opportunities for economic growth and development are enhanced



Planning Committee

Date: Tuesday, June 20, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au (entered at 4:01 p.m.)
Councillor Alexa Loo
Councillor Harold Steves

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

Cllr. Au entered the meeting (4:01 p.m.).

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on June 6, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 5, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA McPHAIL

1. **RICHMOND AGRICULTURAL VIABILITY STRATEGY (RAVS)
UPDATE REFERRAL**

(File Ref. No.)

Discussion ensued with regard to the review process and timeline for updating the Richmond Agricultural Viability Strategy.

1.

Planning Committee
Tuesday, June 20, 2017

It was moved and seconded

That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the existing Agricultural Viability Strategy and Profile, for Council's approval by December 2017, which is to include:

- (1) Terms of Reference, to complete the Strategy and Profile;*
- (2) the 2016 Census statistics and related information;*
- (3) policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage);*
- (4) any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill);*
- (5) a stakeholder and public consultation process; and*
- (6) a budget which may include consultants.*

CARRIED

COMMUNITY SERVICES DIVISION

2. MODIFICATIONS TO THE CHILD CARE AGREEMENT WITH POLYGON KINGSLEY ESTATES LTD. – 10380 NO. 2 ROAD - REGISTERED UNDER NUMBERS CA4468793-CA4468794 AS MODIFIED BY CA5496252-CA5496253

(File Ref. No. 07-3070-01) (REDMS No. 5397328 v. 7)

Coralys Cuthbert, Child Care Coordinator, reviewed the proposed modifications, noting that completion of the facility was delayed by last year's winter conditions and that it is anticipated that programming will commence in September 2018.

It was moved and seconded

That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8091 CAPSTAN WAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL5)

(File Ref. No. 12-8060-20-009676/9677; RZ 15-699647) (REDMS No. 5280912 v. 2)

Wayne Craig, Director, Development, and Suzanne Carter-Huffman, Planner 3, reviewed the application highlighting that (i) eight residential units will be allocated towards affordable housing, (ii) the proposed development will include a hotel as well as commercial units at the ground level, (iii) the proposed development will provide community amenity contributions such as a contribution towards the future construction of the Capstan Canada Line Station, contributions towards the City's Leisure Facilities Reserve Fund, and contributions toward public art, (iv) the proposed development will provide sustainability features such as electric vehicle charging stations (v) the development will provide road and engineering frontage improvements, (vi) the development will provide universal housing standards for 20% of the market units and for all of the affordable housing units, except for the proposed townhouse unit, and (vii) the proposed development will provide contributions towards cycling facilities and a bus shelter.

Discussion ensued with regard to the potential loss of light industrial shops in the area.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 9676, to amend the definition of "Village Centre Bonus", Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading;*
- (2) *That Bylaw 9676, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

Planning Committee
Tuesday, June 20, 2017

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.*

CARRIED

4. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM "SINGLE DETACHED (RS1/F)" TO "TOWN HOUSING (ZT49) – MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)"**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5378058)

Edwin Lee, Planner 1, reviewed the application, noting that staff are recommending that vehicle access to the site be located at the access easement over the internal drive-aisle at 7733 Turnhill Street.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

CARRIED

5. **APPLICATION BY ERIC LAW ARCHITECT INC. FOR REZONING AT 9620, 9640, 9660 AND 9680 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009731; RZ 15-715406) (REDMS No. 5415556)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the "Medium Density Town Housing (ZT82) – Williams Road" zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from "Single Detached (RS1/E)" to "Medium Density Town Housing (ZT82) – Williams Road", be introduced and given first reading.

CARRIED

Planning Committee
Tuesday, June 20, 2017

**6. SINGLE FAMILY DWELLING BUILDING MASSING REGULATION
– SECOND PHASE**

(File Ref. No. 08-4430-01) (REDMS No. 5343082 v. 12)

Mr. Craig, Barry Konkin, Program Coordinator, Development, and James Cooper, Manager, Plan Review, briefed Committee on the proposed Single Family Dwelling Building Massing Regulations and public consultation process, noting that the City engaged in public consultation meetings, received 796 comment forms from the public and held a meeting with the Small Builders Group. He added that the proposed regulations will only apply to RS zones and will not affect land use or density which will allow for potential variance of the proposed regulations through the development variance permit process.

Mr. Cooper reviewed the proposed regulations, highlighting that:

- the maximum length of a continuous wall will be set to 55% of the lot's total depth, with minimum inward articulation of 2.4 metres (8.0 feet) from the minimum side yard setback required after a wall exceeds 55% of the lot's depth;
- in response to a question regarding other potential rear yard setback options presented during the public consultation, Option 2 proposed that no more than 60% of the rear wall of the first storey can be set back 6.0 metres from the rear property line, and the remainder of the rear wall must be set back at least 7.5 metres from the rear property line;
- only one side projection would be permitted in order to accommodate a fireplace;
- forward projecting garages would be limited to maximum of 9.1 metres (30 feet) from the front wall of the house to the front wall of the garage;
- a minimum of 50% to 55% of the front yard setback must be landscaped with live plantings and irregular shaped lots would have minimum landscape requirements determined by the City; and
- overall building height would be measured from 0.3 metres (1.0 feet) above the highest crown of the road in front of the house.

Discussion ensued with regard to (i) limiting the length of continuous walls, (ii) usage of the front yard by occupants, and (iii) public support to regulate building massing for single family homes.

Planning Committee

Tuesday, June 20, 2017

Brad Dore, Richmond Home Builders Group, spoke on the proposed regulations and distributed renderings of homes under the proposed regulations (attached to and forming part of these minutes as Schedule 1). He was of the opinion that the option to have a minimum setback of 7.5 metres for 40% of the ground floor and the entire second storey is more suitable to create a useable private space in the rear yard.

Anne Piche, 11800 6th Avenue, expressed concern regarding the proposed regulations and suggested that the Steveston area be exempt given it has generally smaller lots and that lanes in the area provide space between the lots. She added that the proposed regulations may restrict the designs of new houses.

Kathryn McCreary, 7560 Glacier Crescent, spoke in favour of the proposed regulations and was of the opinion that the regulations should be applied to all areas in the city.

Sam Sandhu, 4691 Tilton Road, commented on the proposed regulations, and expressed concern with regard to the consultation process. Also, he expressed that regulations should vary in each neighbourhood of the city.

Raman Kooner, representing the Richmond Home Builders Group, spoke on the proposed regulations and distributed a proposal from the Richmond Home Builders Group to revise the proposed regulations (attached to and forming part of these minutes as Schedule 2).

Lyn ter Borg, 5860 Sandpiper Court, expressed concern with regard to regulations related to side yard setbacks and garage projections and distributed photographic examples of homes in the city with narrow side yards (attached to and forming part of these minutes as Schedule 3).

Discussion ensued with regard to how builders interpret current building regulations.

Holly Whitehead, 3800 Bayview Street, expressed concern with regard to the proposed regulations, noting that house design options may be limited and that the proposed regulations should not apply to all areas of the city.

Gursher Randhawa, 6300 Woodward Road, expressed concern with regard to the proposed regulations, noting that (i) house designs may be limited, (ii) traditional yard designs may not be suitable for contemporary families, and (iii) proposed regulations should not apply to all areas of the city.

In reply to queries from Committee, staff noted that (i) notices for public consultation were provided through advertisement in the local newspaper, the City's website and social media, (ii) the regulations can be varied through the development variance permit process, and (iii) the proposed regulations would limit building volume and massing and does not restrict specific types of building designs.

Planning Committee
Tuesday, June 20, 2017

It was suggested that the proposal from the Richmond Home Builders Group be incorporated in the City's proposed building massing regulations.

It was moved and seconded

(1) That the proposed building massing bylaw be revised to incorporate the following changes recommended by the Richmond Building Group (as shown in the submission to Planning Committee, dated June 20, 2017):

(a) Changing the rear yard setback requirement from the proposed 25% of the lot depth to:

(i) 6.0 m for a maximum of 60% the rear wall of the ground floor and 7.5 m for the remainder (40%) the rear wall of the ground floor and 7.5 m for all storeys of the rear wall above the ground floor; and

(ii) maintaining the existing 6.0 m rear yard setback for all lots:

(1) with a lot area of 372 m² or less; or

(2) with a lot depth less than 28.0 m; or

(3) located on an arterial road where the zoning bylaw requires a minimum 9.0 m front yard setback;

(b) Removing the proposed maximum depth of house provision; and

(c) Increasing the proposed limitation for a forward projecting garage from the proposed 9.1 m to 9.8 m;

(2) That Zoning Bylaw 8500, Amendment Bylaw 9524, to amend building massing regulations for single family dwellings be introduced and given first reading; and

(3) That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.

CARRIED

Opp: Cllrs. Au
Steves

It was noted that the proposed regulations will not be applied to all zones that permit single family residential uses and that Council would need to endorse a resolution to extend the proposed regulations to all zones that permit single family residential uses.

Planning Committee
Tuesday, June 20, 2017

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

It was moved and seconded

That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.

DEFEATED

Opposed: Cllrs. Au

Loo

McNulty

Steves

7. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:45 p.m.).

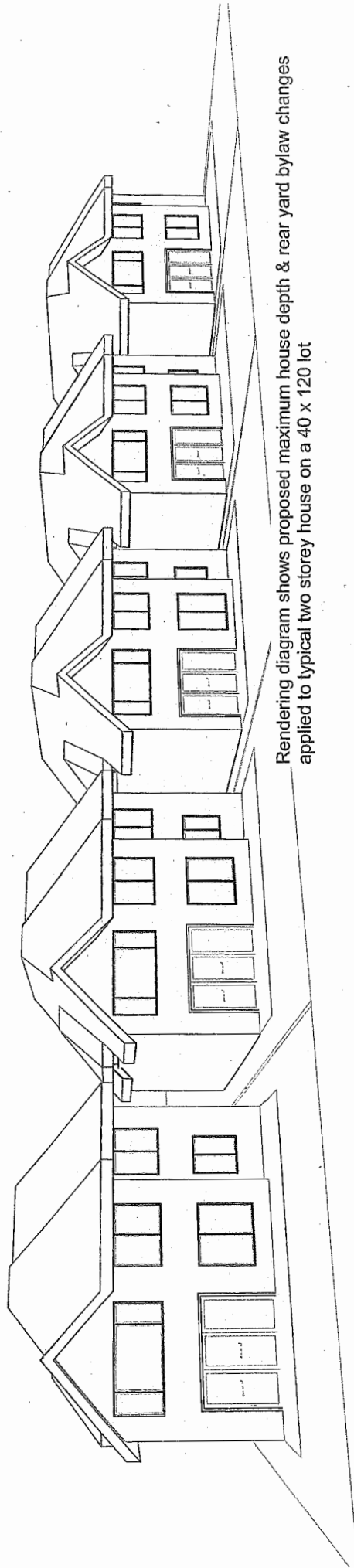
CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 20, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Maximum House Depth & Rear Yard Case Study of 9524 Bylaw



Rendering diagram shows proposed maximum house depth & rear yard bylaw changes applied to typical two storey house on a 40 x 120 lot

CNCL 1007

Options Proposed Rear Yard Setbacks

OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth up to a maximum required setback of 10.7 m (35ft).

Comments & Conclusions:

- 1) 25% rear yard (maximum 35 ft) on typical average sized lots likely to create tall 2 storey rear facades with little visual relief due to more floor area likely being allocated to the upper floor, thus pushing upper floor massing on to rear yard requirement
- 2) Maximum house depth 8 foot inward articulation likely occurs within 2-3 feet of rear yard requirement and also permits 2 storeys of massing, again giving no relief to the appearance of a large two storey house.
- 3) Rear yard outdoor space is very exposed to sight lines of neighbouring properties, very little privacy.

Options Proposed Maximum Depth of House

OPTION 2:

Continuous length of wall limited to 55% of total lot depth

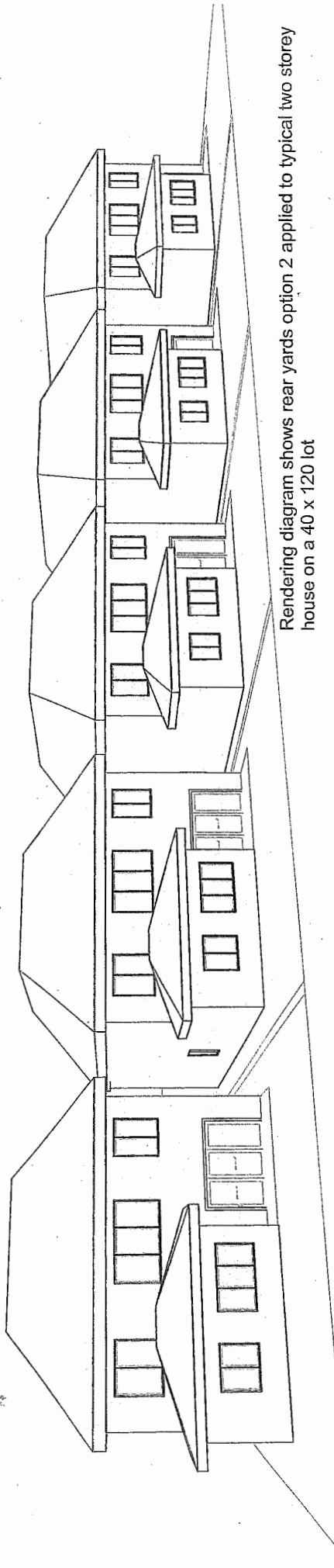
Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 20, 2017.

Richmond Home Builders Group
#2240 - 4871 Shell Rd
Richmond BC V6X 3Z6
604-825-4433
www.myrichmond.ca
info@myrichmond.ca

Bylaw 9524 Review
Proposed Bylaw
A2



Rear Yard Case Study of Option 2



Rendering diagram shows rear yards option 2 applied to typical two storey house on a 40 x 120 lot

Rear Yard Setbacks

OPTION 2:

60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

9524 Bylaw Paragraphs (b) & (c)

8.1.3.6 The minimum rear yard is:

(b) For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.

(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Maximum Depth of House

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

Comments & Conclusions:

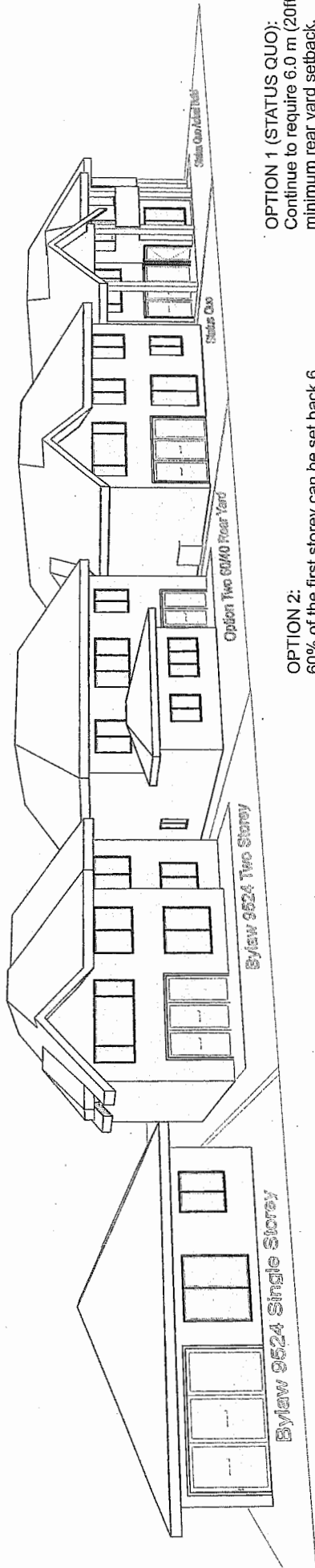
- 1) Rear yard option 2 brings together both paragraphs (b) & (c) from proposed Bylaw 9524
- 2) On typical sized lots option 2 better accomplishes the intent of the maximum depth of house
- 3) Creates usable private outdoor space without the 2 storey massing allowed in current version of bylaw 9524

Bylaw 9524 Review
Rear Yard Option 2
A3

Richmond Home Builders Group
#2240 - 4871 Shell Rd
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www.myrichmond.ca
info@myrichmond.ca



Rear Yards Overview of All Options



OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

Proposed Bylaw Single Storey:
8.1.6.6 The minimum rear yard is:
(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

OPTION 2:
Continuous length of wall limited to 55% of total lot depth

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks

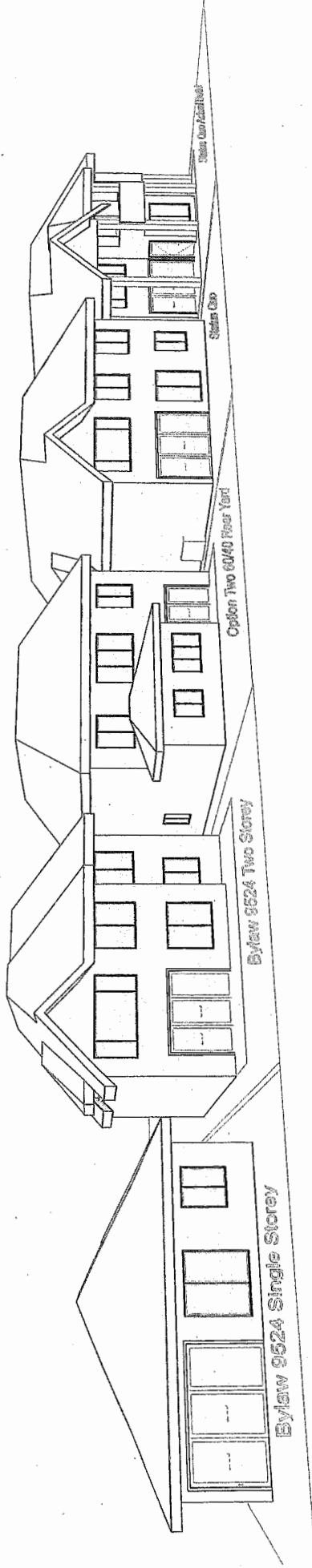


Richmond Home Builders Group

Builders Choice - Builders Voice

Review of: Bylaw 9524

Maximum Depth of House & Rear Yard Proposal



Options Proposed Rear Yard Setbacks

OPTION 1 (STATUS QUO):

Continuous rear yard setback of 6.0 m (20ft) minimum rear yard setback.

OPTION 2:

60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

9524 Proposed Bylaw Changes

8.1.6.6 The minimum rear yard is:

- For a lot with a lot area less than 372m² and with a lot depth less than 28m, the minimum rear yard is 6.0 m;
- For a lot with a lot area greater than 372m² and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.
- For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

Options Proposed Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.

OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

OPTION 2:

Continuous length of wall limited to 55% of total lot depth

OPTION 3:

Continuous length of wall limited to 50% of total lot depth

9524 Proposed Bylaw Changes

No single detached housing dwelling unit shall have an exterior wall oriented to an interior side yard with a maximum length of continuous wall greater than 55% of the total lot depth.

Bylaw 9524 Review
Cover Sheet
A1

Richmond Home Builders Group
#2240 - 4871 Shelt Rd
Richmond BC V6X 3Z6
604-325-4433
www.myrichmond.ca
info@myrichmond.ca



Proposal

Planning Committee – 20th June 2017

The Richmond Building Group propose the following changes to be amended to the proposed bylaw 9524 at planning committee.

- 1) **Rear Yard Setback** – Change recommended **Option 3** – (25%) of lot depth

Richmond Builders Group agree to compromise with **Option 2** - this is the best fit and consistent with the recently approved Townhouse setbacks. (Min 6m for the ground floor limited to 60% of the width of the house / remaining 40% of wall face at 7.5m with Second Storey at 7.5m setback)

***Provision for Outdoor Covered Patio Space** also needs to be addressed by Staff as this is an integral part of home design.

- 2) **Maximum Depth of House** – Change the Recommended **Option 2** – Limit the maximum depth of house to a max. continuous wall @ 55% of the total lot depth.

Richmond Builders Group advice this will not improve the house design or reduce the massing issue in the rear yards & Recommended No Change and propose **Option 1 – Status Quo**.

- 3) **Garage Projection** – Change the Maximum projection from **9.1 to 9.8m** to allow (2.2ft) Extra to allow for side door access and clearance of front entry posts of homes.

- 4) The provision to allow lots less than **372m** = 4,002 sq ft and **28m** = 91.84 ft in depth is exempt and these lots can remain at 6m.

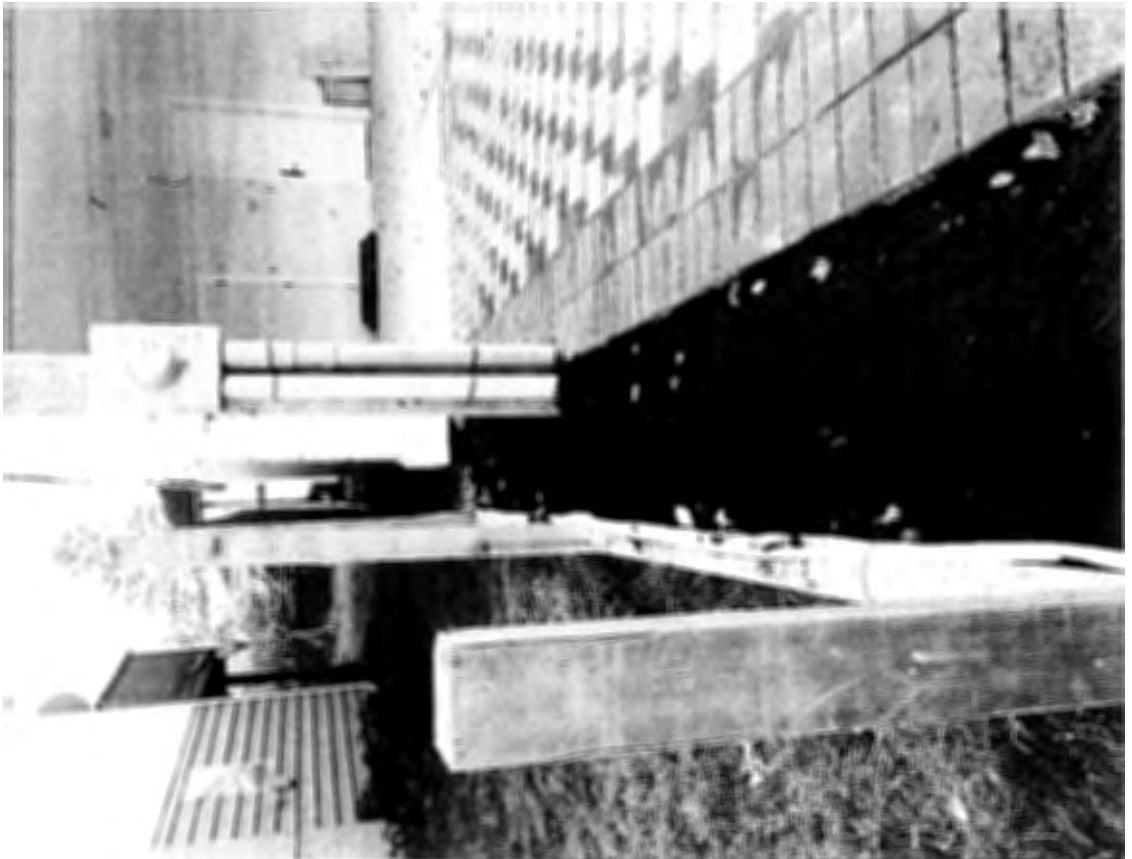
The Combination of the two requirements above will affect most or all the **Steveston Village** lots as most of them are 120 ft in depth and they have very

narrow frontages i.e. 30ft to 33ft and this provision **should be amended** to either (Or) of the above two conditions set out in the staff report.

Staff need to provide clarification as most of the smaller lots will be affected if the Max Depth of house @ 55% and the 25% Rear Yard setback is implemented.

- 5) Certain RS1/C & D zones on the Local Arterial Roads have additional front yard setbacks up to 30ft in the front for vehicle turning access, with the new proposed bylaw changes to the rear yards and side yards it will make the house designs of these zones very unpractical, Staff need to take this issue into consideration.
-

4971 Foxglove Cres - Garage side yard "Projection" **LESS THAN 0.6 metre** to side fence. (lot is greater than 66' wide, Bylaw requires 2 metre side yard setback)





Public Works and Transportation Committee

Date: Wednesday, June 21, 2017

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 17, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

July 19, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **RIVER ROAD – PROPOSED ROAD SAFETY ENHANCEMENT MEASURES**

(File Ref. No. 10-6450-09-01) (REDMS No. 5224217 v. 7)

In reply to queries from Committee, Victor Wei, Director, Transportation, advised that cyclists will be able to safely go over the speed humps on River Road, the speed humps are designed in a way that deters vehicles from exceeding the speed limit.

1.

Public Works & Transportation Committee

Wednesday, June 21, 2017

It was moved and seconded

- (1) *That the proposed traffic enhancement measures on River Road between No. 6 Road and Westminster Highway, except for the installation of speed humps, as described in the staff report titled "River Road – Proposed Road Safety Enhancement Measures" dated June 6, 2017 from the Director, Transportation, be endorsed for implementation as part of the on-going city-wide effort to improve safety for road users;*
- (2) *That staff be directed to consult with the area residents and businesses on River Road between No. 6 Road and Westminster Highway on the proposed installation of speed humps and report back with the outcome; and*
- (3) *That staff review the feasibility of widening River Road between No. 6 Road and Westminster Highway with a view to further enhancing road safety as part of the long-term concept for the phased Dike Master Plan process.*

The question on the motion was not called as there was agreement to have a public delegation.

Derek Williams, 11777 Yoshida Court, spoke in favour of the staff report, however expressed concern regarding speed along River Road. Mr. Williams requested that the speed limit along River Road be reduced.

In reply to queries from Committee, Mr. Wei advised that the installation of the speed humps can occur following the consultation process.

Discussion took place on the potential to set up speed traps and other speed mechanisms by the RCMP in an effort to lower speed along River Road. Mr. Wei advised that traffic flow along River Road is random and does not follow a particular pattern; thus scheduling speed traps with the Richmond RCMP would be ineffective.

In response to Committee discussion, Mr. Wei advised that staff would examine the potential to lower the speed limit along River Road and present this information with the results of the proposed consultation.

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

2. **ESTABLISHMENT OF MOBILITY PRICING INDEPENDENT COMMISSION**

(File Ref. No. 01-0154-06-01) (REDMS No. 5398123 v. 2)

In reply to a query from Committee, Mr. Wei advised that the Mobility Pricing Independent Commission has not ruled out any specific options with regard to road usage such as prohibiting large trucks in tunnels during peak hours.

Public Works & Transportation Committee
Wednesday, June 21, 2017

It was moved and seconded

That the staff report titled "Establishment of Mobility Pricing Independent Commission" dated June 6, 2017, from the Director, Transportation, to provide recommendations to TransLink and the Mayors' Council on a coordinated approach for regional road usage charging in Metro Vancouver, be received for information.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

3. OVAL VILLAGE DISTRICT ENERGY UTILITY BYLAW NO. 9134, AMENDMENT BYLAW NO. 9725

(File Ref. No. 10-6125-01) (REDMS No. 5360360 v. 4B)

In reply to queries from Committee, Alen Postolka, Manager, District Energy, spoke to the Oval Village District Energy Utility's connectivity and noted that its rates are comparable to those of other utility providers. Also, Mr. Postolka stated that often new developers or developers who have not tied into district energy systems before express concern regarding its costs; however, in these instances staff liaise with the developer and provide factual information regarding the proven track record of district energy utilities and guide the developer through any specific requirements.

It was moved and seconded

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725 be introduced and given first, second and third readings.

CARRIED

4. CORPORATE CAR SHARING PILOT PROGRAM RESULTS

(File Ref. No. 10-6375-01) (REDMS No. 5384627 v. 3)

It was moved and seconded

- (1) *That the agreement with Modo Co-operative for Car Sharing Services under Contract 5385 EOI, for the term August 1, 2016 through July 31, 2019, with the ability to extend on a year to year basis up to five years, be approved and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*
- (2) *That the approach outlined under Option 1 in the staff report dated June 2, 2017 from the Director, Public Works Operations titled "Corporate Car Sharing Pilot Program Results", be approved.*

CARRIED

Public Works & Transportation Committee
Wednesday, June 21, 2017

5. NO. 2 ROAD SOUTH DRAINAGE PUMP STATION

(File Ref. No. 10-6340-20-P.15305) (REDMS No. 5341702 v. 6)

Discussion took place on the historical significance of the pump station's location and Committee queried whether the exterior façade of the station could reflect the ferry building that was once there.

In reply to queries from Committee, Milton Chan, Manager, Engineering Design and Construction, advised that a public input process will be initiated to solicit feedback on the pump station concept.

It was moved and seconded

That the design concept for the No. 2 Road South Drainage Pump Station Upgrade as detailed in Attachment 1 of the staff report titled, "No. 2 Road South Drainage Pump Station," be endorsed.

CARRIED

6. STATUTORY RIGHT-OF-WAY ACQUISITION AND SERVICING AGREEMENT FOR DEVELOPMENT AT 13201 RIVER ROAD

(File Ref. No. 10-6060-01) (REDMS No. 5210114 v. 3)

It was moved and seconded

(1) *That a utilities statutory right-of-way (SRW) be acquired from Sun Life Assurance Company of Canada over a portion of 13331 Vulcan Way, at no cost to the City; and*

(2) *That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Spire Construction Inc., the tenant of 13201 River Road, to install water and drainage works within City dedicated land and the proposed SRW area, based on the material terms and conditions set out in the staff report titled, "Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road," dated May 1, 2017 from the Director, Engineering.*

CARRIED

7. AGEING FACILITY INFRASTRUCTURE - UPDATE

(File Ref. No. 06-2050-01) (REDMS No. 5395882 v. 3)

It was moved and seconded

That staff utilize the attached "Ageing Facility Infrastructure – Update" report dated May 24, 2017 from the Director, Engineering, as input in the annual capital and operating budget preparation process.

CARRIED

Public Works & Transportation Committee
Wednesday, June 21, 2017

8. AWARD OF CONTRACT 5856Q, SUPPLY AND DELIVERY OF BULK ROAD SALT 2016/2017

(File Ref. No. 10-6360-13) (REDMS No. 5401803 v. 7)

It was moved and seconded

- (1) That Contract 5856Q Supply and Delivery of Bulk Road Salt 2016/2017 be awarded to Mainroad Maintenance Products LP at the unit rates quoted up to a total estimated contract value of \$650,000 for the term December 8, 2016 through December 7, 2017, with the ability to extend for an additional two one-year periods to a maximum of three years, and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and*
- (2) That the 5 Year (2017-2021) Financial Plan be amended accordingly.*

CARRIED

9. MANAGER'S REPORT

(i) Freshet Update

Lloyd Bie, Manager, Engineering Planning, advised that the last high water mark was recorded last week and water has since been receding.

(ii) SCADA System

Ben Dias, Manager, Roads and Construction Services introduced William Wong, Electronics Technologist. Mr. Dias distributed information (attached to and forming part of these Minutes as Schedule 1) regarding the City's Supervisory Control and Data Acquisition system (SCADA) on the intranet. He highlighted two features of the SCADA system regarding river levels and road temperatures.

Discussion ensued regarding public accessibility of SCADA and displaying the information in a way that is user friendly.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 p.m.).

CARRIED

Public Works & Transportation Committee
Wednesday, June 21, 2017

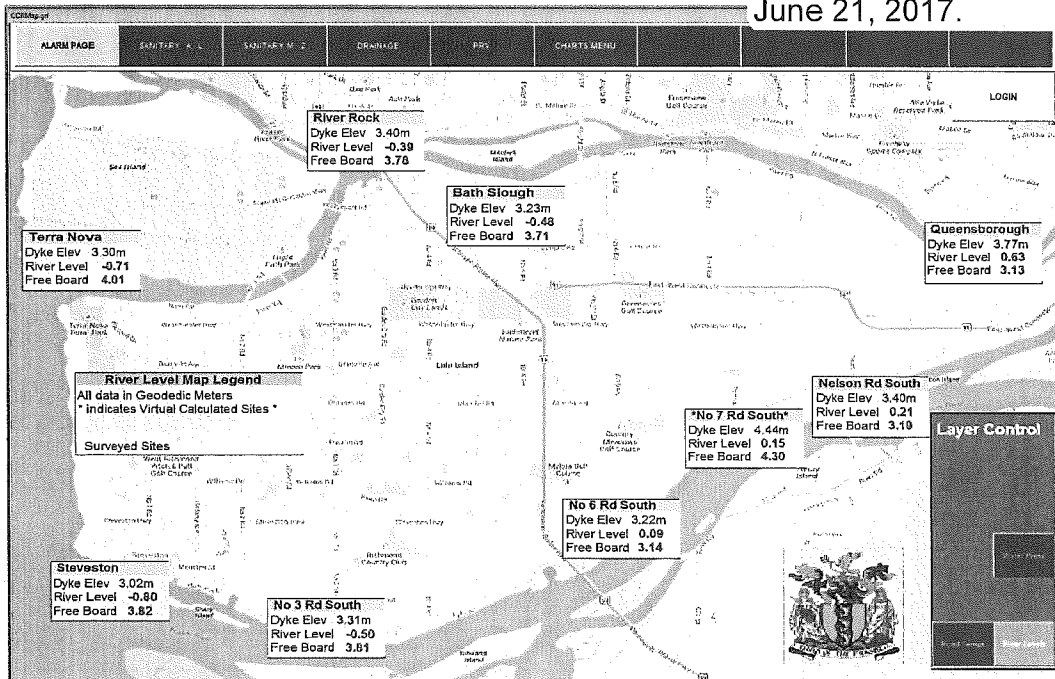
Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, June 21, 2017.

Councillor Chak Au
Chair

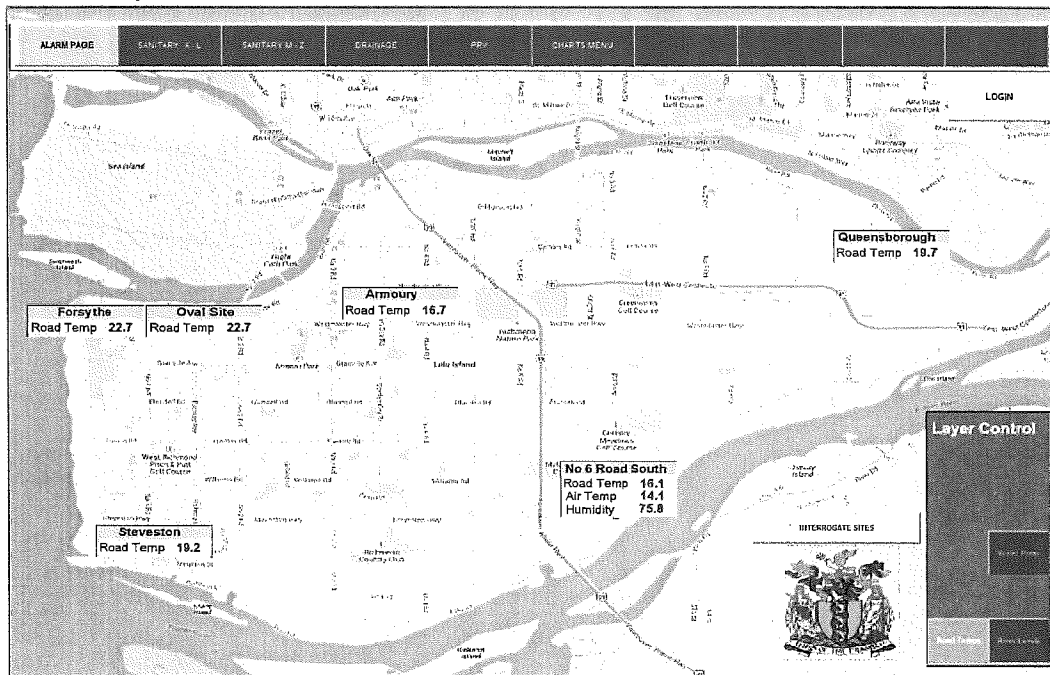
Sarah Kurian
Legislative Services Coordinator

Schedule 1 to the Minutes of the Public Works and Transportation Committee meeting of Richmond City Council held on Wednesday, June 21, 2017.

River Levels



Road Temperatures



Definitions:

- SCADA - supervisory control and data acquisition, a computer system for monitoring river levels, road temperatures, sanitary/drainage network, gathering and analyzing historical and real time data.
- Freeboard - vertical distance between the water level and the top edge of the dyke.



City of Richmond

Report to Committee

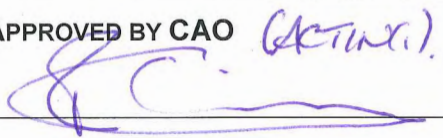
To: Finance Committee
From: Andrew Nazareth
General Manager, Finance and Corporate
Services
Date: May 15, 2017
File:
Re: 2016 Annual Report and 2016 Annual Report - Highlights

Staff Recommendation

That the reports titled, "City of Richmond 2016 Annual Report" and the "2016 Annual Report – Highlights" be approved.

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

Att.

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO  (ACTING)	

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) Make the report available for public inspection at a Council or other public meeting

Analysis

The City of Richmond's annual report formally presents the audited financial statements and other relevant financial, economic and demographic indicators to the public. The report also highlights many of the City's significant achievements from 2016, 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 2016 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 2016, 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 2016 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 2016 and the City's financial condition. New for this year is a pullout, 4-page centrespread that includes key financial information and other statistical data at a glance. This condensed version will also be available through the City's website and limited copies will be mailed out and available for the general public at Richmond City Hall and Front of House.

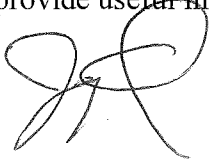
Both copies will be submitted to the Government Finance Officers Association for consideration in their annual award program.

Financial Impact

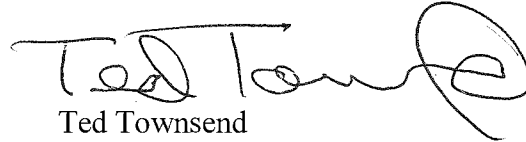
None.

Conclusion

The City of Richmond 2016 Annual Report and the 2016 Annual Report – Highlights satisfy Community Charter requirements for financial reporting and provide important tools in ensuring public transparency and accountability for the management of City finances. The reports also provide useful information on the City's achievements during the 2016 fiscal year.



Jerry Chong
Director, Finance
(4064)



Ted Townsend
Senior Manager, Corporate Communications
(4399)

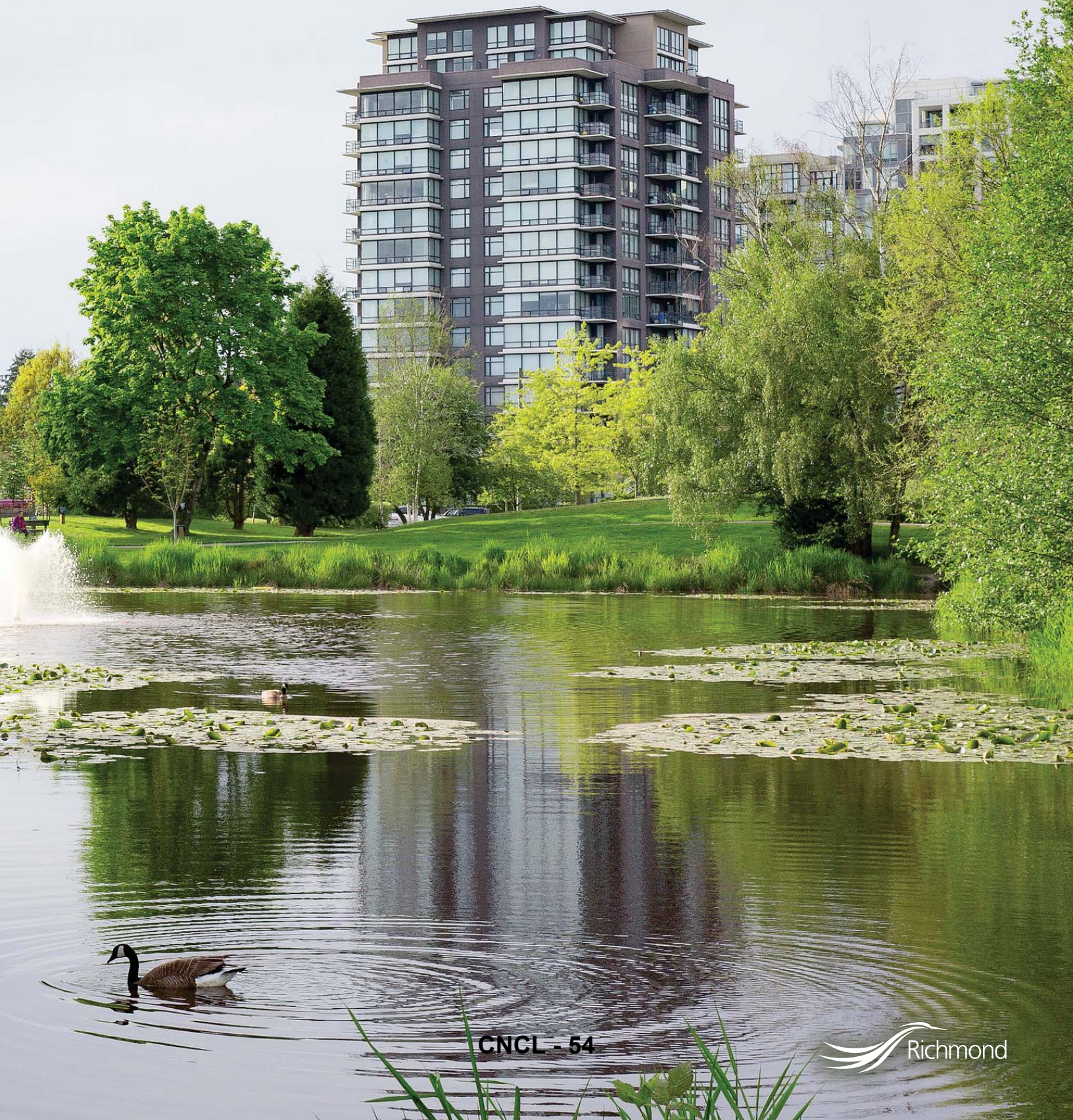


City of
Richmond

British Columbia, Canada

2016 Annual Report

For the year ended December 31, 2016





City of Richmond

British Columbia, Canada

2016 Annual Report

For the year ended December 31, 2016

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

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

Cover photo: Garden City Park. Photo by Kai Jacobson.

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. ©2017 City of Richmond

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Message from the Mayor



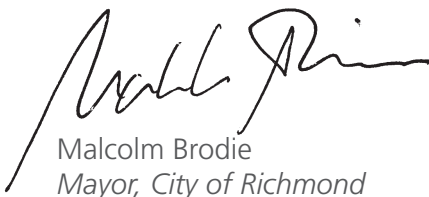
Richmond is extremely proud of our history. From a small rural community based around farming and fishing, we've grown to become BC's fourth largest city and a modern, culturally-diverse and economically-robust international crossroads. Throughout the ongoing evolution of Richmond, we've remained proud of where we came from, while fishing and farming remain vital parts of our community today.

With our history in mind, Richmond City Council has placed great importance on heritage preservation and protection. That commitment was honoured in 2016 when Richmond received the prestigious Prince of Wales Award, the highest honour for heritage in Canada. The award recognized the City's comprehensive heritage programs together with our ongoing efforts to protect, preserve and celebrate our community's history.

Richmond is home to one of the largest collections of heritage sites in BC. Britannia Shipyards National Historic Site is one of the jewels of our heritage collection. In 2016, five new permanent exhibits were opened in the recently restored Seine Net Loft, one of a dozen historic buildings on the Britannia site. The exhibits contain vivid examples of innovation and human ingenuity within the fishing and boat-building industries. Council also approved funding to support extended public opening hours for the site and further restoration.

While proud of our past, our sights are also focused on meeting the needs of community for today and for the future. For example, in 2016, our internationally award-winning district energy program continued to expand, adding new customers across the city. Council approved the hiring of 12 new police officers in 2016 and funding was approved for another 11 new positions in 2017 to ensure Richmond remains a safe community. Richmond enjoyed another strong year for new construction and our second-straight record-breaking year for filming. Agreement was also reached for an increased hotel room tax, which will fund further development of Richmond as a tourism destination.

Our Council, staff, our community partners and volunteers continue to work hard to meet the evolving needs of our residents, businesses and visitors. To find out more about our achievements and plans for the future, please contact the Mayor's Office.



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

City of Richmond organizational chart

as of December 31, 2016

Chief Administrative Office		
George Duncan, CAO		
Deputy Chief Administrative Office		
Robert Gonzalez, Deputy CAO		
Community Services	Engineering and Public Works	Finance and Corporate Services
Cathy Volkering Carlile, GM	Robert Gonzalez, GM	Andrew Nazareth, GM
Law and Community Safety	Planning and Development	
John McGowan, GM (Acting)	Joe Erceg, GM	

Civic officials

Chief Administrative Officer	George Duncan
Deputy Chief Administrative Officer	Robert Gonzalez
General Manager, Community Services	Cathy Volkering Carlile
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, Law and Community Safety.....	Phyllis Carlyle to Aug. 25, 2016
General Manager, Law and Community Safety (Acting).....	John McGowan from Aug. 25, 2016
Director, City Clerk’s Office.....	David Weber
City Solicitor	Doug Long
Chief, Richmond Fire-Rescue	John McGowan to Aug. 25, 2016
Chief, Richmond Fire-Rescue (Acting).....	Tim Wilkinson from Aug. 25, 2016

Affiliated agencies

Officer in Charge, Royal Canadian Mounted Police	Rendall Nessett
Chief Operating Officer, Richmond Olympic Oval	John Mills
Chief Librarian, Richmond Public Library.....	Greg Buss
Chief Executive Officer, Lulu Island Energy Company Ltd.	Robert Gonzalez

Banker

Auditors

Scotiabank

KPMG

Message from the Chief Administrative Officer



I am pleased to present our Annual Report for the year 2016, which details our many achievements and our continued strong financial position.

The City of Richmond has continued to honour its past, while providing outstanding service today and ensuring we are ready to meet the emerging future needs of our community.

A major focus of the year was the further implementation of the City's Digital Strategy, which is designed to put Richmond in the forefront of local governments for innovative use of technology. The strategy is aimed at improving customer service and staff efficiency and making our community more connected. Digital Strategy initiatives in 2016 included providing free public Wi-Fi service at nearly 20 civic facilities, converting many of our development application plans from paper documents to electronic files, introducing a smart phone app for building inspections and allowing property owners to pay their taxes by credit card.

Tourism continues to be a growing economic sector within Richmond. The City successfully negotiated a new 5-year agreement that expands the local hotel room tax. The revenues from this tax will be used to further enhance important City-owned tourist destinations including the Olympic Experience at the Richmond Olympic Oval and Britannia Shipyards National Historic Site. It also secures ongoing funding for our highly successful Richmond Sport Hosting program.

Our innovative and award-winning district energy program also made major strides in 2016. The Alexandra District Energy Utility now serves over 1,100 residential units and 280,000 square feet in other buildings. In addition, over 1,100 residential units are now connected to the Oval Village District Energy Utility. The next initiative is to launch a district energy system in City Centre North to connect 9 million square feet of additional buildings.

As our corporate culture evolves through significant generational change, we've put a renewed emphasis on organizational development. A new Organizational Development initiative was launched in 2016 to emphasize our focus on customer service, developing new leaders and being a values-based organization. Our organization has a long-standing record of excellence in local government service delivery and leadership. The Organizational Development Program will ensure we maintain that high standard and sustain our commitment to continuous improvement.

Our financial position and local economy remain extremely positive. Development activity remained strong in 2016 and we continue to enjoy a robust economy with an enviable employment base. Richmond taxpayers enjoy some of the lowest taxes in the region and we maintain a favourable balance between residential and commercial property taxes. We continue to limit tax increases and build our financial reserves, while maintaining and expanding civic services and infrastructure.

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

George Duncan
Chief Administrative Officer



Richmond World Festival.

2016 awards

A meaningful measure of civic success lies in the number of awards the City of Richmond receives from its peers and others. In 2016, the City received a number of significant awards, including:

- The National Trust for Canada Prince of Wales Award for Municipal Heritage Leadership.
- Richmond's district energy implementation initiatives received the Union of BC Municipalities' Community Excellence Award in Best Practices, Excellence in Action category.
- The Alexandra District Energy Utility received the System of the Year Award from the International District Energy Association.
- E3 Fleet Certification – Platinum Level Certification from the Fraser Basin Council. Richmond is the only city in Canada to have received this certification, which honours environmentally-friendly practices in managing large vehicle fleets.
- The Canadian Wood Council Award for use of sustainable materials on the Mary's Barn project—a 3,500 square foot barn located at Terra Nova named after community leader, Mary Gazetas. Mary's Barn supports the Sharing Farm Society's mission to provide fresh, sustainably-grown produce for local low-income families.
- The 2016 Richmond World Festival was named as one of three finalists in *Special Event* magazine's prestigious international awards competition for Best/Fair Festival.
- The Richmond Maritime Festival received an honourable mention in the Cultural Events category at the Creative City Network of Canada Awards of Excellence.
- Two awards were received from the Government Finance Officers Association for financial reporting for the City's 2015 Annual Report. The Canadian Award for Financial Reporting was received for the 14th consecutive year. The Award for Outstanding Achievement in Popular Annual Financial Reporting was received for the 7th consecutive year.
- The Silver Award for Excellence in Policy Planning from the Planning Institute of BC for Richmond's Ecological Network Management Strategy. This strategy is our guide in preserving and protecting Richmond's natural areas.
- An Award of Recognition by Creative BC for "outstanding contributions to the success and sustainability of British Columbia's film and television production industry."

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 will 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.

2016 Achievement

Council approved the hiring of 12 additional police officers for Richmond RCMP.

Richmond Fire-Rescue opened a new live fire training centre.



Richmond Fire-Rescue Live Training Centre.



12 new police officers hired.

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.

2016 Achievement

Five permanent exhibit zones were opened in the Seine Net Loft at Britannia Shipyards National Historic Site. The exhibits contain vivid examples of innovation and human ingenuity within the fishing and boat-building industries.

The City's first artist-in-residence, Rhonda Wepler, conducted a year-long series of popular, public art workshops and initiatives from her base in historic Branscombe House.

New memorial street signs, incorporating a poppy motif were installed on City streets named after Richmond soldiers killed in military service.



Seine Net Loft exhibits. Photo by Joel Baziuk.

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.

2016 Achievement

A Police Services Review was undertaken to consider the most appropriate model for police service delivery for Richmond. Council decided to continue its contract with the RCMP over creating a municipal police force.

The City adopted a new Arterial Roads Policy allowing for greater density along most of Richmond's main roadways, helping to address housing affordability. Further regulations governing residential building massing and height were also adopted to address livability concerns.

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 that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

2016 Achievement

The Alexandra District Energy Utility was expanded to serve over 1,100 residential units and 280,000 square feet in other buildings. This includes the first Walmart in North America to be served by a district energy utility. In addition, over 1,100 residential units are now connected to the Oval Village District Energy Utility.

The new City Centre Community Centre received gold certification through the Leadership in Energy and Environmental Design (LEED) program.



Memorial street signs.

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.

2016 Achievement

The City, together with Tourism Richmond and the Richmond Hotels Association, secured approval to raise the local hotel room tax to 3% to provide additional funding for tourism marketing and attraction development.

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.

2016 Achievement

Construction began on the \$79.6 million Minoru Centre for Active Living, which will house a new aquatics and seniors centre and other recreational services. Construction was also launched on the new Brighthouse and Cambie fire halls.

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.

2016 Achievement

The City secured \$16.6 million in provincial funding to support further improvements to the City's critical network of dikes and pump stations.

Continued implementation of the City's Digital Strategy used technology to improve customer service and efficiency. This included allowing property owners to use credit cards to pay their property taxes.



Canadian women's volleyball team.



Record year for filming.

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.

2016 Achievement

The Richmond Film Office recorded its second straight record-breaking year for filming activity. In 2016, filming activity occurred on three out of every four days.

Richmond Sport Hosting reached an agreement for Canada's national women's volleyball team to make the Richmond Olympic Oval its national training centre for 5 years beginning in 2017.

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.

2016 Achievement

Online access was provided to an array of archival records and corporate information dating back to 1879. This adds to thousands of digitized photographs, Council minutes, bylaws and other City records now available online. An online Museum Collection was also launched, providing digital images of 2,100 artifacts.

Additional information on the success indicators in support of these objectives can be found at:

www.richmond.ca/cityhall/council/about/goals

Report from the General Manager, Finance and Corporate Services

I am pleased to submit the City of Richmond's consolidated financial statements for the year ended December 31, 2016, pursuant to Section 167 of the Community Charter. These statements contain the 2016 financial results for the "City," which includes the City of Richmond, Lulu Island Energy Company Ltd., Richmond Olympic Oval Corporation and the Richmond Public Library.

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, 2016 in accordance with Canadian public sector accounting standards.

The City continued to strengthen its financial position in 2016. The City's net worth reached \$2.8B (2015: \$2.7B) and cash and investments increased to \$997.0M (2015: \$951.4M). Net financial assets were \$662.7M (2015: \$664.0M) while reserve fund balances increased to \$471.8M (2015: \$461.2M).

Revenues for 2016 were \$484.9M (2015: \$527.1M) and expenses were \$379.4M (2015: \$373.6M). The change in revenue was mainly due to exceptional development activity during 2015 that returned to still elevated, but more standard levels in 2016. Developer contributed assets decreased by \$37.4M in 2016 to \$24.4M and developer community amenity contributions decreased by \$19.6M to \$10.1M. The expense increases were mainly due to increases to the RCMP policing contract, including a retroactive wage settlement, collective agreement increases and facility maintenance. The construction value of building permits issued in 2016 was \$715.8M (2015: \$983.4M), the third highest year on record.

These financial results are a reflection of City Council's commitment to ongoing financial sustainability through the Long Term Financial Management Strategy. This strategy ensures that the City delivers good value for taxpayers through its various services, while continuing to expand and renew infrastructure, contain costs, grow the investment lands and above all, ensure that we have a City in a secure financial condition for present and future generations.

In 2016, 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.

Richmond's financial position and economic outlook remain strong. We continue to place significant emphasis on maintaining community livability through outstanding services, working on a resilient economy strategy in support of local businesses and implementing a digital strategy to propel the City to the forefront of innovation in North America.



Andrew Nazareth, BEc, CPA, CGA
General Manager, Finance and Corporate Services
May 8, 2017

City of Richmond audited financial statements

Year ended December 31, 2016



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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, 2016 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, 2016, 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 8, 2017
 Burnaby, Canada

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

CITY OF RICHMOND

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

December 31, 2016, with comparative information for 2015

	2016	2015
Financial Assets		
Cash and cash equivalents	\$ 18,335	\$ 21,800
Investments (note 3)	978,638	929,590
Accrued interest receivable	6,972	6,287
Accounts receivable (note 4)	27,766	30,162
Taxes receivable	9,422	8,010
Development fees receivable	16,712	21,135
Debt reserve fund - deposits (note 5)	508	508
	1,058,353	1,017,492
Liabilities		
Accounts payable and accrued liabilities (note 6)	96,720	87,701
Development cost charges (note 7)	117,597	111,591
Deposits and holdbacks (note 8)	72,796	58,896
Deferred revenue (note 9)	66,320	48,711
Debt, net of MFA sinking fund deposits (note 10)	42,181	46,583
	395,614	353,482
Net financial assets	662,739	664,010
Non-Financial Assets		
Tangible capital assets (note 11)	2,168,259	2,062,895
Inventory of materials and supplies	3,138	2,359
Prepaid expenses	2,525	1,930
	2,173,922	2,067,184
Accumulated surplus (note 12)	\$ 2,836,661	\$ 2,731,194

Commitments and contingencies (note 16)

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, 2016, with comparative information for 2015

	2016 Budget (Notes 2(n) and 22)	2016	2015
Revenue:			
Taxation and levies	\$ 197,965	\$ 198,612	\$ 189,136
Utility fees	98,773	97,819	94,290
Sales of services	33,692	38,231	34,186
Payments-in-lieu of taxes	13,473	14,770	15,109
Provincial and federal grants	7,376	9,101	8,654
Development cost charges	26,875	16,632	17,818
Other capital funding sources	69,115	26,601	72,575
Other revenues:			
Investment income	14,694	17,614	16,303
Gaming revenue	18,088	17,559	19,555
Licenses and permits	9,184	12,422	10,747
Other (note 19)	9,799	35,543	48,755
	499,034	484,904	527,128
Expenses:			
Law and community safety	93,357	89,752	85,386
Utilities: water, sewer and sanitation	85,159	84,183	83,650
Engineering, public works and project development	65,630	61,243	56,294
Community services	59,019	59,592	68,246
General government	53,665	44,583	43,438
Planning and development	14,324	14,233	13,211
Richmond Olympic Oval	14,890	15,120	13,395
Library services	9,754	9,788	9,463
Lulu Island Energy Company	939	943	491
	396,737	379,437	373,574
Annual surplus	102,297	105,467	153,554
Accumulated surplus, beginning of year	2,731,194	2,731,194	2,577,640
Accumulated surplus, end of year	\$ 2,833,491	\$ 2,836,661	\$ 2,731,194

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, 2016, with comparative information for 2015

	2016 Budget (Notes 2(n) and 22)	2016	2015
Surplus for the year	\$ 102,297	\$ 105,467	\$ 153,554
Acquisition of tangible capital assets	(121,102)	(139,781)	(86,941)
Contributed tangible capital assets	(55,000)	(24,441)	(61,807)
Amortization of tangible capital assets	55,347	55,933	53,966
Gain on disposal of tangible capital assets	-	(12,859)	(5,157)
Proceeds on sale of tangible capital assets	-	15,784	7,678
	(18,458)	103	61,293
Acquisition of inventories of supplies	-	(3,138)	(2,359)
Acquisition of prepaid expenses	-	(2,525)	(1,930)
Consumption of inventories of supplies	-	2,359	2,415
Use of prepaid expenses	-	1,930	1,971
Change in net financial assets	(18,458)	(1,271)	61,390
Net financial assets, beginning of year	664,010	664,010	602,620
Net financial assets, end of year	\$ 645,552	\$ 662,739	\$ 664,010

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

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

Year ended December 31, 2016, with comparative information for 2015

	2016	2015
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 105,467	\$ 153,554
Items not involving cash:		
Amortization	55,933	53,966
Gain on disposal of tangible capital assets	(12,859)	(5,157)
Contributions of tangible capital assets	(24,441)	(61,807)
Change in non-cash operating working capital:		
Accrued interest receivable	(685)	(924)
Accounts receivable	2,396	(2,112)
Taxes receivable	(1,412)	(529)
Development fees receivable	4,423	4,225
Debt reserve fund	-	200
Prepaid expenses	(595)	41
Inventories of supplies	(779)	56
Accounts payable and accrued liabilities	9,019	(608)
Deposits and holdbacks	13,900	(6,207)
Deferred revenue	17,609	6,888
Development cost charges	6,006	28,626
Net change in cash from operating activities	173,982	170,212
Capital activities:		
Cash used to acquire tangible capital assets	(139,781)	(86,941)
Proceeds on disposal of tangible capital assets	15,784	7,678
Net change in cash from capital activities	(123,997)	(79,263)
Financing activities:		
Decrease in debt	(4,402)	(4,232)
Principal payments on obligations under capital leases	-	(22)
Net change in cash from financing activities	(4,402)	(4,254)
Investing activities:		
Purchase of investments	(49,048)	(95,626)
Net change in cash and cash equivalents	(3,465)	(8,931)
Cash and cash equivalents, beginning of year	21,800	30,731
Cash and cash equivalents, end of year	\$ 18,335	\$ 21,800

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, 2016

1. Operations:

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

2 Significant accounting policies:

These 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:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library"), the Richmond Olympic Oval (the "Oval") and the Lulu Island Energy Company Ltd. ("LIEC"). The Library is consolidated as the Library Board is appointed by the City. The Oval and LIEC are consolidated as they are wholly-owned municipal corporations of the City and operate as other government organizations. Interfund transactions, fund balances and activities have been eliminated on consolidation.

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Accounts receivable:

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

(g) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(h) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employee plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(i) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

(v) Interest capitalization:

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

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(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.

(j) Revenue recognition:

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

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

(k) Deferred revenue:

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

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.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(l) Deposits:

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

(m) Debt:

Debt is recorded net of related sinking fund balances.

(n) 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 (2016-2020) ("Consolidated Financial Plan") and was adopted through Bylaw No. 9521 on March 14, 2016.

(o) 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.

(p) Use of accounting estimates:

The preparation of these 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.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(p) Use of accounting estimates (continued):

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.

(q) 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.

3. Investments:

	2016		2015	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 473,721	\$ 473,409	\$ 360,081	\$ 360,081
Government and government guaranteed bonds	213,542	216,895	220,228	227,567
Municipal Finance Authority Pooled Investment	44,172	43,834	43,212	43,212
Other bonds	247,203	249,235	306,069	307,385
	\$ 978,638	\$ 983,373	\$ 929,590	\$ 938,245

4. Accounts receivable:

	2016	2015
Water and sewer utilities	\$ 12,541	\$ 11,381
Casino revenues	3,951	4,532
Capital grant	2,345	2,482
Other trade receivables	8,929	11,767
	\$ 27,766	\$ 30,162

CITY OF RICHMOND

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

Year ended December 31, 2016

5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2016 are as follows:

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

6. Accounts payable and accrued liabilities:

	2016	2015
Trade and other liabilities	\$ 65,417	\$ 55,995
Post-employment benefits (note 14)	31,303	31,706
	\$ 96,720	\$ 87,701

7. Development cost charges:

	2016	2015
Balance, beginning of year	\$ 111,591	\$ 82,965
Contributions	20,886	44,934
Interest	1,752	1,510
Revenue recognized	(16,632)	(17,818)
Balance, end of year	\$ 117,597	\$ 111,591

CITY OF RICHMOND

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

Year ended December 31, 2016

8. Deposits and holdbacks:

	Balance, December 31, 2015	Deposit contributions	Refunds/ expenditures	Balance, December 31, 2016
Security deposits	\$ 40,326	\$ 22,129	\$ 11,485	\$ 50,970
Developer contribution	5,546	97	-	5,643
Contract holdbacks	2,809	6,822	3,867	5,764
Transit Oriented Development Fund	1,523	-	466	1,057
Other	8,692	36,720	36,050	9,362
	\$ 58,896	\$ 65,768	\$ 51,868	\$ 72,796

9. Deferred revenue:

	Balance, December 31, 2015	External restricted inflows	Revenue earned	Balance, December 31, 2016
Taxes and utilities	\$ 19,370	\$ 19,888	\$ 19,370	\$ 19,888
Building permits/development	12,085	5,952	5,030	13,007
Oval	5,598	10,098	9,877	5,819
Capital grants	4,596	18,856	2,358	21,094
Business licenses	2,509	2,070	2,094	2,485
Parking easement/leased land	2,417	48	44	2,421
Other	2,136	6,997	7,527	1,606
	\$ 48,711	\$ 63,909	\$ 46,300	\$ 66,320

10. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2016 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 (2015 - \$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.

CITY OF RICHMOND

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

Year ended December 31, 2016

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

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 2016	Net debt 2015
General Fund	\$ 50,815	\$ 8,634	\$ 42,181	\$ 46,583

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

2017	\$ 4,578
2018	4,761
2019	4,951
2020	5,149
2021	5,355
Thereafter	17,387
	\$ 42,181

11. Tangible capital assets:

Cost	Balance, December 31, 2015	Additions and transfers	Disposals	Balance, December 31, 2016
Land	\$ 803,645	\$ 43,966	\$ (1,706)	\$ 845,905
Buildings and building improvements	374,820	10,324	-	385,144
Infrastructure	1,644,206	48,218	(3,879)	1,688,545
Vehicles, machinery and equipment	110,120	8,271	(1,549)	116,842
Library's collections, furniture and equipment	9,670	374	(1,616)	8,428
Assets under construction	62,367	53,069	-	115,436
	\$ 3,004,828	\$ 164,222	\$ (8,750)	\$ 3,160,300

Accumulated amortization	Balance, December 31, 2015	Disposals	Amortization expense	Balance, December 31, 2016
Buildings and building improvements	\$ 141,680	\$ -	\$ 14,225	\$ 155,905
Infrastructure	728,117	(2,882)	33,198	758,433
Vehicles, machinery and equipment	66,805	(1,518)	7,482	72,769
Library's collections, furniture and equipment	5,331	(1,425)	1,028	4,934
	\$ 941,933	\$ (5,825)	\$ 55,933	\$ 992,041

CITY OF RICHMOND

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

Year ended December 31, 2016

11. Tangible capital assets (continued):

	2016	2015
	Net book value	Net book value
Land	\$ 845,905	\$ 803,645
Buildings and building improvements	229,239	233,140
Infrastructure	930,112	916,089
Vehicles, machinery and equipment	44,073	43,315
Library's collection, furniture and equipment	3,494	4,339
Assets under construction	115,436	62,367
Balance, end of year	\$ 2,168,259	\$ 2,062,895

(a) Assets under construction:

Assets under construction having a value of \$115,436,184 (2015 - \$62,367,664) 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 \$24,441,194 (2015 - \$61,806,695) comprised of infrastructure in the amount of \$17,308,488 (2015 - \$10,874,576), land in the amount of \$7,132,706 (2015 - \$50,606,219), and other assets in the amount of nil (2015 - \$325,900).

(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 (2015 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2016

12. Accumulated surplus:

	General Funds and reserve	Water utility fund	Sanitary Sewer Utility fund	Richmond Olympic Oval	Library services	Lulu Island Energy Co.	2016 Total	2015 Total
Investment in tangible capital assets	\$ 2,104,682	\$ -	\$ -	\$ 8,987	\$ 3,495	\$ 25,660	\$ 2,142,824	\$ 2,055,479
Reserves (note 13)	467,585	-	-	4,261	-	-	471,846	461,178
Appropriated surplus	153,551	30,930	14,998	1,099	388	-	200,966	195,050
Surplus	10,342	244	6,647	552	686	(470)	18,001	17,265
Other equity	3,024	-	-	-	-	-	3,024	2,222
Balance, end of year	\$ 2,739,184	\$ 31,174	\$ 21,645	\$ 14,899	\$ 4,569	\$ 25,190	\$ 2,836,661	\$ 2,731,194

CITY OF RICHMOND

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

Year ended December 31, 2016

13. Reserves:

	2015	Change during year	2016
Reserve funds:			
Affordable housing	\$ 24,934	\$ (1,208)	\$ 23,726
Arts, culture and heritage	4,449	89	4,538
Capital building and infrastructure	60,412	3,064	63,476
Capital reserve	157,778	(2,106)	155,672
Capstan station	9,508	5,449	14,957
Child care development	2,335	1,454	3,789
Community legacy and land replacement	16,994	(8,581)	8,413
Drainage improvement	52,922	2,981	55,903
Equipment replacement	16,882	1,689	18,571
Leisure facilities	5,275	293	5,568
Local improvements	6,767	(545)	6,222
Neighborhood improvement	6,975	(42)	6,933
Public art program	3,056	52	3,108
Sanitary sewer	41,687	2,840	44,527
Steveston off-street parking	299	6	305
Steveston road ends	458	(51)	407
Waterfront improvement	642	(27)	615
Watermain replacement	46,614	4,241	50,855
Oval	3,191	1,070	4,261
	\$ 461,178	\$ 10,668	\$ 471,846

14. Post-employment benefits:

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

	2016	2015
Balance, beginning of year	\$ 31,706	\$ 30,755
Current service cost	1,980	1,924
Interest cost	906	912
Past service cost (credit)	(868)	-
Amortization of actuarial loss (gain)	(473)	93
Benefits paid	(1,948)	(1,978)
Balance, end of year	\$ 31,303	\$ 31,706

CITY OF RICHMOND

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

Year ended December 31, 2016

14. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2016. The difference between the actuarially determined accrued benefit obligation of approximately \$31,556,000 and the liability of approximately \$31,303,000 as at December 31, 2016 is an unamortized net actuarial loss of \$253,000. This actuarial loss is being amortized over a period equal to the employees' average remaining service lifetime of 10-years.

	2016	2015
Actuarial benefit obligation:		
Liability, end of year	\$ 31,303	\$ 31,706
Unamortized actuarial loss (gain)	253	(3,049)
Balance, end of year	\$ 31,556	\$ 28,657

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

	2016	2015
Discount rate	3.30%	3.10%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50%

15. 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 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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, 2016

15. 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.

The City of Richmond paid \$11,952,478 (2015 - \$11,766,393) for employer contributions while employees contributed \$9,827,790 (2015 - \$9,736,747) to the plan in fiscal 2016.

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.

16. Commitments and contingencies:

(a) Joint and several liabilities:

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

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2016, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2017	\$ 4,860
2018	4,483
2019	3,716
2020	2,301
2021 and thereafter	16,398

(c) Litigation:

As at December 31, 2016, 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, 2016

16. 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.

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession Agreement (the "Agreement"), where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the Oval Village community. As part of the Agreement, the infrastructure will be owned by LIEC.

(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 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2016). 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.

17. 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.

	2016	2015
Richmond Community Associations	\$ 1,270	\$ 1,248

CITY OF RICHMOND

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

Year ended December 31, 2016

18. 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:

	2016	2015
Province of British Columbia - Schools	\$ 149,518	\$ 146,405
Greater Vancouver Regional District and others	42,104	41,772
	\$ 191,622	\$ 188,177

19. Other revenues:

	2016	2015
Developer contributions	\$ 10,098	\$ 29,648
Tangible capital assets gain on sale of land	13,880	5,912
Taxes and fines	2,730	3,350
Parking program	2,153	2,108
Other	6,682	7,737
	\$ 35,543	\$ 48,755

20. Government transfers:

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

	2016	2015
Operating:		
Province of BC	\$ 22,652	\$ 24,553
TransLink	2,595	2,329
Government of Canada	1,413	1,327
Capital:		
Government of Canada	941	3,098
TransLink	1,049	76
Province of BC	104	474
	\$ 28,754	\$ 31,857

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting:

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

- (a) **Law and Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties, and legal services.
- (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, 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** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities. The financial statements include the Oval's 50% proportionate share of operations of VROX Sport Simulation Ltd. ("VROX"). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Richmond Olympic Experience and third party customers.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.
- (i) **Lulu Island Energy Company Ltd.** is formed as a municipal corporation wholly-owned by the City. The business of the LIEC is to manage and operate energy utilities, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sale to customers.

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting (continued):

	Law and community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total City subtotal
Revenue:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 198,612	\$ -	\$ 198,612
Utility fees	-	84,986	12,228	-	-	-	97,214
Sales of services	5,338	3,709	3,792	8,851	5,167	2,132	28,989
Payments-in-lieu of taxes	-	-	-	-	14,770	-	14,770
Provincial and federal grants	85	7	2,711	16	3,067	13	5,899
Development cost charges	-	1,671	3,747	7,761	2,361	1,092	16,632
Other capital funding sources	10	1,816	13,829	481	6,859	1,837	24,832
Other revenues:							
Investment income	-	542	-	-	17,072	-	17,614
Gaming revenue	657	-	-	-	16,902	-	17,559
Licenses and permits	294	-	61	-	3,816	8,201	12,372
Other	2,574	2,725	446	658	27,711	93	34,207
	8,958	95,456	36,814	17,767	296,337	13,368	468,700
Expenses:							
Wages and salaries	41,138	12,137	22,672	29,977	21,122	9,927	136,973
Public works maintenance	25	6,690	6,840	1,522	(1,380)	670	14,367
Contract services	43,338	8,460	2,957	2,868	3,587	1,402	62,612
Supplies and materials	2,395	27,860	1,370	13,233	7,916	610	53,384
Interest and finance	42	19,806	-	80	2,553	-	22,481
Transfer from (to) capital for tangible capital assets	274	963	2,383	5,511	185	259	9,575
Amortization of tangible capital assets	2,540	7,783	24,657	6,401	10,600	1,345	53,326
Loss on disposal of tangible capital assets	-	484	364	-	-	20	868
	89,752	84,183	61,243	59,592	44,583	14,233	353,586
Annual surplus (deficit)	\$ (80,794)	\$ 11,273	\$ (24,429)	\$ (41,825)	\$ 251,754	\$ (865)	\$ 115,114

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting (continued):

	Total City (from above)	Richmond Olympic Oval	Richmond Public Library	Lulu Island Energy Company	2016 consolidated	2015 consolidated
Revenue:						
Taxation and levies	\$ 198,612	\$ -	\$ -	\$ -	\$ 198,612	\$ 189,136
Utility fees	97,214	-	-	605	97,819	94,290
Sales of services	28,989	9,218	114	-	38,231	34,186
Payments-in-lieu of taxes	14,770	-	-	-	14,770	15,109
Provincial and federal grants	5,899	2,800	402	-	9,101	8,654
Development cost charges	16,632	-	-	-	16,632	17,818
Other capital funding sources	24,832	-	-	1,769	26,601	72,575
Other revenues:						
Investment income	17,614	-	-	-	17,614	16,303
Gaming revenue	17,559	-	-	-	17,559	19,555
Licenses and permits	12,372	-	-	50	12,422	10,747
Other	34,207	1,085	251	-	35,543	48,755
	468,700	13,013	767	2,424	484,904	527,128
Expenses:						
Wages and salaries	136,973	8,684	6,629	-	152,286	147,996
Public works maintenance	14,367	-	1	-	14,368	15,294
Contract services	62,612	-	581	390	63,583	59,073
Supplies and materials	53,384	5,042	1,545	256	60,227	55,750
Interest and finance	22,481	-	8	113	22,602	21,391
Transfer from (to) capital for tangible capital assets	9,575	-	(158)	-	9,417	19,349
Amortization of tangible capital assets	53,326	1,394	1,029	184	55,933	53,966
Loss on disposal of tangible capital assets	868	-	153	-	1,021	755
	353,586	15,120	9,788	943	379,437	373,574
Annual surplus (deficit)	\$ 115,114	\$ (2,107)	\$ (9,021)	\$ 1,481	\$ 105,467	\$ 153,554

CITY OF RICHMOND

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

Year ended December 31, 2016

22. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on March 14, 2016. The chart below reconciles the adopted Consolidated Financial Plan to the budget figures reported in these consolidated financial statements.

	Financial plan bylaw No. 9521	Financial statement budget
Revenues:		
Consolidated financial plan	\$ 499,034	\$ 499,034
Expenses:		
Consolidated financial plan	397,388	397,388
Add: Acquisition of tangible capital assets	-	1,020
Less: LIEC budget adjustment	-	(369)
	397,388	396,737
Annual surplus	101,646	102,297
Less: Acquisition of tangible capital assets	(441,608)	-
Less: Transfer to reserves	(62,222)	-
Less: Debt principal	(4,402)	-
	(406,586)	-
Add: Capital funding	403,510	-
Add: Transfer from surplus	3,076	-
Annual surplus per consolidated statement of operations	\$ -	\$ 102,297

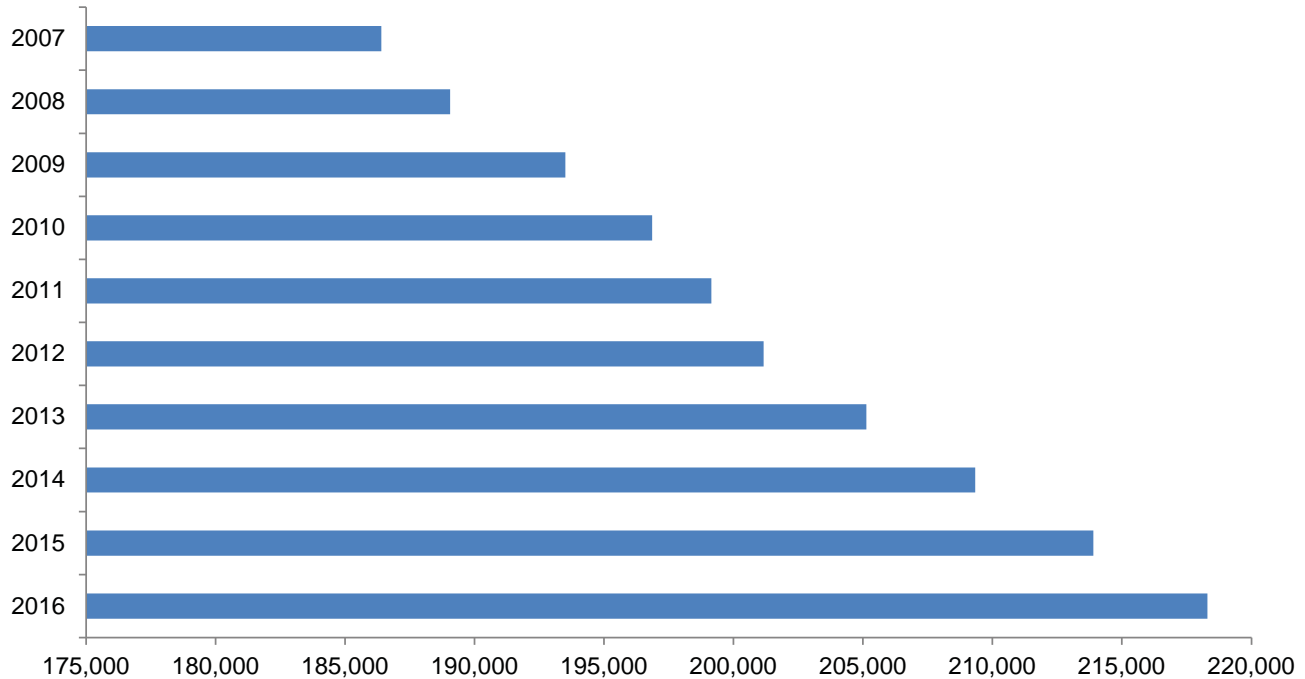
23. Comparative information:

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

City of Richmond statistical data

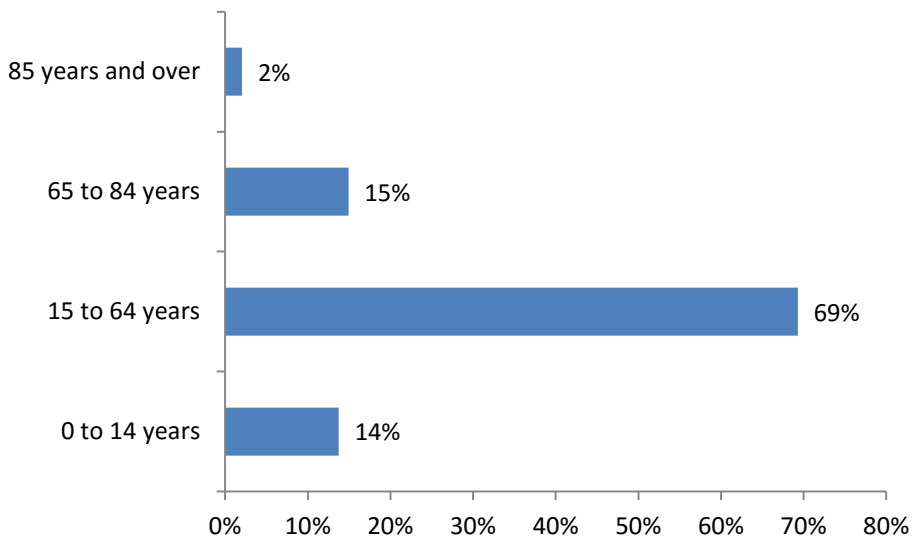
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City of Richmond population 2007–2016



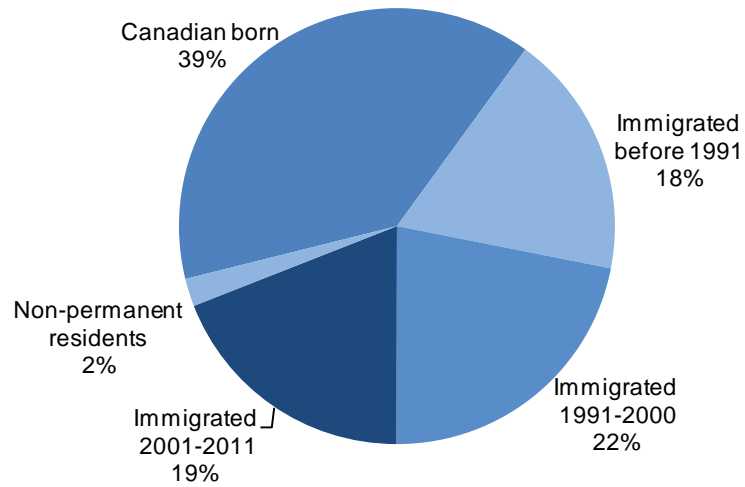
Source: City of Richmond Policy Planning Division

Total population by age groups



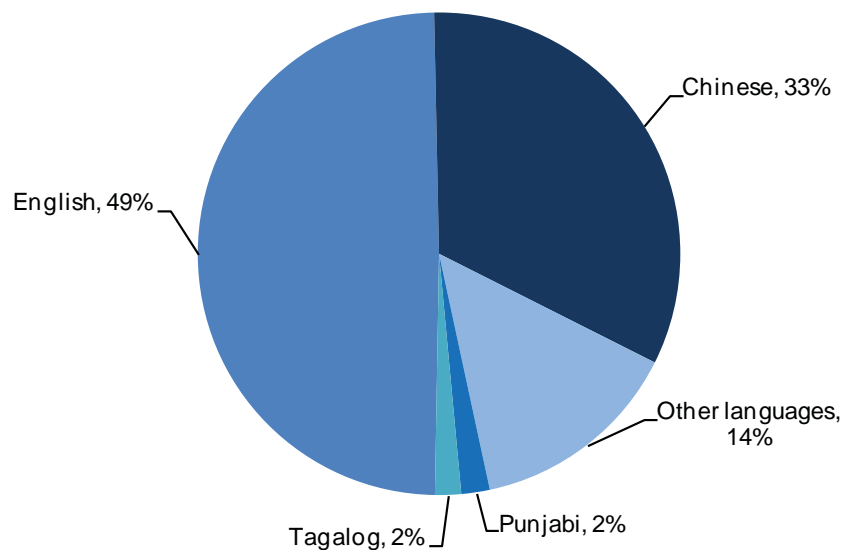
Source: Statistics Canada, 2016 Census of Population

Immigrant status of Richmond residents by period of immigration



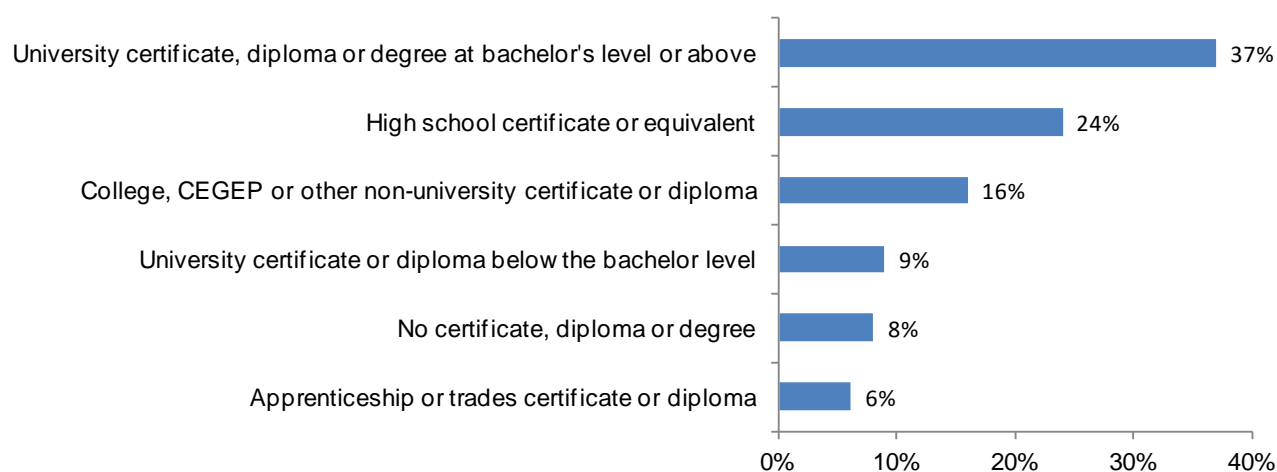
Source: Statistics Canada, 2011 National Household Survey (NHS)

Language spoken most often at home



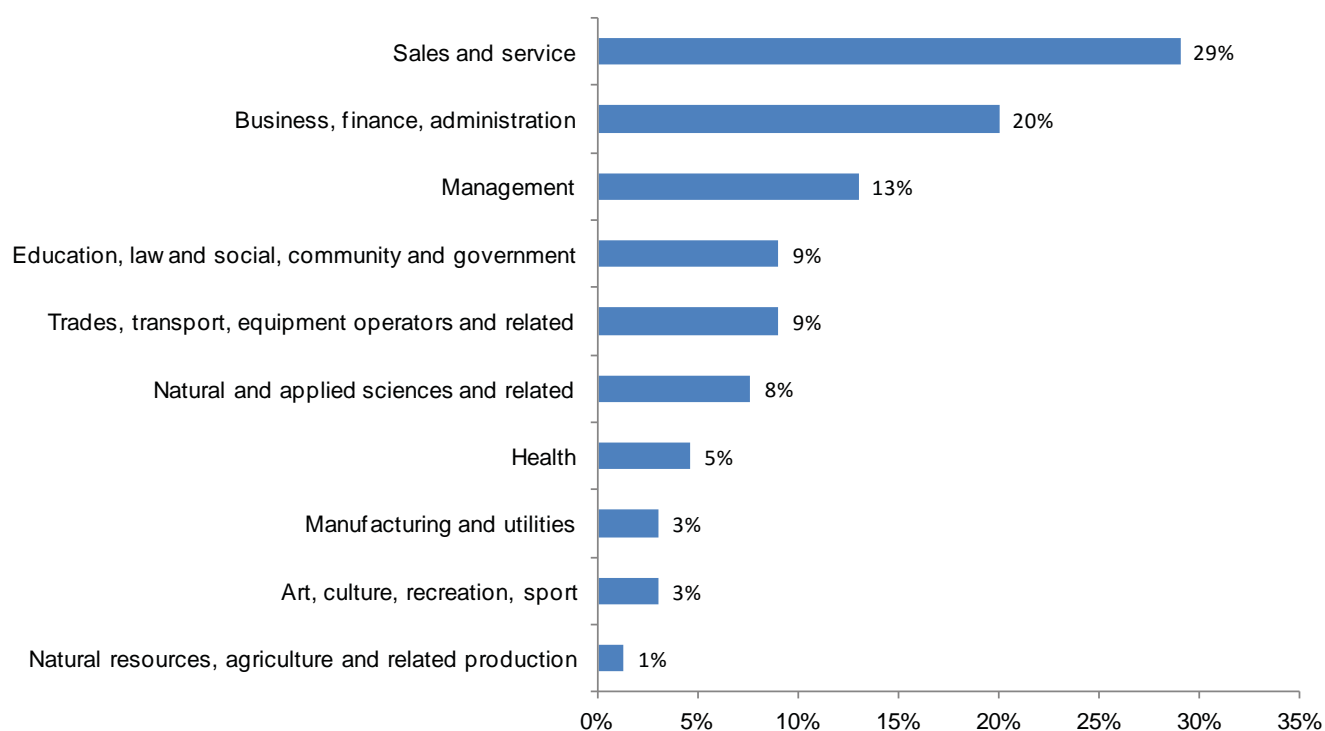
Source: Statistics Canada 2011 Census of Population

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



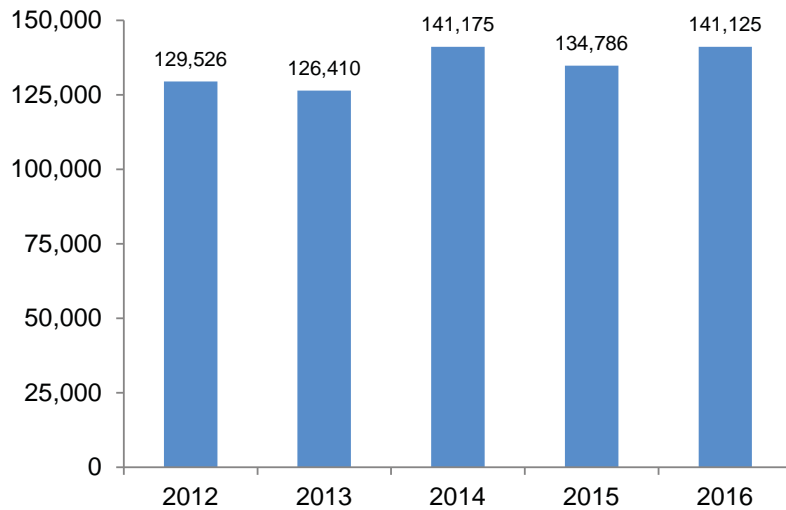
Source: Statistics Canada, 2011 National Household Survey (NHS)

Occupations of Richmond residents



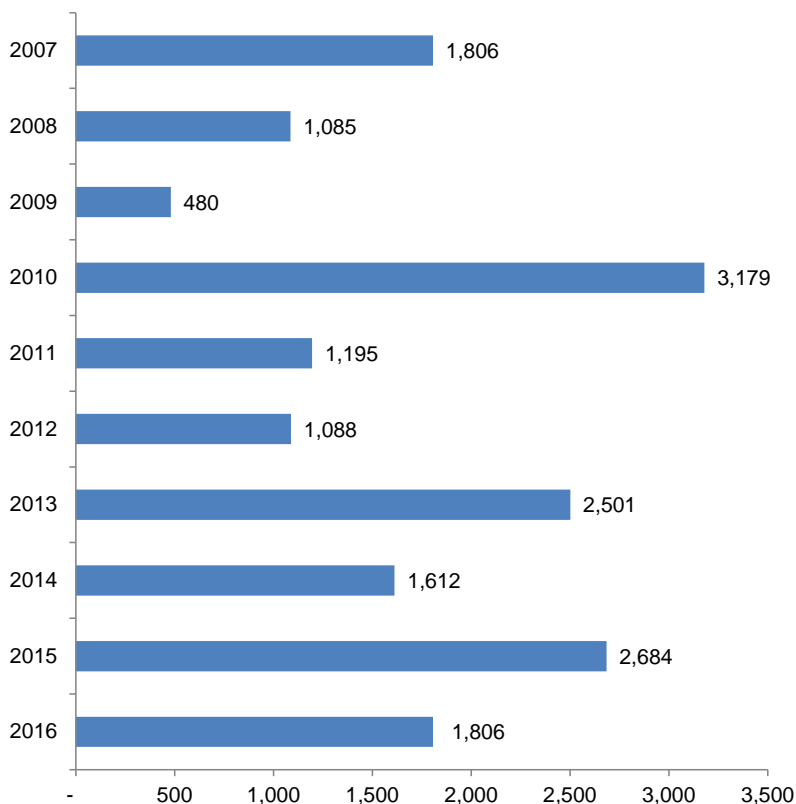
Source: Statistics Canada, 2011 National Household Survey (NHS)

Registration in Richmond Recreation and Cultural Services programs 2012–2016



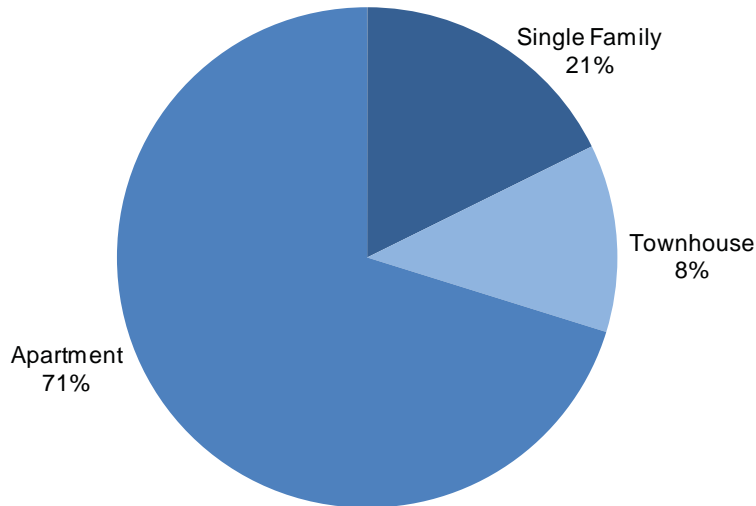
Source: City of Richmond Finance and Corporate Services

Housing starts in Richmond 2007–2016



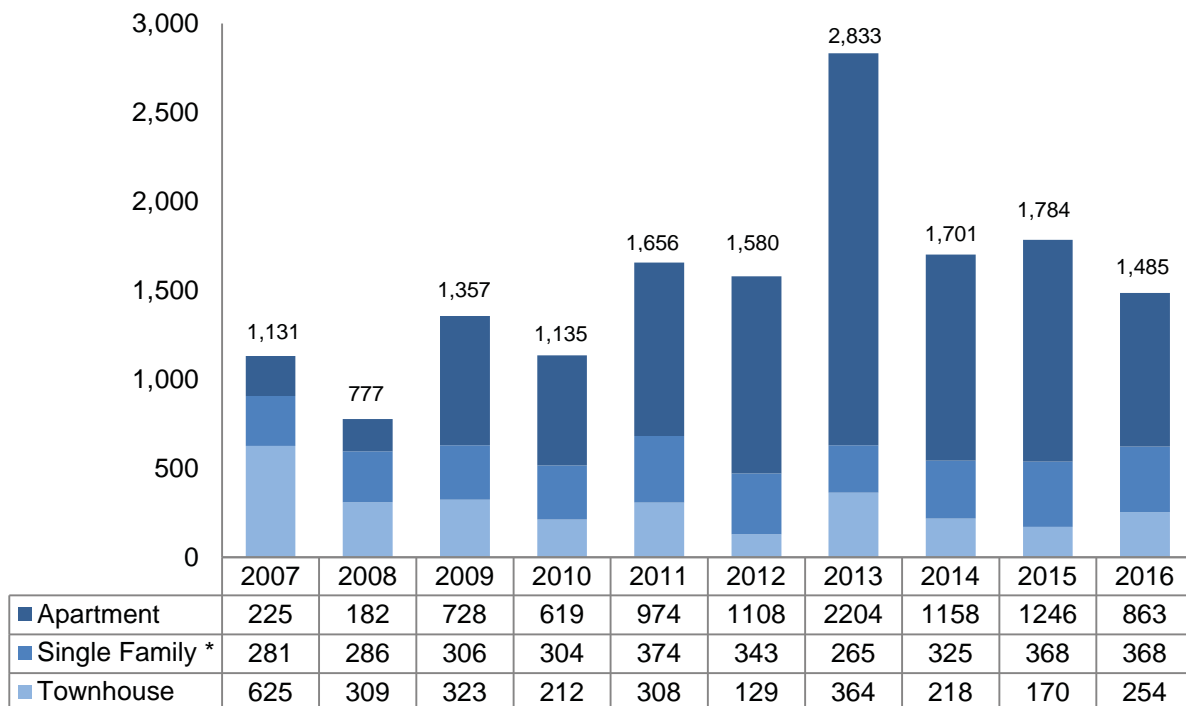
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year.

Richmond housing starts by type of units 2016



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

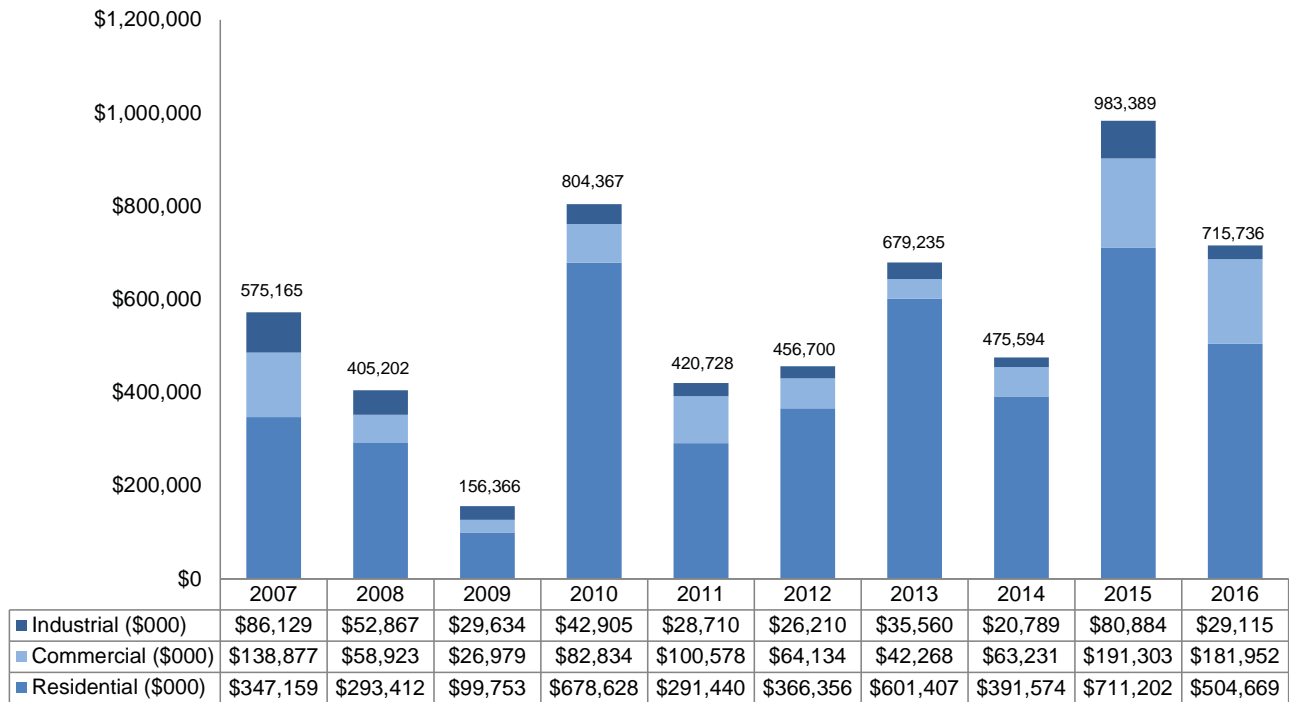
New dwelling units constructed 2007–2016



*Includes one family and two family dwellings

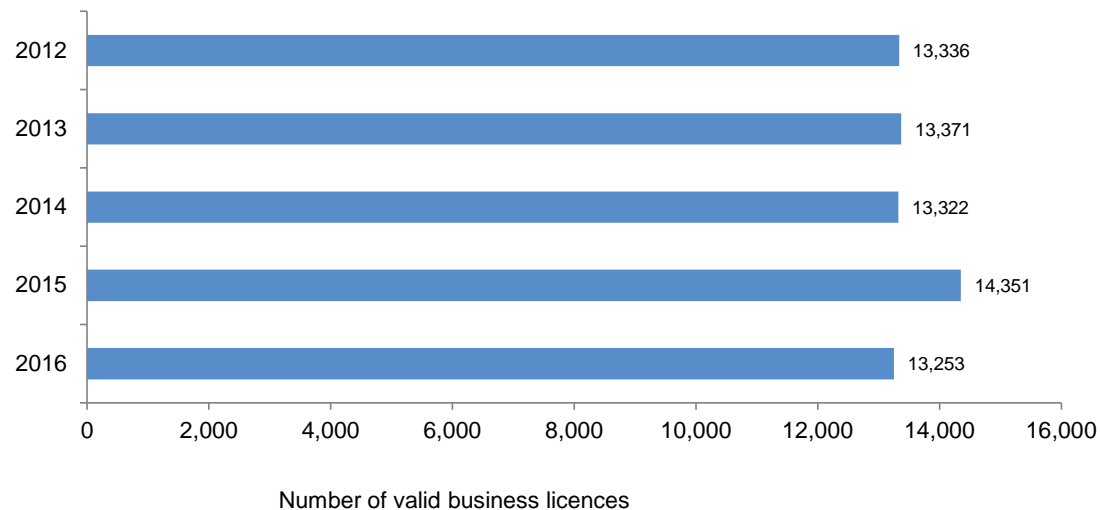
Source: City of Richmond building permit records. Includes only projects for new residential construction receiving final building permit in given year.

Construction value of building permits issued 2007–2016 (in \$000s)



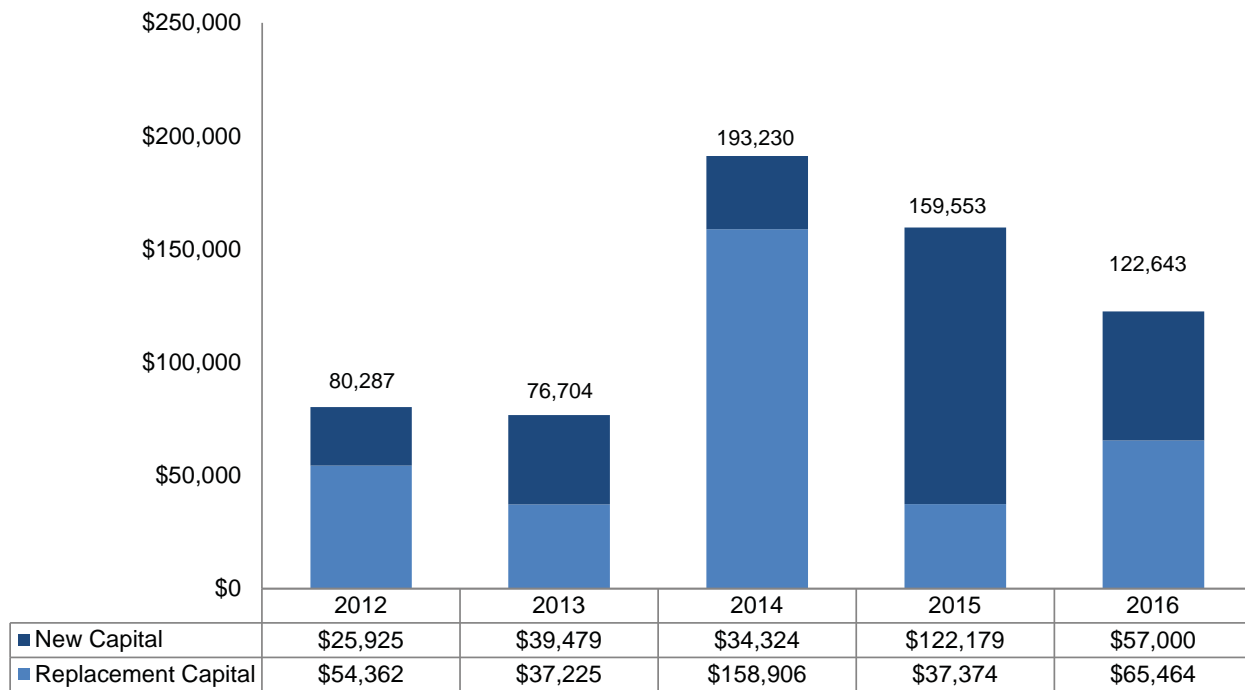
Source: City of Richmond building permit records.

Richmond business licences 2012–2016



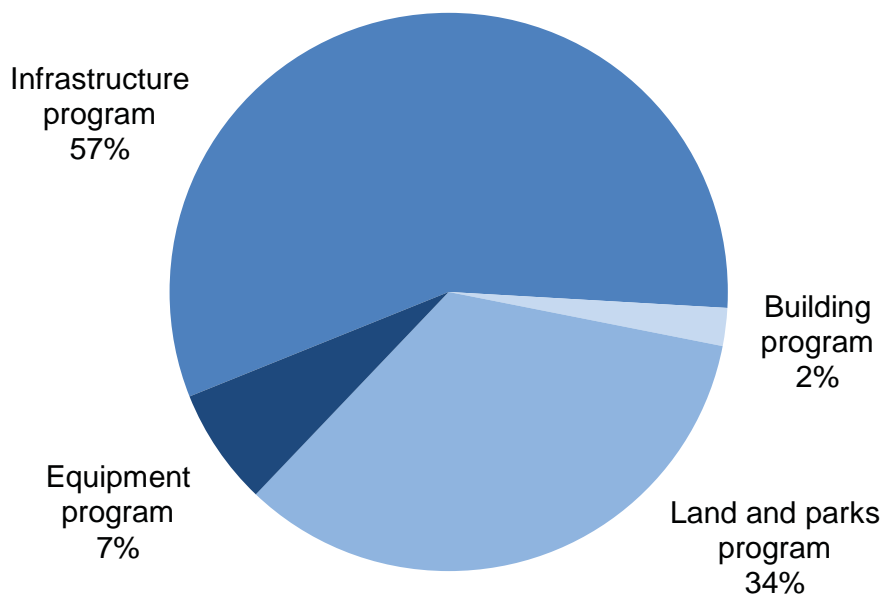
Source: City of Richmond Business Licences

City of Richmond budgeted capital construction costs 2012–2016 (in \$000s)



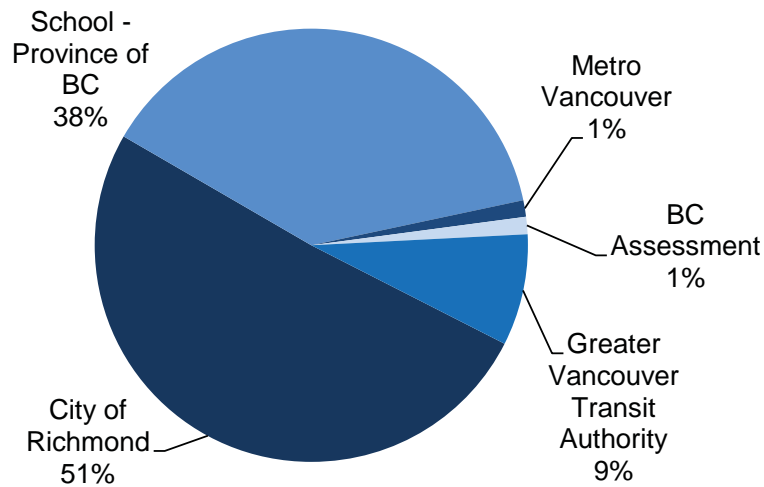
Source: City of Richmond Finance and Corporate Services

Capital program by type 2016



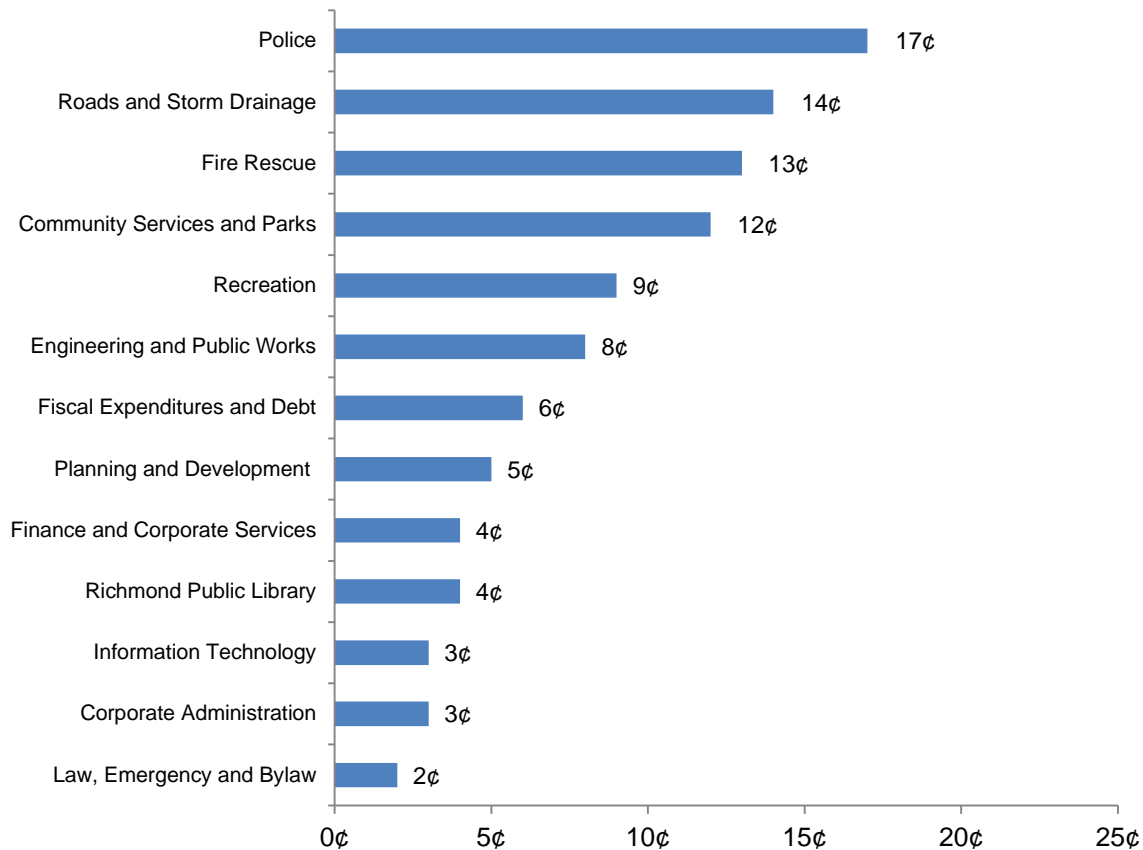
Source: City of Richmond Finance and Corporate Services

Breakdown of residential tax bill 2016



Source: City of Richmond Finance and Corporate Services

Breakdown of actual municipal tax dollar 2016



Source: City of Richmond Finance and Corporate Services

2016 tax rates

	City of Richmond	School - Province of BC	Metro Vancouver	BC Assessment	Municipal Finance Authority	TransLink
Residential	2.05383	1.43950	0.05073	0.05430	0.00020	0.28340
Business	6.66368	5.40000	0.12429	0.15750	0.00050	1.24200
Light industrial	6.66368	5.40000	0.17249	0.15750	0.00070	1.52110
Seasonal / Recreational	1.95275	3.10000	0.05073	0.05430	0.00020	0.25820
Major industrial	13.50329	2.16000	0.17249	0.49950	0.00070	1.92350
Farm	12.84412	3.45000	0.05073	0.05430	0.00020	0.36290
Utilities	38.64765	13.50000	0.17756	0.49950	0.00070	2.57430

Source: City of Richmond Finance and Corporate Services

2016 general revenue fund assessment and taxation by property class

	Assessment	% of assessment by class	Taxation	% of taxation by class
Residential	\$53,427,310,470	80.04%	\$109,730,613	54.94%
Business	10,669,182,553	15.98%	71,096,018	35.60%
Light industrial	2,338,871,400	3.51%	15,585,491	7.80%
Seasonal / Recreational	126,429,900	0.19%	246,886	0.12%
Major industrial	139,615,700	0.21%	1,885,271	0.94%
Farm	26,650,139	0.04%	342,298	0.17%
Utilities	22,181,408	0.03%	857,259	0.43%
Total	\$66,750,241,570	100.00%	\$199,743,836	100.00%

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

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

	2012	2013	2014	2015	2016
City of Richmond	\$167,529	\$176,283	\$183,687	\$190,074	\$199,744
School Board	128,610	133,660	133,539	147,087	150,420
Metro Vancouver	4,102	4,268	4,253	4,499	4,859
BC Assessment	4,593	4,667	4,843	4,973	5,087
TransLink	30,789	30,968	31,935	32,644	32,623
Other	14	15	15	16	18
Total Taxes	\$335,637	\$349,861	\$358,272	\$379,293	\$392,752

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

2012–2016 general assessment by property class (in \$000s)

	2012	2013	2014	2015	2016
Residential	\$45,026,858	\$44,663,439	\$44,543,518	\$47,402,471	\$53,427,310
Business	8,046,568	8,197,372	9,001,342	9,770,812	\$10,669,183
Light industrial	1,614,402	1,902,602	2,100,089	2,208,027	\$2,338,871
Seasonal / Recreational	111,935	120,715	97,338	144,622	\$126,430
Major industrial	111,752	115,791	125,716	137,265	\$139,616
Farm	26,572	26,618	26,112	26,364	\$26,650
Utilities	19,685	23,064	20,888	21,195	\$22,181
Total	\$54,957,772	\$55,049,601	\$55,915,003	\$59,710,756	\$66,750,242

Source: City of Richmond Finance and Corporate Services

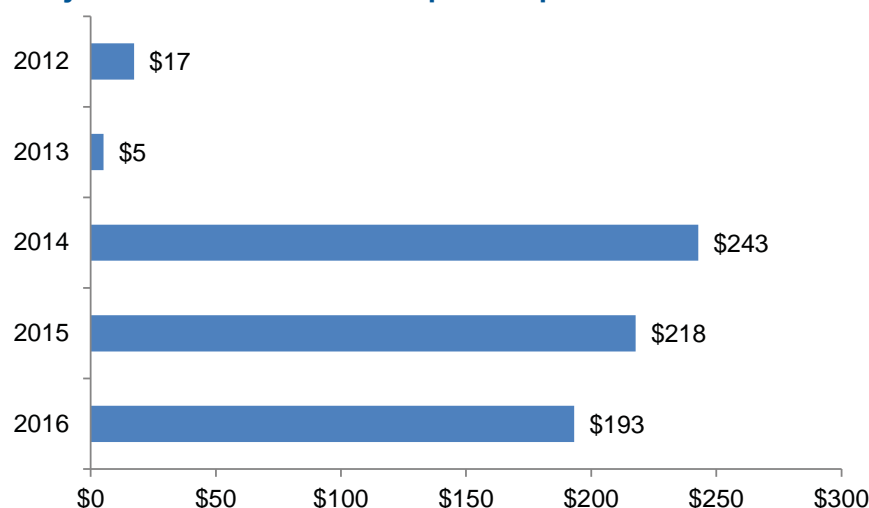
Long-term debt repayments relative to expenditures 2012–2016 (in \$000s)

General revenue fund	2012	2013	2014	2015	2016
Long term debt repayments	\$2,972	\$2,267	\$4,232	\$4,232	\$4,402
General expenditures	\$227,773	\$234,089	\$280,736	\$297,065	\$276,497
Repayments as % of expenditures	1.3%	1.0%	1.6%	1.4%	1.6%
Sewerworks revenue fund					
Long term debt repayments	\$115	\$30	\$0	\$0	\$0
Sewer expenditures	\$23,789	\$26,916	\$22,409	\$26,457	\$28,966
Repayments as % of expenditures	0.5%	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 2012–2016



Source: City of Richmond Finance and Corporate Services

Net debt 2012–2016 (in \$000s)

	2012	2013	2014	2015	2016
Net debt	\$3,488	\$1,056	\$50,815	\$46,583	\$42,181

Source: City of Richmond Finance and Corporate Services

Expenses by function 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Community Safety	\$75,193	\$77,649	\$83,820	\$85,386	\$89,752
Engineering and Public Works	53,164	53,268	55,899	56,294	61,243
Community Services	46,796	49,753	65,137**	68,246**	59,592
General government	38,570	41,061	42,582	43,438	44,583
Utilities	72,682	75,134	79,552	83,650	84,183
Planning and Development	11,961	11,854	13,301	13,211	14,233
Library services	9,245	9,390	9,563	9,463	9,788
Richmond Olympic Oval	9,826	10,509	11,065	13,395	15,120
Lulu Island Energy Corp	-	-	8	491	943
Total Expenses	\$317,437	\$328,618	\$360,927	\$373,574	\$379,437

* Amounts have been restated.

** Includes one-time affordable housing contributions.

Source: City of Richmond Finance and Corporate Services

Expenses by object 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Wages, salaries and benefits	\$129,981	\$137,648	\$142,169	\$147,996	\$152,286
Public works maintenance	20,901	14,246	14,548	15,294	14,368
Contract services	47,945	50,539	58,121	59,073	63,583
Supplies, materials	63,684	53,222	53,749	55,750	60,227
Interest and finance charges	4,495	19,783	21,367	21,391	22,602
Transfer from (to) capital for tangible capital assets	1,289	2,414	18,192	19,349	9,417
Amortization of tangible capital assets	49,565	50,333	52,106	53,966	55,933
Loss/(gain) on disposal of tangible capital assets	(423)	433	675	755	1,021
Total Expenses	\$317,437	\$328,618	\$360,927	\$373,574	\$379,437

* Amounts have been restated.

Source: City of Richmond Finance and Corporate Services

Revenue by source 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Taxation and levies	\$167,529	\$176,283	\$183,687	\$189,136	\$198,612
User fees	74,222	90,540	93,201	94,290	97,819
Sales of services	41,449	34,959	32,809	34,186	38,231
Licences and permits	8,734	9,241	9,819	10,747	12,422
Investment income	17,144	13,490	16,568	16,303	17,614
Grants including casino revenue	38,261	39,131	43,073	43,318	41,430
Development cost charges	10,480	11,730	18,765	17,818	16,632
Other capital funding sources	19,306	55,542	63,221	72,575	26,601
Other	23,186	23,946	35,194	48,755	35,543
Total Revenue	\$400,311	\$454,862	\$496,337	\$527,128	\$484,904

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services

Accumulated surplus 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Accumulated surplus, beginning of year	\$2,221,134	\$2,304,008	\$2,442,230	\$2,577,640	\$2,731,194
Annual surplus	82,874	126,244	135,410	153,554	105,467
Accumulated surplus, end of year	\$2,304,008	\$2,430,252	\$2,577,640	\$2,731,194	\$2,836,661

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services

Changes in net financial assets 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Change in net financial assets	\$53,436	\$79,838	\$53,623	\$61,390	\$(1,271)
Net financial assets, end of year	\$469,159	\$548,997	\$602,620	\$664,010	\$662,739

*Amounts have been restated

Source: City of Richmond Finance and Corporate Services

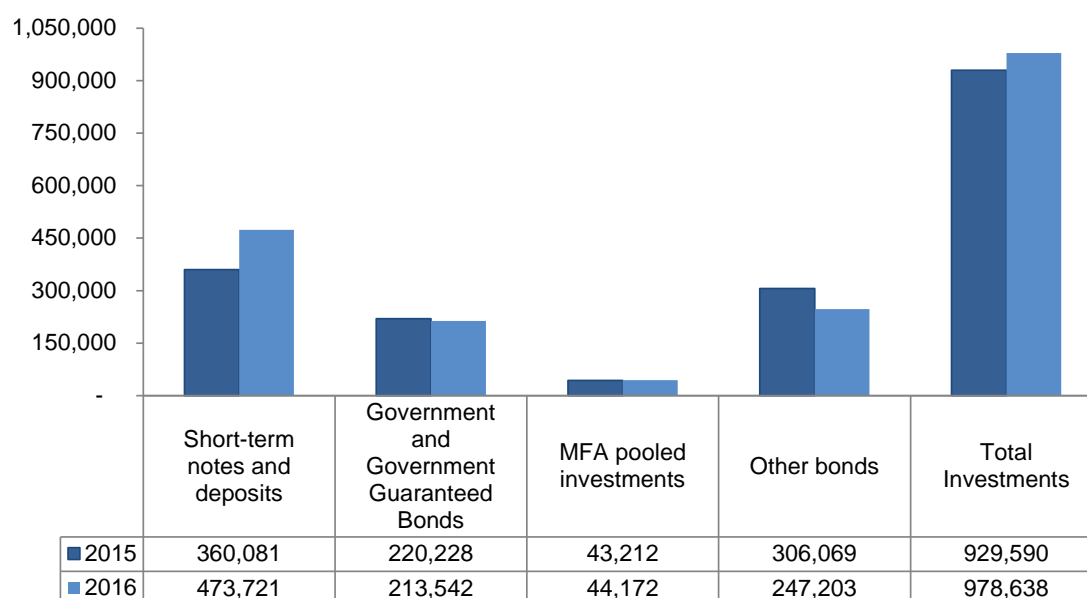
Reserves 2012–2016 (in \$000s)

	2012	2013	2014*	2015	2016
Affordable housing	\$18,082	\$20,696	\$12,551	\$24,934	\$23,726
Arts, culture and heritage	-	4,379	4,362	4,449	4,538
Capital building and infrastructure	36,686	46,394	55,651	60,412	63,476
Capital reserve	78,254	101,834	103,806	157,778	155,672
Capstan Station	-	3,862	8,241	9,508	14,957
Child care development	1,995	2,696	2,201	2,335	3,789
Community legacy and land replacement	16,681	16,353	16,720	16,994	8,413
Drainage improvement	27,948	35,555	44,505	52,922	55,903
Equipment replacement	16,579	17,820	17,241	16,882	18,571
Leisure facilities	3,177	3,551	3,621	5,275	5,568
Local improvements	6,428	6,527	6,643	6,767	6,222
Neighbourhood improvement	6,011	6,335	6,724	6,975	6,933
Public art program	1,967	2,282	2,554	3,056	3,108
Sanitary sewer	33,672	37,233	39,504	41,687	44,527
Steveston off-street parking	282	287	293	299	305
Steveston road ends	1,347	684	623	458	407
Waterfront improvement	112	104	659	642	615
Watermain replacement	41,680	42,481	46,375	46,614	50,855
Richmond Olympic Oval	4,100	4,732	4,328	3,191	4,261
Total reserves	\$295,001	\$353,805	\$376,602	\$461,178	\$471,846

* Amounts have been restated.

Source: City of Richmond Finance and Corporate Services

Investment portfolio per type 2015–2016 (\$000s)



Source: City of Richmond Finance and Corporate Services

Ratio analysis indicators of financial condition

	2015	2016
Sustainability ratios		
Assets to liabilities (times)	8.7	8.2
Financial assets to liabilities (times)	2.9	2.7
Net debt to total revenues	8.8%	8.7%
Net debt to the total assessment	0.1%	0.1%
Expenses to the total assessment	0.6%	0.6%
Flexibility ratios		
Public debt charges to revenues	0.3%	0.3%
Net book value of capital assets to its cost	68.7%	68.6%
Own source revenue to the assessment	0.7%	0.7%
Vulnerability ratios		
Government transfers to total revenues	5.4%	5.5%

Source: City of Richmond Finance and Corporate Services

2016 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 2016. Permissive tax exemptions are those exemptions granted by bylaw in accordance with Section 224 of the Community Charter.

Property / Organization	Address	2016 Municipal tax exempted
Churches and Religious Properties		
Aga Khan Foundation Canada	4000 May Drive	\$ 32,812
BC Muslim Association	12300 Blundell Road	90
Bakerview Gospel Chapel	8991 Francis Road	2,504
Beth Tikvah Congregation	9711 Geal Road	7,766
Bethany Baptist Church	22680 Westminster Highway	14,708
Brighthouse United Church	8151 Bennett Road	5,915
Broadmoor Baptist Church	8140 Saunders Road	7,282
Canadian Martyrs Parish	5771 Granville Avenue	9,430
Christian and Missionary Alliance	3360 Sexsmith Road	6,876
Christian Reformed Church	9280 No. 2 Road	7,987
Church in Richmond	4460 Brown Road	5,328
Church of Latter Day Saints	8440 Williams Road	10,922
Cornerstone Evangelical Baptist Church	12011 Blundell Road	717
Dharma Drum Mountain Buddhist Temple	8240 No. 5 Road	2,529
Emmanuel Christian Community	10351 No. 1 Road	4,866
Faith Evangelical Church	11960 Montego Street	3,240
Fraserview Mennonite Brethren Church	11295 Mellis Drive	9,004
Fujian Evangelical Church	12200 Blundell Road	5,311
Gilmore Park United Church	8060 No. 1 Road	5,630
I Kuan Tao (Fayi Chungder) Association	8866 Odlin Crescent	3,463
Immanuel Christian Reformed Church	7600 No. 4 Road	3,654
India Cultural Centre	8600 No. 5 Road	5,653
International Buddhist Society	9160 Steveston Highway	3,954
Johrei Fellowship Inc	10380 Odlin Road	5,895
Lansdowne Congregation Jehovah's Witnesses	11014 Westminster Highway	2,771
Larch St. Gospel Meeting Room	8020 No. 5 Road	2,902
Ling Yen Mountain Temple	10060 No. 5 Road	3,364
Nanaksar Gurdwara Gursikh Temple	18691 Westminster Highway	3,589
North Richmond Alliance Church	9140 Granville Avenue	2,404
Our Savior Lutheran Church	6340 No. 4 Road	4,540
Parish of St. Alban's	7260 St. Albans Road	5,448

Churches and Religious Properties continued . . .

Patterson Road Assembly	9291 Walford Street	\$ 924
Peace Evangelical Church	8280 No. 5 Road	6,093
Peace Mennonite Church	11571 Daniels Road	10,293
Richmond Alliance Church	11371 No. 3 Road	3,634
Richmond Baptist Church	6560 Blundell Road	1,455
Richmond Baptist Church	6640 Blundell Road	5,274
Richmond Bethel Mennonite Church	10160 No. 5 Road	10,570
Richmond Chinese Alliance Church	10100 No. 1 Road	7,183
Richmond Chinese Evangelical Free Church	8040 No. 5 Road	3,326
Richmond Emmanuel Church	7451 Elmbridge Way	10,719
Richmond Pentecostal Church	9300 Westminster Highway	9,689
Richmond Pentecostal Church	9260 Westminster Highway	824
Richmond Presbyterian Church	7111 No. 2 Road	4,755
Richmond Sea Island United Church	8711 Cambie Road	10,428
Salvation Army Church	8280 Gilbert Road	3,370
Science of Spirituality SKRM Inc	11011 Shell Road	1,499
Shia Muslim Community	8580 No. 5 Road	2,162
South Arm United Church	11051 No. 3 Road	1,935
St. Anne's Anglican Church	4071 Francis Road	4,163
St. Edward's Anglican Church	10111 Bird Road	4,273
St. Gregory Armenian Apostolic Church	13780 Westminster Highway	2,150
St. Joseph the Worker Roman Catholic Church	4451 Williams Road	9,947
St. Monica's Roman Catholic Church	12011 Woodhead Road	6,514
St. Paul's Roman Catholic Parish	8251 St. Albans Road	8,517
Steveston Buddhist Temple	4360 Garry Street	10,043
Steveston Congregation Jehovah's Witnesses	4260 Williams Road	4,890
Steveston United Church	3720 Broadway Street	3,326
Subramaniya Swamy Temple	8840 No. 5 Road	1,331
Thrangu Monastery Association	8140 No. 5 Road	4,671
Thrangu Monastery Association	8160 No. 5 Road	1,458
Towers Baptist Church	10311 Albion Road	6,760
Trinity Lutheran Church	7100 Granville Avenue	7,866
Trinity Pacific Church	10011 No. 5 Road	5,315
Ukrainian Catholic Church	8700 Railway Avenue	2,257
Vancouver Airport Chaplaincy	3211 Grant McConachie Way	572
Vancouver International Buddhist Progress Society	6690 - 8181 Cambie Road	9,016
Vancouver International Buddhist Progress Society	8271 Cambie Road	6,360
Vedic Cultural Society of BC	8200 No. 5 Road	2,974
West Richmond Gospel Hall	5651 Francis Road	2,997

Recreation, Child Care, and Community Service Properties

Canadian Sport Institute Pacific Society	2005 - 6111 River Road	\$ 5,264
City Centre Community Centre	5900 Minoru Boulevard	59,280
Cook Road Children's Centre	8300 Cook Road	1,635
Cranberry Children's Centre	23591 Westminster Highway	3,149
Girl Guides of Canada	4780 Blundell Road	2,576
Girl Guides of Canada	11551 Dyke Road	14,863
Navy League of Canada	7411 River Road	9,846
Richmond Animal Protection Society	12071 No. 5 Road	10,295
Richmond Caring Place	7000 Minoru Boulevard	160,915
Richmond Centre for Disabilities	100 - 5671 No. 3 Road	17,040
Richmond Family Place	8660 Ash Street	8,894
Richmond Ice Centre	14140 Triangle Road	158,502
Richmond Lawn Bowling Club	6131 Bowling Green Road	9,031
Richmond Olympic Oval	6111 River Road	1,549,046
Richmond Public Library	11580 Cambie Road	3,432
Richmond Public Library	11688 Steveston Highway	6,144
Richmond Rod and Gun Club	7760 River Road	20,469
Richmond Tennis Club	6820 Gilbert Road	13,360
Richmond Watermania	14300 Entertainment Boulevard	186,930
Richmond Winter Club	5540 Hollybridge Way	157,589
Riverside Children's Centre	5862 Dover Crescent	980
Scotch Pond Heritage	2220 Chatham Street	6,313
Terra Nova Children's Centre	6011 Blanchard Drive	1,970
Treehouse Learning Centre	100 - 5500 Andrews Road	1,392
West Cambie Childcare Centre	4033 Stolberg Street	3,140

Private Educational Properties

Choice Learning Centre	20411 Westminster Highway	2,233
Richmond Christian School Association	5240 Woodward's Road	87

Senior Citizen Housing

Richmond Legion Senior Citizen Society	7251 Langton Road	17,983
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Community Care Facilities

Canadian Mental Health Association	8911 Westminster Highway	\$	9,402
Development Disabilities Association	6531 Azure Road		2,331
Development Disabilities Association	8400 Robinson Road		2,902
Development Disabilities Association	7611 Langton Road		2,763
Greater Vancouver Community Service	4811 Williams Road		2,415
Pinegrove Place, Mennonite Care Home Society	11331 Mellis Drive		16,673
Richmond Lions Manor	9020 Bridgeport Road		20,306
Richmond Society for Community Living	303 - 7560 Moffatt Road		692
Richmond Society for Community Living	4433 Francis Road		1,780
Richmond Society for Community Living	5635 Steveston Highway		5,817
Richmond Society for Community Living	9 - 11020 No. 1 Road		955
Richmond Society for Community Living	9580 Pendleton Road		2,608
Rosewood Manor, Richmond Intermediate Care Society	6260 Blundell Road		35,689
Western Recovery Foundation	10411 Odlin Road		2,265

2016 City Centre Area transitional tax exemptions

Organization	Address	2016 Municipal tax exempted
0737293 BC Ltd	4711 Garden City Road	21,577
2725312 Canada Inc	5900 No. 2 Road	45,100
2725312 Canada Inc	6191 Westminster Highway	25,209
2725312 Canada Inc	6751 Westminster Highway	37,850
3500 Richmond Holdings Ltd	3500 No. 3 Road	34,125
AAA Self Storage Depot Inc	8520 Cambie Road	17,612
Bene (Oval) Development Ltd	6851 Elmbridge Way	22,203
Bene (Oval) Development Ltd	6871 Elmbridge Way	19,065
Centro Ovalsquare Development Ltd	6791 Elmbridge Way	47,112
China Cereals & Oils Corp	8777 Odlin Road	11,362
Conway Richmond Estates Ltd	4800 No. 3 Road	20,744
ELG Alderbridge Investments Inc	7851 Alderbridge Way	48,738
Grand Long Holdings Canada Ltd	8091 Park Road	42,814
Hallmark Holdings Ltd	7811 Alderbridge Way	46,286
HGL Investments Ltd	4940 No. 3 Road	34,011
Jiatai Realty Inc	5400 Minoru Boulevard	22,643
Marisco Holdings Ltd	7680 River Road	18,559
McDonald's Restaurants of Canada Ltd	7120 No. 3 Road	21,890
Minoru Plaza Inc	5660 Minoru Boulevard	14,087
Minoru Plaza Inc	5560 Minoru Boulevard	15,993
PLR Holdings Ltd	5840 Minoru Boulevard	24,189
Richmond Holdings Ltd	7880 Alderbridge Way	34,871
Richmond Holdings Ltd	7111 Elmbridge Way	19,538
Richmond Holdings Ltd	7671 Alderbridge Way	29,467
Richmond Holdings Ltd	5003 Minoru Boulevard	17,659
Three Road Plaza Inc	4551 No. 3 Road	49,478
UEM Sunrise (Canada) Alderbridge Ltd	7960 Alderbridge Way	28,434
UEM Sunrise (Canada) Alderbridge Ltd	5333 No. 3 Road	26,828
Vancouver Soho Holding Ltd	5740 Minoru Boulevard	19,365
Vancouver Soho Holding Ltd	5740 Minoru Boulevard	20,551

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, Lulu Island Energy Company 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

 @Richmond_BC

 /CityofRichmondBC




Gateway Theatre

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



 /Gateway-Theatre

 @Gateway_Theatre

Richmond Public Library

Hours: 604-231-6401
www.YourLibrary.ca
 /yourlibraryRichmond
 @RPLBC
 /YourLibraryRichmond

Richmond Olympic Oval

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

Lulu Island Energy Company

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

Major services provided by the City of Richmond

Administration

Includes the office of the Chief Administrative Officer (CAO) who oversees the overall administration of the City's operations. Also includes the Deputy Chief Administrative Officer, human resources, intergovernmental relations and protocol (IGR), 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 as well as bylaw enforcement, legal and regulatory matters.

Community Services

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

Finance and Corporate Services

Includes customer service, information technology, finance, economic development, real estate services, City Clerk, enterprise services, business licences and administration and compliance.

Engineering and Public Works

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, 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

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

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CNCL-115

City of Richmond, BC

2016 Annual Report Highlights

For the year ended December 31, 2016



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

City of Richmond's Vision:

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

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This report features highlights from Richmond's 2016 Annual Report. For the detailed 2016 Annual Report that meets legislated requirements, please visit www.richmond.ca (City Hall > Finance, Taxes & Budgets > Budgets & Financial Reporting > Annual Reports).

Cover photo: Garden City Park. Photo by Kai Jacobson.

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Message from the Mayor



Richmond is extremely proud of our history. From a small rural community based around farming and fishing, we've grown to become BC's fourth largest city and a modern, culturally-diverse and economically-robust international crossroads. Throughout the ongoing evolution of Richmond, we've remained proud of where we came from, while fishing and farming remain vital parts of our community today.

With our history in mind, Richmond City Council has placed great importance on heritage preservation and protection. That commitment was honoured in 2016 when Richmond received the prestigious Prince of Wales Award, the highest honour for heritage in Canada. The award recognized the City's comprehensive heritage programs together with our ongoing efforts to protect, preserve and celebrate our community's history.

Richmond is home to one of the largest collections of heritage sites in BC. Britannia Shipyards National Historic Site is one of the jewels of our heritage collection. In 2016, five new permanent exhibits were opened in the recently restored Seine Net Loft, one of a dozen historic buildings on the Britannia site. The exhibits contain vivid examples of innovation and human ingenuity within the fishing and boat-building industries. Council also approved funding to support extended public opening hours for the site and further restoration.

While proud of our past, our sights are also focused on meeting the needs of community for today and for the future. For example, in 2016, our internationally award-winning district energy program continued to expand, adding new customers across the city. Council approved the hiring of 12 new police officers in 2016 and funding was approved for another 11 new positions in 2017 to ensure Richmond remains a safe community. Richmond enjoyed another strong year for new construction and our second-straight record-breaking year for filming. Agreement was also reached for an increased hotel room tax, which will fund further development of Richmond as a tourism destination.

Our Council, staff, our community partners and volunteers continue to work hard to meet the evolving needs of our residents, businesses and visitors. To find out more about our achievements and plans for the future, please contact the Mayor's Office.

A handwritten signature in black ink, reading "Malcolm Brodie". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Malcolm Brodie
Mayor, City of Richmond

Message from the Chief Administrative Officer

I am pleased to present our Annual Report for the year 2016, which details our many achievements and our continued strong financial position.

The City of Richmond has continued to honour its past, while providing outstanding service today and ensuring we are ready to meet the emerging future needs of our community.

A major focus of the year was the further implementation of the City's Digital Strategy, which is designed to put Richmond in the forefront of local governments for innovative use of technology. The strategy is aimed at improving customer service and staff efficiency and making our community more connected. Digital Strategy initiatives in 2016 included providing free public Wi-Fi service at nearly 20 civic facilities, converting many of our development application plans from paper documents to electronic files, introducing a smart phone app for building inspections and allowing property owners to pay their taxes by credit card.

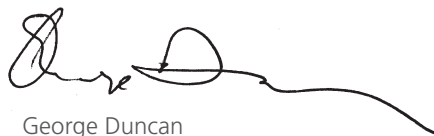
Tourism continues to be a growing economic sector within Richmond. The City successfully negotiated a new 5-year agreement that expands the local hotel room tax. The revenues from this tax will be used to further enhance important City-owned tourist destinations including the Olympic Experience at the Richmond Olympic Oval and Britannia Shipyards National Historic Site. It also secures ongoing funding for our highly successful Richmond Sport Hosting program.

Our innovative and award-winning district energy program also made major strides in 2016. The Alexandra District

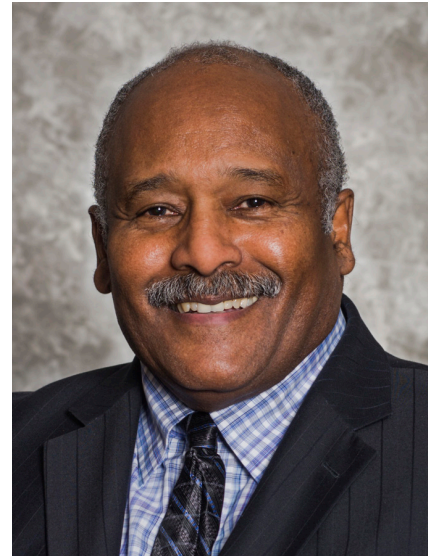
Energy Utility now serves over 1,100 residential units and 280,000 square feet in other buildings. In addition, over 1,100 residential units are now connected to the Oval Village District Energy Utility. The next initiative is to launch a district energy system in City Centre North to connect 9 million square feet of additional buildings.

As our corporate culture evolves through significant generational change, we've put a renewed emphasis on organizational development. A new Organizational Development initiative was launched in 2016 to emphasize our focus on customer service, developing new leaders and being a values-based organization. Our organization has a long-standing record of excellence in local government service delivery and leadership. The Organizational Development Program will ensure we maintain that high standard and sustain our commitment to continuous improvement.

Our financial position and local economy remain extremely positive. Development activity remained strong in 2016 and we continue to enjoy a robust economy with an enviable employment base. Richmond taxpayers enjoy some of the lowest taxes in the region and we maintain a favourable balance between residential and commercial property taxes. We continue to limit tax increases and build our financial reserves, while maintaining and expanding civic services and infrastructure.



George Duncan
Chief Administrative Officer



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, 2016, pursuant to Section 167 of the Community Charter. These statements contain the 2016 financial results for the "City," which includes the City of Richmond, Lulu Island Energy Company Ltd., Richmond Olympic Oval Corporation and the Richmond Public Library.

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, 2016 in accordance with Canadian public sector accounting standards.

The City continued to strengthen its financial position in 2016. The City's net worth reached \$2.8B (2015: \$2.7B) and cash and investments increased to \$997.0M (2015: \$951.4M). Net financial assets were \$662.7M (2015: \$664.0M) while reserve fund balances increased to \$471.8M (2015: \$461.2M).

Revenues for 2016 were \$484.9M (2015: \$527.1M) and expenses were \$379.4M (2015: \$373.6M). The change in revenue was mainly due to exceptional development activity during 2015 that returned to still elevated, but more standard levels in 2016. Developer contributed assets decreased by \$37.4M in 2016 to \$24.4M and developer community amenity contributions decreased by \$19.6M to \$10.1M. The expense increases were mainly due to increases to the RCMP policing contract, including a retroactive wage settlement,

Minoru Centre for Active Living. 2016 building permit construction value was third highest ever.



collective agreement increases and facility maintenance. The construction value of building permits issued in 2016 was \$715.8M (2015: \$983.4M), the third highest year on record.

Additional financial information is available in the City's comprehensive Annual Report available on the City's website at www.richmond.ca.

These financial results are a reflection of City Council's commitment to ongoing financial sustainability through the Long Term Financial Management Strategy. This strategy ensures that the City delivers good value for taxpayers through its various services, while continuing to expand and renew infrastructure, contain costs, grow the investment lands and above all, ensure that we have a City in a secure financial condition for present and future generations.

In 2016, 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.

Richmond's financial position and economic outlook remain strong. We continue to place significant emphasis on maintaining community livability through outstanding services, working on a resilient economy strategy in support of local businesses and implementing a digital strategy to propel the City to the forefront of innovation in North America.

A handwritten signature in black ink, appearing to read 'Andrew Nazareth'.

Andrew Nazareth, BEc, CPA, CGA
General Manager, Finance and
Corporate Services
May 8, 2017

Richmond at a glance

The charts and tables on the following four pages provide highlights of City financial information and community demographics. For more information visit www.richmond.ca.

Balance Sheet (in \$000s)

	2016	2015
Financial Assets	\$ 1,058,353	\$ 1,017,492
Total Liabilities	395,614	353,482
Non-Financial Assets	2,173,922	2,067,184
Accumulated Surplus	\$ 2,836,661	\$ 2,731,194

A Balance Sheet provides a snapshot of what the City owns (assets) and owes (liabilities).

Financial assets are similar to cash resources and are fairly liquid. Non-financial assets are owned and will be utilized for future services, including tangible capital assets, inventories and prepaid expenses.

Accumulated surplus is an indicator of the City's overall financial health. It is equivalent to the net worth of an organization.

Income Statement (in \$000s)

	2016	2015
Total Revenue	\$ 484,904	\$ 527,128
Total Expenses	379,437	373,574
Annual Surplus	\$ 105,467	\$ 153,554

An Income Statement provides a summary of amounts received (revenues) and amounts spent (expenses).

The difference between revenue and expenses shows the City's net position (annual surplus). A positive change in net position indicates the City had enough revenues to cover its expenses.

The annual surplus represents the change in accumulated surplus on the Balance Sheet and includes amounts collected for transfer to reserves, recognition of restricted capital revenue and contributed assets.

Richmond stats

Total population.....	218,307
City area.....	129.6 sq km
Number of islands making up the city.....	17
Park land.....	1,950 Acres
Parks.....	145
Trails.....	73 Km
On-road cycling paths.....	60 Km
Community centres.....	8
Pool facilities.....	4
Arena facilities.....	3 (10 rinks)

City services

Recreation registrations.....	141,125
Fire-Rescue—calls for service.....	10,947
RCMP—calls for service.....	69,800
Public Works—calls for service.....	14,671

Building stats

Development applications received.....	235
Building permits issued.....	1,740
Business licences.....	13,253
Housing starts.....	1,806
Construction value of building permits issued.....	\$715M

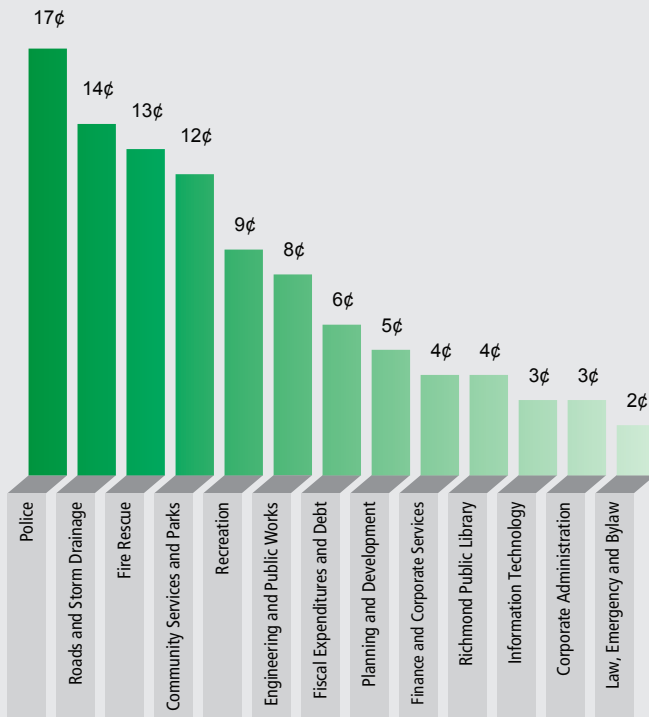


Britannia Shipyards National Historic Site. Photo by Clayton Perry.

Financial snapshot

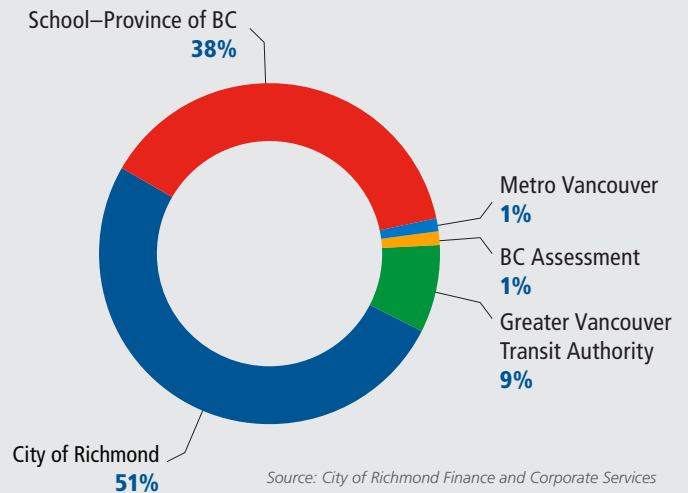
The charts and tables on these pages provide a snapshot of the City's financial information. For additional information, please visit www.richmond.ca (City Hall > Finance, Taxes and Budgets > Budgets and Financial Reporting > Annual Reports).

Breakdown of actual municipal tax dollar 2016



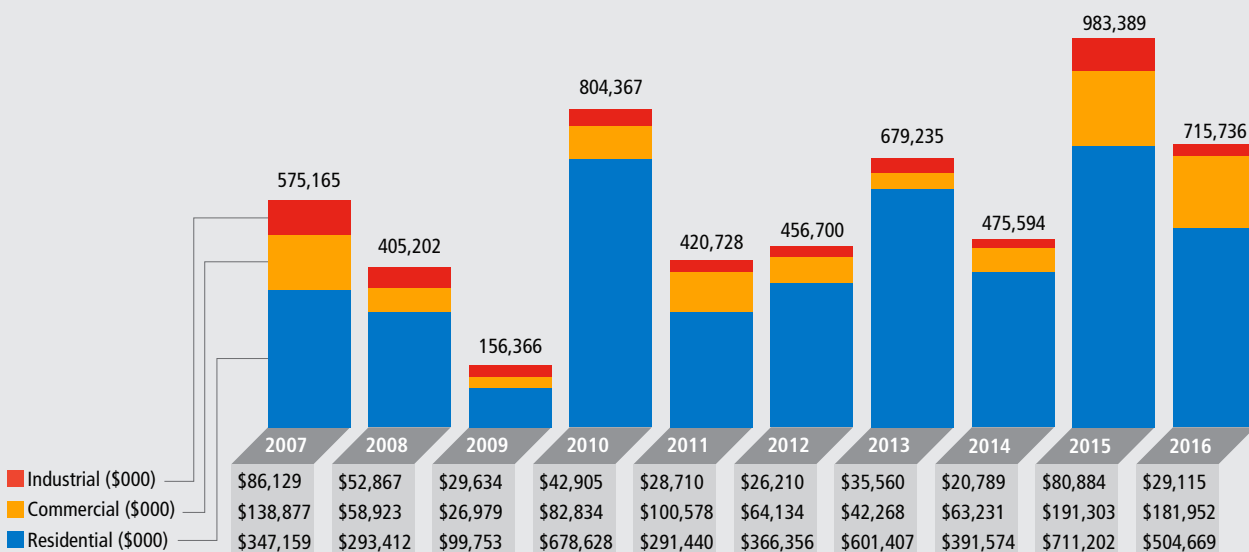
Source: City of Richmond Finance and Corporate Services

Breakdown of residential tax bill 2016



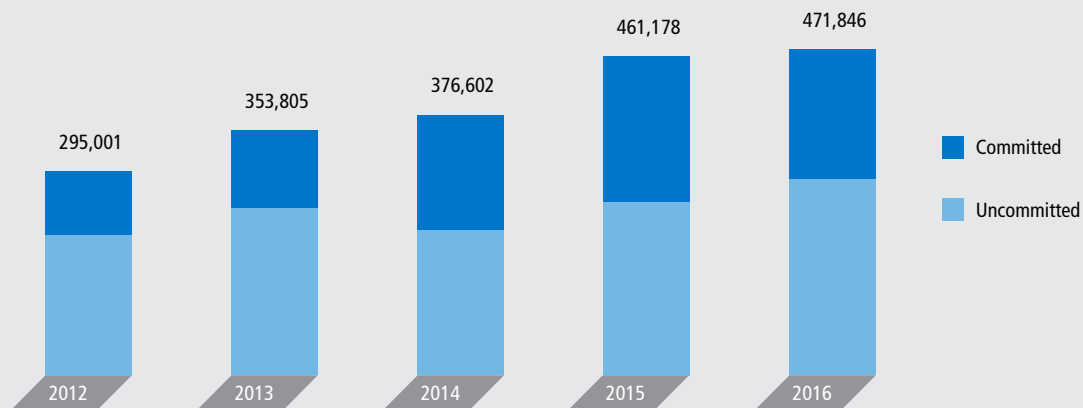
Source: City of Richmond Finance and Corporate Services

Construction value of building permits issued 2007–2016 (in \$000s)



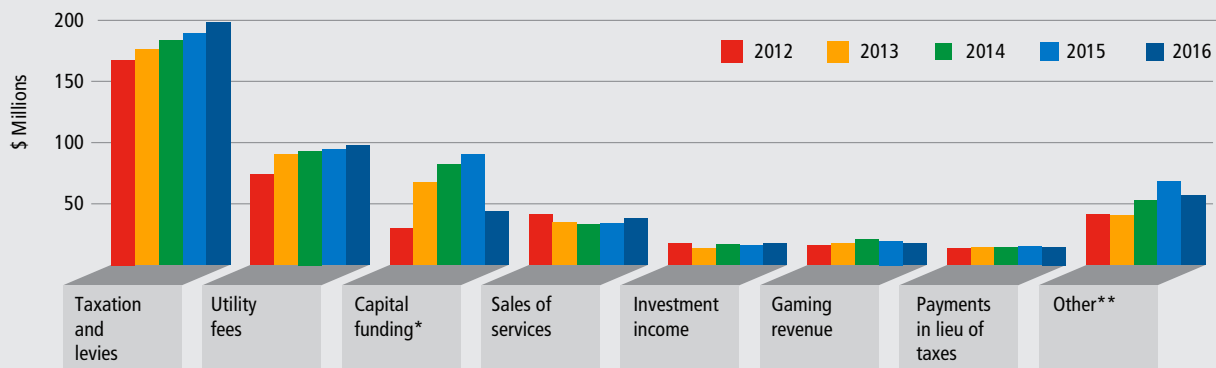
Source: City of Richmond building permit records

Reserves balance 2012–2016 (in \$000s)



Source: City of Richmond Finance and Corporate Services

Revenue by source 2012–2016

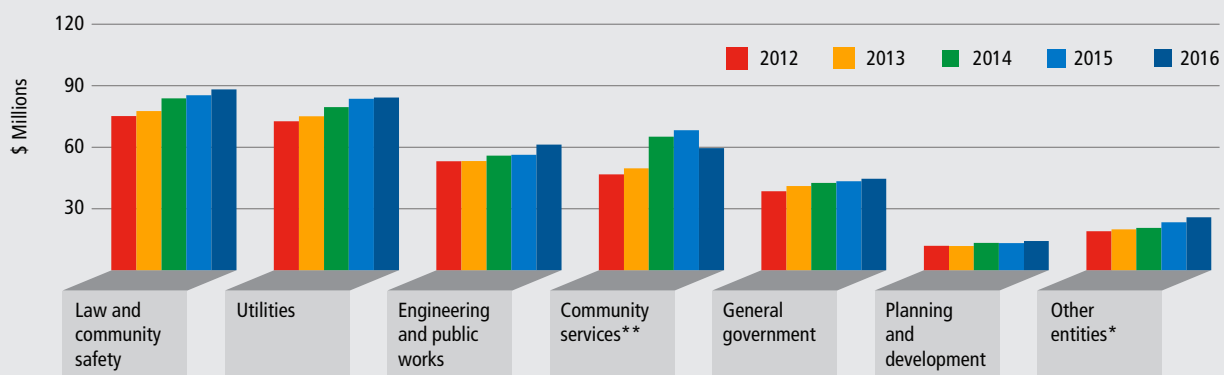


*Capital funding includes: Development cost charges and other capital funding sources

**Other includes: Provincial and federal grants, licences and permits and other

Source: City of Richmond Finance and Corporate Services

Expenses by function 2012–2016



*Other entities include: Richmond Olympic Oval, Richmond Public Library and Lulu Island Energy Company

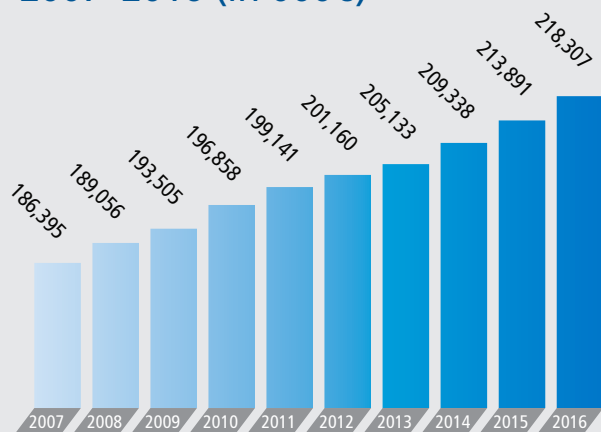
** Expenses for Community Services include one time contributions towards affordable housing of \$11.8M in 2014 and \$12.3M in 2015

Source: City of Richmond Finance and Corporate Services

Richmond overview

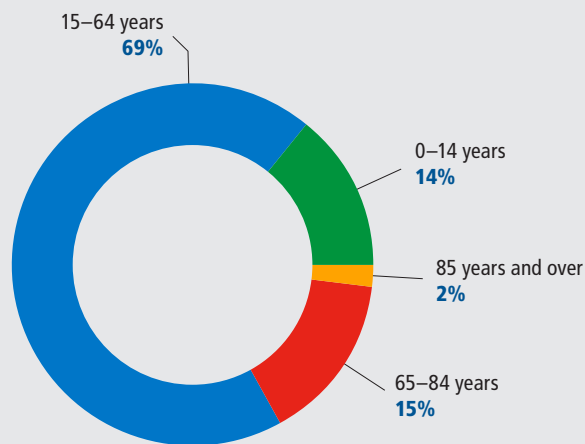
The charts and tables on this page provide a brief overview of key community and corporate indicators. For more information visit www.richmond.ca (Discover Richmond > About Richmond)

City of Richmond population 2007–2016 (in 000's)



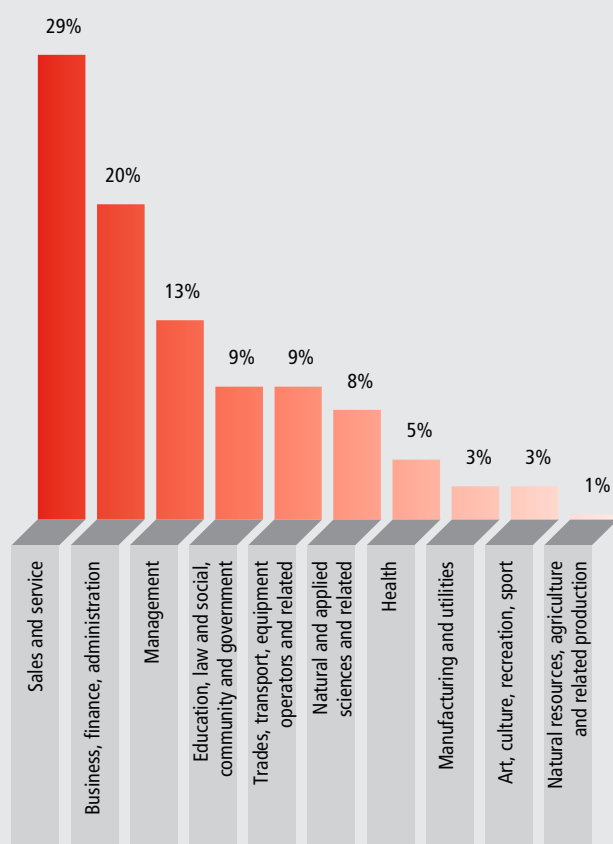
Source: City of Richmond Policy Planning Division

Total population by age groups



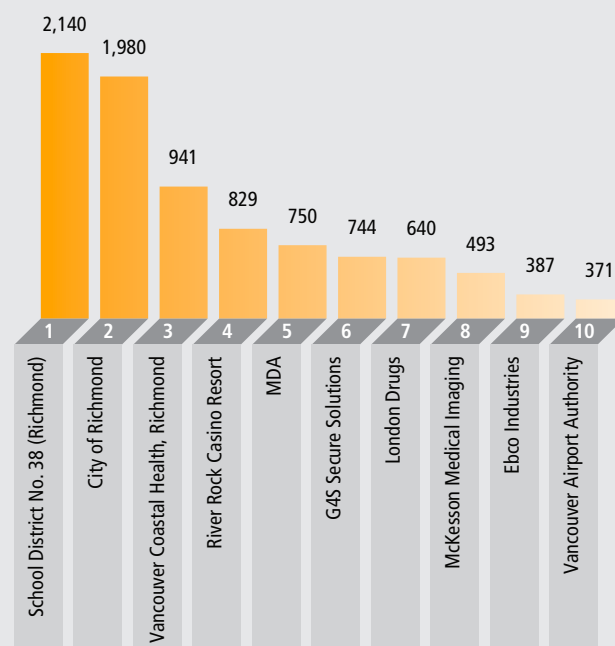
Source: Statistics Canada, 2016 Census of Population

Occupations of Richmond residents



Source: Statistics Canada, 2011 National Household Survey (NHS)

Top 10 largest employers in Richmond (by number of employees)



Source: City of Richmond Business Licences/Business In Vancouver

2016 awards



Green Fleet E3 Platinum certification.



Richmond World Festival.



Alexandra District Energy Utility phase 4 expansion.

A meaningful measure of civic success lies in the number of awards the City of Richmond receives from its peers and others. In 2016, the City received a number of significant awards, including:

- The National Trust for Canada Prince of Wales Award for Municipal Heritage Leadership.
- Richmond's district energy implementation initiatives received the Union of BC Municipalities' Community Excellence Award in Best Practices, Excellence in Action category.
- The Alexandra District Energy Utility received the System of the Year Award from the International District Energy Association.
- E3 Fleet Certification—Platinum Level Certification from the Fraser Basin Council. Richmond is the only city in Canada to have received this certification, which honours environmentally-friendly practices in managing large vehicle fleets.
- The Canadian Wood Council Award for use of sustainable materials on the Mary's Barn project—a 3,500 square foot barn located at Terra Nova named after community leader, Mary Gazetas. Mary's Barn supports the Sharing Farm Society's mission to provide fresh, sustainably-grown produce for local low-income families.
- The 2016 Richmond World Festival was named as one of three finalists in *Special Event* magazine's prestigious international awards competition for Best Fair/Festival.
- The Richmond Maritime Festival received an honourable mention in the Cultural Events category at the Creative City Network of Canada Awards of Excellence.
- Two awards were received from the Government Finance Officers Association for financial reporting for the City's 2015 Annual Report. The Canadian Award for Financial Reporting was received for the 14th consecutive year. The Award for Outstanding Achievement in Popular Annual Financial Reporting was received for the 7th consecutive year.
- The Silver Award for Excellence in Policy Planning from the Planning Institute of BC for Richmond's Ecological Network Management strategy. This strategy is our guide in preserving and protecting Richmond's natural areas.
- An Award of Recognition by Creative BC for "outstanding contributions to the success and sustainability of British Columbia's film and television production industry."

2016 highlights



Richmond Fire-Rescue Live Training Centre.



Seine Net Loft exhibits. Photo by Joel Baziuk.



12 new police officers hired.

Safe Community

- Council approved the hiring of 12 additional police officers for Richmond RCMP.
- Richmond Fire-Rescue opened a new live fire training centre.

Vibrant, Active and Connected City

- Five permanent exhibit zones were opened in the Seine Net Loft at Britannia Shipyards National Historic Site. The exhibits contain vivid examples of innovation and human ingenuity within the fishing and boat-building industries.
- The City's first artist-in-residence, Rhonda Weppler, conducted a year-long series of popular, public art workshops and initiatives from her base in historic Branscombe House.
- New memorial street signs, incorporating a poppy motif were installed on City streets named after Richmond soldiers killed in military service.

Well-Planned Community

- A Police Services Review was undertaken to consider the most appropriate model for police service delivery for Richmond. Council decided to continue its contract with the RCMP over creating a municipal police force.
- The City adopted a new Arterial Roads Policy allowing for greater density along most of Richmond's main roadways, helping to address housing affordability. Further regulations governing residential building massing and height were also adopted to address livability concerns.

Sustainability

- The Alexandra District Energy Utility was expanded to serve over 1,100 residential units and 280,000 square feet in other buildings. This includes the first Walmart in North America to be served by a district energy utility. In addition, over 1,100 residential units are now connected to the Oval Village District Energy Utility.
- The new City Centre Community Centre received gold certification through the Leadership in Energy and Environmental Design (LEED) program.

2016 highlights



Record year for filming.



Memorial street signs.



Canadian women's volleyball team.

Partnerships and Collaboration

- The City, together with Tourism Richmond and the Richmond Hotels Association, secured approval to raise the local hotel room tax to 3% to provide additional funding for tourism marketing and attraction development.

Quality Infrastructure Networks

- Construction began on the \$79.6 million Minoru Centre for Active Living, which will house a new aquatics and seniors centre and other recreational services. Construction was also launched on the new Brighthouse and Cambie fire halls.

Financial Stewardship

- The City secured \$16.6 million in provincial funding to support further improvements to the City's critical network of dikes and pump stations.
- Continued implementation of the City's Digital Strategy used technology to improve customer service and efficiency. This included allowing property owners to use credit cards to pay their property taxes.

Economic Development

- The Richmond Film Office recorded its second straight record-breaking year for filming activity. In 2016, filming activity occurred on three out of every four days.
- Richmond Sport Hosting reached an agreement for Canada's national women's volleyball team to make the Richmond Olympic Oval its national training centre for 5 years beginning in 2017.

Well-Informed Citizenry

- Online access was provided to an array of archival records and corporate information dating back to 1879. This adds to thousands of digitized photographs, Council minutes, bylaws and other City records now available online. An online Museum Collection was also launched, providing digital images of 2,100 artifacts.

Major services provided by the City of Richmond

Administration

Includes the office of the Chief Administrative Officer (CAO) who oversees the overall administration of the City's operations. Also includes the Deputy Chief Administrative Officer, human resources, intergovernmental relations and protocol (IGR), 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 as well as bylaw enforcement, legal and regulatory matters.

Community Services

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



Engineering and Public Works Open House

Finance and Corporate Services

Includes customer service, information technology, finance, economic development, real estate services, City Clerk, enterprise services, business licences and administration and compliance.

Engineering and Public Works

Comprises engineering planning, design, construction and maintenance services for all utility and City building infrastructure. Responsible for local water supply, sewer and drainage, dikes and irrigation system, roads and construction services, street lighting, environmental services, 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, Lulu Island Energy Company and Gateway Theatre. For more information on City services contact:

City of Richmond

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

604-276-4000
infocentre@richmond.ca
www.richmond.ca

 /CityofRichmondBC

 @Richmond_BC

 /CityofRichmondBC

Gateway Theatre

6500 Gilbert Road
Richmond, British Columbia

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

 /GatewayTheatreBC

 @Gateway_Theatre

Richmond Public Library

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

 /YourLibraryRichmond

 @RPLBC

 /YourLibraryRichmond

City Centre Community Centre.



Richmond Olympic Oval

6111 River Road
Richmond, British Columbia

778-296-1400
www.richmondoval.ca

 /RichmondOval

 @RichmondOval

Lulu Island Energy Company

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

604-276-4011
www.luluslandenergy.ca



City of Richmond

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

Telephone: 604-276-4000

www.richmond.ca

CNCL - 131

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City of Richmond

Report to Committee

To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Date: May 17, 2017
File: 07-3070-01/2017-Vol
01
Re: 2017 Child Care Capital Grants - Second Intake

Staff Recommendation

That the report titled "2017 Child Care Capital Grants – Second Intake", dated May 17, 2017 from the General Manager, Community Services, be awarded for the recommended amounts and cheques be disbursed for a total of \$64,594.00.

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO: Finance Department	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On February 14, 2017, City Council approved 2017 Child Care Grants noting that after all allocations were approved residual funds would be remaining in the Child Care Capital Grants budget. Typically, the annual budget for this grant program is \$50,000. Staff advised that a second 2017 Child Care Capital Grant intake would be conducted in the spring to utilize the remaining funds for additional projects.

The City's Child Care Development Policy 4017, adopted in 2006, directs staff to plan, partner and, as resources and budgets become available, support a range of quality, affordable child care including: facilities, spaces, programming, equipment, and support resources. The Child Care Development Statutory Reserve was established to financially assist non-profit societies with providing child care grants for minor capital improvements. It provides the source funding for the Child Care Capital Grants.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

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

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

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

This report supports the City's Social Development Strategy Action #10 - Support the establishment of high quality, safe child care services in Richmond through:

Administering the City's Child Care Grant Program to support the provision of quality, affordable, accessible child care in Richmond.

Findings of Fact

2017 Child Care Capital Budget for the Second Intake

The Child Care Capital Grants are funded from one of the City's two Child Care Reserve Funds:

- The Child Care Development Reserve Fund (Bylaw 6367), was established in 1994 for capital expenses including grants to non-profit societies for capital purchases and improvements (e.g. equipment, furnishings, renovations and playground development).

On December 12, 2016, as part of the 2017 Capital Budget, Council approved the expenditure of \$50,000 from the Child Care Development Reserve to be used for the 2017 Child Care Capital Grants. An initial grant intake took place in the fall of 2016 which resulted in \$8,536.62 being

allocated to successful grant applicants, as approved by Council at the Council meeting held on February 14, 2017.

As presented in the previous staff grant report, the remaining funds of \$41,463 are now being used to contribute to a budget for a second intake of 2017 Child Care Capital Grant applications. These funds are being supplemented by \$23,131 of unspent funds remaining from the 2014 Child Care Capital Grant process for a total budget of \$64,594 for the second intake of the 2017 Child Care Capital Grants.

Notice Given and Applications Received

During April and May 2017, a call for applications for the second intake of the 2017 Child Care Capital Grants was posted on the City website, announced in a news release, promoted on social media (e.g. Facebook, Twitter), and circulated in e-mail blasts, by Vancouver Coastal Health and Richmond Child Care Resource and Referral, to licensed child care programs in Richmond. The deadline for submissions to the City's online web application system was Friday, May 5, 2017. A total of eight applications were received (Attachment 1).

Analysis

Application Review Process

The Child Care Development Advisory Committee (CCDAC) convened a Child Care Grants Subcommittee to review the 2017 Child Care Capital Grant second intake applications and supporting materials. For reference, summaries of the 2017 Child Care Capital Grant applications are included with this report (Attachment 2). As the contents of the summary sheets are taken verbatim from the applicants submissions, they will replicate any errors or omissions made by the applicant.

The subcommittee met on May 10, 2017 with City staff. They discussed the grant applications from the following organizations:

2017 Child Care Capital Grant Second Intake - Applicants and Requests		Requested Amount
Capital Grant Applicants and Requests		
1.	Atira Women's Resource Society	\$30,000.00
2.	Developmental Disabilities Association of Vancouver- Richmond	\$2,500.00
3.	East Richmond Community Association	\$2,384.79
4.	La Societe de la Garderie et de la Prematernelle les Moussaillons	\$6,712.94
5.	Society of Richmond Children's Centres	\$2,837.62
6.	Thompson Community Association	\$26,200.00
7.	Tomorrow's Topkids Child Care Society	\$14,305.49
8.	True Light School of British Columbia	\$4,000.00
Total Amount Requested		\$88,940.84

The Child Care Grants Subcommittee assessed each application for eligibility in compliance with the Child Care Grant Guidelines (Attachment 3). They reviewed the purpose of the grant, the

project proposals, and project budgets. Applications were scored by the subcommittee members using a rating sheet (Attachment 4).

On May 10, 2017, the CCDAC received a report from its Child Care Grants Subcommittee about the 2017 Child Care Capital Grant (second intake) applications. A total of \$88,940.84 was requested from eight organizations. These organizations are seeking funding for the following types of projects: outdoor playground improvements, indoor and outdoor equipment and furnishings.

CCDAC is recommending that all eight applicants receive funding for their projects. However, as the requests exceeded the available budget some adjustments have been made in order to ensure projects could proceed while utilizing the available funding in a fair manner to address all requests.

Financial Impact

The 2017 Child Care Capital Grants budget of \$64,594 was previously approved by City Council as part of the 2017 and 2014 Capital Plans. The funds being used are residual monies that were unspent in the previous Child Care Capital grant intakes for 2014 and 2017. A total of \$64,594 in allocations is being recommended for the 2017 Child Care Capital Grants – Second Intake, subject to City Council's approval.

Conclusion

The Child Care Capital Grants will provide direct support to eight (8) non-profit organizations. The physical environments of five-hundred and fifty-four (554) licensed spaces will be enhanced and the children accessing these programs will benefit from new furnishings, equipment and playground upgrades. Staff recommend approval of the proposed CCDAC's recommendations for the 2017 Child Care Capital Grants – Second Intake and the allocation of \$64,594 to the eight (8) applicants.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

- Att. 1: 2017 Child Care Capital Grants - Second Intake
2: 2017 Child Care Capital Grants – Second Intake Summary Reports
3: Child Care Grants Program Guidelines
4: Child Care Development Advisory Committee Grant Review Rating Form

2017 CHILD CARE CAPITAL GRANTS – SECOND INTAKE

Applicant Program Name/ Type of Care/ Licensed Capacity	Purpose	Request	Recommended Amount	Comment/ Conditions	Attach 2 Page #'s <i>Grant Summaries</i>
Atira Women's Resource Society <i>Willow Early Care and Learning Centre</i> Group Care Under 36 Months (12 spaces) Group Care 30 Months to School Age (25 spaces) 37 spaces total – licensing application in process)	Grant funds will be used to purchase long-term, durable furnishings for the Willow Early Care and Learning Centre.	\$30,000.00	\$25,000.00		1
Developmental Disabilities Association of Vancouver- Richmond <i>Riverside Early Development Centre</i> Group Care 30 Months to School Age (25 licensed spaces)	Grant funds will be used to purchase play materials and to refurbish a fixed piece of outdoor play equipment known as the "Crazy Daisy".	\$2,500.00	\$2,500.00		3
East Richmond Community Association <i>Cambie Community Centre Out of School Care</i> School Age Care (64 licensed spaces)	Grant funds will be used to furnish one new room with child appropriate materials supporting the expansion of Summer Camp and Out of School Care programs.	\$2,384.79	\$2,384.00		5
La Societe de la Garderie et de la Prematernelle les Moussaillons <i>La Garderie/ Prematernelle les Moussaillons</i> Group Care 30 Months to School Age (24 licensed spaces) School Age Care (24 licensed spaces)	Grant funds will be used to upgrade equipment and furnishings to benefit the children of Richmond who attend the Society's two child care programs.	\$6,712.94	\$6,712.00		7
Society of Richmond	Grant funds will be used to purchase	\$2,837.62	\$2,837.00		9

Applicant Program Name/ Type of Care/ Licensed Capacity	Purpose	Request	Recommended Amount	Comment/ Conditions	Attach 2 Page #'s Grant Summaries
Children's Centres <i>Cook Road Children's Centre</i> Group Care 30 Months to School Age (25 licensed spaces)	new appliances to replace broken original fridge, washer and dryer.				
Thompson Community Association <i>Rompers Preschool</i> Preschool (51 licensed spaces)	Grant funds will be used to install a new fence as part of improvements for the outdoor playground space for Thompson Community Association's Rompers Preschool.	\$26,200.00	\$8,600.00	CONDITION : to be used for fencing materials	10
Tomorrow's Topkids Child Care Society <i>Tomorrow's TopKids Clubhouses</i> : Errington, Ferris, Graur, Jessie Wowk, McKinney, Spul'u'kwuks, and Westwind School Age Care (265 licensed spaces)	Grant funds will be used to purchase new couches for our 7 centres; portable dishwashers for 5 of our 7 centres; 2 in 1 laptops for our 7 centres.	\$14,305.49	\$12,801.00		12
True Light School of British Columbia <i>True Light Montessori Children's Centre</i> Group Care 30 Months to School Age (39 licensed spaces)	Grant funds will be used to purchase new shelving and chairs and repair a playground shed.	\$4,000.00	\$3,760.00		14
Total Requested/ Recommended		\$88,940.84	\$64,594.00		
Total Available			\$64,594.00		
Total Remaining			\$0.00		

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: Atira Women's Resource Society**Title: Willow Early Care and Learning Center Furniture Proposal****Amount: \$30,000.00****Purpose: Furnishings**

The purpose of this application is to purchase long-term, durable furnishings for the Willow Early Care and Learning Center. Currently the newly built child care facility is equipped with appliances and some built in furnishings however it is our intention to use these funds, if successful, to purchase a significant amount of the other required furnishings in order to open our doors to the community and the women and children living in the Affordable Housing units at Cadence, September 1st, 2017.

Service Delivery Benefits:

It is our belief Willow Early Care and Learning Center will enhance the delivery of Richmond child care services by addressing many of priorities outlined in the Richmond Childcare Needs Assessment and Strategy, intended to inform planning between 2009 and 2016. Located in the City Center neighborhood, Willow will be a support for community at large, including many City of Richmond employees, as well as the women and children who have been impacted by violence and are living in the co-located affordable housing units owned by Atira. Working in partnership with Vancouver Coastal Health and with the collaborative support of the Ministry of Children and Family Services, The Richmond Foodbank, AVIA Employment as well as others, it is our vision Willow will serve as a pillar in the community for inclusive support for those women and children most vulnerable in our community. With our commitment to provide child care support to the families in Cadence, the affordable housing program, we will be able to support Mom's to identify and seek further support for any complex behaviors their children may be managing. This early identification and support will promote school readiness and success for children as they transition into the school system.

Beneficiaries:

If we are successful with this application we will be supporting 37 children. WECLC will have 12 spaces for children under 36 months and 25 spaces for children 30 months to school age. If the initial interest is an indicator we will be opening Willow at capacity September 1, 2017.

Partners (if applicable):

MOST RECENT PREVIOUS GRANT(S) (if applicable)

Year	Amount	Grant Program
-------------	---------------	----------------------

GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: Developmental Disabilities Association of Vancouver-Richmond**Title: Riverside's Outdoor Play Improvements****Amount: \$2,500.00****Purpose: Equipment**

Riverside's ongoing efforts to improve the centre's outdoor play space would benefit greatly with a purchase of play materials and a refurbishment of a fixed piece of equipment known as the "Crazy Daisy" (photos attached to this application).

Service Delivery Benefits:

With updated supplies for interesting and interactive play opportunities, the children's quality of play will be improved. The piece of equipment needing repair is a threat to splinters and possible breakage, it does not meet safety standards and is becoming an eyesore.

Beneficiaries:

The children will benefit from actual use of the new play supplies and materials. The teachers will benefit from knowing their requests for the improvements were heard and can have increased pride in the environment we will have to offer.

Partners (if applicable):**MOST RECENT PREVIOUS GRANT(S) (if applicable)**

Year	Amount	Grant Program
2014	\$4201.00	Child Care Capital
2015	\$11000.00	Child Care Capital
2016	\$4900.00	Child Care Capital

GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: East Richmond Community Association**Title: Out of School Care Expansion****Amount: \$2,500.00****Purpose: Furnishings**

With our plan to expand our Summer Camp and Out of School Care programs , we will be using these funds to furnish one new room with child appropriate materials.

Service Delivery Benefits:

By creating this new space during the summer, we are adding 12 new child care spaces. These materials will also be included into our Child Care rooms at the end of summer which will be used by both Out of School Care and Preschool children.

Beneficiaries:

Our Preschool and Out of School Care programs share spaces and will both be utilizing these new materials during the school year. Throughout the summer these materials will be incorporated into a new space for children ages 5-7 years old.

Partners (if applicable):

ERCA fully supports the Out of School Care program.

MOST RECENT PREVIOUS GRANT(S) (if applicable)

Year	Amount	Grant Program
2013	\$5723.20	Child Care Capital
2013	\$1000.00	Parks, Rec and Community Events
2012	\$1500.00	Parks, Rec and Community Events

GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: LA SOCIETE DE LA GARDERIE ET DE LA PREMATERNELLE LES**Title: Les Moussaillons kids play equipment/furniture upgrading project****Amount: \$6,712.94****Purpose: Equipment**

The purpose of this project is to allow Les Moussaillons to upgrade its equipment and furnishings to benefit the children of Richmond who attend the two programs of the society.

Service Delivery Benefits:

The equipment that we hope to acquire through this grant will allow Les Moussaillons to improve the quality and quantity of the equipment available for children to play and learn through, which target the development of gross motor skills. Additionally the grant will allow us to replace old and damaged equipment and furnishings that are no longer in use as they constitute a danger to the children.

Beneficiaries:

This grant will benefit the children who attend Les Moussaillons currently (a total of 33 children between the age of 3 to 12 years old) as well as future children who will join in the coming years. Since its inception in 2005 Les Moussaillons has served more than 500 families in and around Richmond city.

Partners (if applicable):**MOST RECENT PREVIOUS GRANT(S) (if applicable)**

Year	Amount	Grant Program
------	--------	---------------

GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017
Childcare Grants Program**

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

Society: Society of Richmond Children's Centres**Title:** Cook Road Appliances**Amount:** \$2,837.62**Purpose:** Other

Cook Road Childrens Centre has an original fridge and washer/dryer set and the washer is now broken. We need to replace all three appliances ASAP.

Service Delivery Benefits:

All three appliances are critical to the proper functioning and health and safety of the centre and as such contribute to the quality of the program.

Beneficiaries:

All the children and families and staff at Cook Rd Children's Centre

Partners (if applicable):**MOST RECENT PREVIOUS GRANT(S) (if applicable)**

Year	Amount	Grant Program
2013	\$5104.34	Child Care Capital
2014	\$9639.00	Child Care Capital
2015	\$4000.00	Child Care Capital

GRANT RECOMMENDATIONS**Recommended
Amount:****Recommendation:****Staff Comments/Conditions:**

None

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: Thompson Community Association**Title:** Tot Lot Fence Installation**Amount:** \$26,200.00**Purpose:** Playground

The intent of this child care grant is to improve the outdoor playground space for Thompson Community Association's Rompers Preschool. Up to 1400 individual children aged 3 - 4 are registered in Rompers throughout the year.

Service Delivery Benefits:

The design of the new playground creates a natural play environment to enhance children's learning, appreciation of nature and improve the quality of their preschool experience. A new fence is an important element to enhance the natural environment and complement the "Secret Garden" design being developed. It will replace the current chain link fence that is unattractive, uninviting, and is topped with sharp wire ends.

Beneficiaries:

Rompers Preschool children, their families, Preschool Instructors, staff and the public will all benefit with the installation of the new fence.

Partners (if applicable):

Habitat Systems Incorporated will be designing and installing our new playground including our fence.

MOST RECENT PREVIOUS GRANT(S) (if applicable)

Year	Amount	Grant Program
2014	\$10040.00	Child Care Capital
2015	\$10000.00	Child Care Capital

Capital Assistance for 2017

ATTACHMENT 2

Thompson Community Association

Summary Page 2

2015	\$8000.00	Child Care Capital
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GRANT RECOMMENDATIONS

Recommended
Amount:

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017****Childcare Grants Program**

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

Society: Tomorrow's Topkids Child Care Society**Title: Clean, Comfort, Computer for TTK****Amount: \$14,305.49****Purpose: Equipment**

We would like to the grant to purchase the following items. New couches for our 7 centres

Portable dishwashers for 5 of our 7 centres

2 in 1 laptops for our 7 centres

Service Delivery Benefits:

For the couches this will provide a clean and comfortable place for the children to sit and read books. It will also give the older children a "cool" place to be comfortable and socialize.

The dishwashers will keep all our dishes used for daily snacks and occasional lunches clean and properly sanitized. This will allow for less rewashing of dishes and ensure that we are meeting guidelines set out by VCH in the proper prep and clean up of food items in child care centres.

The computers will give our participants an opportunity to take their homework time in child care to the same level that they would complete at home. They can look up any questions they have, we have specialty programs that the children can use to enhance their school projects. This would also give them the benefit of being able to complete all their homework in the centre and give them more time to spend with their families in the evenings. For the staff team it would give an chance to better communicate from centre to centre sharing different activities and games. They could also look up new and different activities to for the children to do on the spot rather than waiting to look it up later. We could also keep daily attendance records online and have "live" attendance keeping. With the 2 in 1 laptop could be brought on field trips where all children's emergency files could be kept for easy reference when needed.

Beneficiaries:

Parents, children and staff members would all benefit from these items.

Partners (if applicable):

MOST RECENT PREVIOUS GRANT(S) (if applicable)

Year	Amount	Grant Program
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GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None

**Capital Assistance Application for 2017
Childcare Grants Program**

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

Society: True Light School Of British Columbia**Title:** replacement of furniture and repair of shed**Amount:** \$4,000.00**Purpose:** Furnishings

Most of the shelf and chairs are running down, requested by the licensing office that we need to replace them. There is a hole in the playground shed, need to repair.

Service Delivery Benefits:

Improvement of the facility and safety for children

Beneficiaries:

The centre and the children

Partners (if applicable):**MOST RECENT PREVIOUS GRANT(S) (if applicable)**

Year	Amount	Grant Program
------	--------	---------------

GRANT RECOMMENDATIONS

**Recommended
Amount:**

Recommendation:

Staff Comments/Conditions:

None



Child Care Grants Program Guidelines

City of Richmond - Community Services
Community Social Development
September, 2015

Child Care Grants - Program Guidelines

Introduction

The City of Richmond provides grants to non-profit societies who provide child care services within the City's geographic boundaries. Child Care grants are funded by voluntary community amenity contributions from developers. These funds are held in the Child Care Development Reserve or the Child Care Operating Reserve. The ability to provide grants is subject to available funding and there may be years when the grant program(s) are not offered. For more information about the City of Richmond's approach to supporting child care services, please see the attached *City of Richmond's Child Care Development Policy*.

Eligibility

Non-profit societies that either (1) provide child care services or (2) support the provision of child care services are eligible. Applicants may be either non-profit child care providers seeking to improve the quality or capacity of care in their facility, or non-profit societies supporting quality programming and/or providing professional development opportunities for the broader child care community in Richmond.

Purpose

Child care grants are available for both: (1) capital and (2) professional and program development expenses. These purposes are outlined below.

(1) Capital

Capital grants are provided to acquire or upgrade physical assets such as property, buildings and equipment. Funding is available for a **one-time capital expense** that will improve the quality, availability and accessibility of child care in Richmond, such as: equipment, furnishings, renovations, playground improvements. For equipment to qualify as a capital expenditure, it must be of long-term use and durability (e.g., an easel would qualify; art supplies would not).

(2) Professional and Program Development

Non-profit societies developing or providing professional and program development opportunities (e.g., training, workshops) are eligible to apply for funding. The initiatives must be of benefit to the broader child care community in Richmond, rather than to a few specific centres. The need for and benefit to the child care community must be demonstrated.

Priorities

Priority will be given to applications supporting infant/toddler and school-age care, identified as priorities in the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy.

Online Grant Application Process

The City of Richmond has moved to an online grant application process. Please refer to the *City of Richmond Child Care Grant Program - City Grants Web-based System Grant Applicant User Guide* which is posted on the City's web site. The guide provides tips and illustrations for all sections of the grant application. In preparation for submitting an application, please have electronic documents in a location on your computer so they can be attached as requested. The user guide lists the preferred file formats for documents, spreadsheets and pictures. There are also forms posted on the City's web site that you can use to provide information on licensed capacity, project budgets and project timelines. If your Society previously received a child care grant, you will need to submit a grant use report to explain how the funds were used. This information must be submitted in order to be considered for a new grant. Here is a list of the items to have ready for attaching to your application:

- Society Incorporation Certificate, Contact List for the Society's Board of Directors, Officers and Executive Director, Most Recent Annual General Meeting Minutes, Provincial Child Care License(s), Last Year's Financial Statements or Audited Statement, Current Year Operating Budget, Itemized Project Budget, Project Timeline, and Support Letters; and
- If you received a grant in the previous year, you will need to submit a grant-use report documenting how the awarded funds were used and to what benefit. This is required in order to be eligible to apply for a grant in the current funding year.

Applications are to include the following:

Step 1 - Applicant Contacts:

- a) Society name
- b) Society number issued by the BC Registry Services at the time of incorporation
- c) Society web site if applicable
- d) Contact names for the Society, e.g., an executive director, program manager or Board member
- e) Contact members role in the Society
- f) Society's address, postal code, phone number, and e-mail address

Step 2 - Applicant Information:

- a) Briefly outline the Society's history, mandate, goals and objectives of your organization.
- b) Describe the programs and services provided in the last 5 years.
- c) If the Society delivers licensed child care programs provide the licensed capacity and current enrolment by type for each program offered, referred to in the Society's Provincial Child Care License(s).
- d) Attach a copy of the Society's Provincial Child Care License(s) as issued by Vancouver Coastal Health Community Care Facilities Licensing.
- e) Attach a list of the Society's Board of Directors, Officers, and Executive Director, including their addresses and contact information.
- f) Attach minutes of the most recent annual general meeting.
- g) Attach Last Year's Financial Statements or Audited Statement including balance sheet for the recently completed fiscal year, including the auditor's report signed by external auditors, or one of the following alternatives:
 - If audited financial statements are not available, submit the financial statements reviewed by the external auditors for the most recent completed fiscal year along with the review engagement report signed by the external auditors;
 - If neither audited nor reviewed financial statements are available, submit the compiled financial statements for the most recent completed fiscal year along with a compilation report signed by the external auditors; or
 - If none of the above are available, financial statements for the most recently completed fiscal year endorsed by two signing officers of the Board of Directors.
- h) Attach an operating budget for the current year.

Step 3 - Grant Program:

Capital Grants or Professional and Program Development Grants

Capital Grants:

- a) Purpose of the grant - what is the intent of the proposed grant (e.g., for equipment, furnishings, playground improvements, other?). If you select "other" please provide a description of what capital project you wish to undertake.
- b) Provide a detailed description of how the funds would be used to enhance the delivery of Richmond child care services (e.g., improve quality, availability, accessibility).
- c) Describe who will benefit from the grant if received, e.g., for Capital Grants: the number and age groups of children who will benefit.

Professional and Program Development Grants:



- d) Purpose of the grant – Describe how the funds will be used to enhance the child care service delivery, support skill development of early childhood educators, and benefit the broader Richmond child care community.
- e) Describe who will benefit from the grant, if received (e.g., child care educators).

For both Grants Programs:

- f) List any partners who will be assisting with the project (e.g., any other funders, volunteers, or companies who will be money, services, in-kind assistance or other contributions).
- g) Provide a dollar figure for the requested grant amount.

Supporting Documents:

- h) Provide supporting documents - you will be asked to attach copies of the following:
 - An itemized budget for how grant funds will be used;
 - Additional supporting information for the projected costs (e.g., workshop presenters quotes or 3 quotes from suppliers/trades for Capital projects); and
 - Additional sources of funding or contributions that will be used to complete the grant project.
 - A timeline for completing the project and using the grant funds.
- i) Documentation to demonstrate the need for funds (this could be a letter from the Board, a letter from a building consultant/inspector or an inspection report from Child Care Facilities Licensing).
- j) Letters of support if applicable.

Terms and Conditions

The Terms and Conditions section of the grant application discusses the following expectations for grant applicants:

- Any grant applicant who has awarded funds previously by the City must, if not already provided, submit a report documenting use of those funds and describe the benefits received before their current application can be considered.
- Funds must be used within one year of receipt by successful applicants.
- All grant recipients must provide a photo (for capital grants only) and a report documenting the use of the funds and the benefits received, as soon as complete (at the latest, one year following receipt) to the Child Care Development Advisory Committee.
- In addition, the grant received should be mentioned in any newsletter published by the organization and the City of Richmond logo included in any related publicity.

Consent to these terms will be requested as part of the application process.

Review Process and Approval Process

Grant submissions are first reviewed by City staff from the Community Social Development Division to determine eligibility and completeness. The City of Richmond's Child Care Development Advisory Committee reviews the grant applications and makes recommendations to City Council. These are summarized by staff into a report that is presented to Council for their consideration. All decisions concerning the approval of Child Care grants are made by Council. These decisions are final and there is no appeal process.

Submit an Application

The City of Richmond has an online web based grant application. The *Child Care Grants Program Guidelines* and the *Child Care Web-based System Grant Applicant User Guide* are useful resources to assist you with filing an online grant application. Only electronic applications will be accepted.

Application Deadlines and Decisions

The deadline for submitting a grant application will be determined annually. Late applications are not accepted. Please visit the City's grants web site for more information on the grant program and important application deadlines:

www.richmond.ca/citygrants

If you have questions about applying for a child care grant, please contact:

Coralys Cuthbert
Child Care Coordinator
City of Richmond – Community Social Development
Phone: 604-204-8621
E-mail: ccuthbert@richmond.ca



POLICY 4017:

It is Council policy that:

1. GENERAL

- 1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

- 2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

- 3.1 The City of Richmond is committed to:

- (a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

- (i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.
- (ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.
- (iii) Employers - to encourage employers' involvement in advocating and planning for child care.
- (iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.
- (v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,



- (b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.
- (c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.
- (d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

- 4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

- 5.1 The City has established two Child Care Reserve Funds as described below.

- (a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

- (i) Establishing child care facilities and spaces in:
 - City buildings and on City land.
 - Private developments.
 - Senior government projects.
 - Community partner projects.
 - (ii) Acquiring sites for lease to non-profit societies for child care; and
 - (iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.
- (b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)
- (i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:



- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

- (a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and
- (b) 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

- (a) Undertake periodic child care needs assessments to update its child care strategy.
- (b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.
- (c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.
- (d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.



6.2 The City will further facilitate the establishment of child care facilities by:

- (a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.
- (b) Providing City land and facilities for child care programs in locations throughout the City.
- (c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

- (a) Facilities.
- (b) Spaces.
- (c) Programming.
- (d) Equipment and furnishings.
- (e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

- (a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.
- (b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

10.1 The City will ensure that area plans contain effective child care policies.



11. INFORMATION

11.1 The City will, with advice from the Child Care Development Advisory Committee:

- (a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;
- (b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;
- (c) Review, update and distribute City produced public information material to the public on child care.

12. PROMOTION

12.1 The City will:

- (a) Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

Child Care Development Advisory Committee Rating Sheet 2017 Child Care Capital Grants – Second Intake					
Assessment Criteria	Rating Criteria	Facility			
		Society Name		Society Name	
		Rating	Comments	Rating	Comments
Eligibility					
Complete application (documents provided, authorized signature)					
Quality of the application (clear, convincing)					
Designated non-profit & credibility of the organization and program					
Evidence of an AGM occurring					
Appropriate board of directors					
Primarily Richmond residents will be served					
Eligibility rating	max pts = 5				
Purpose of Proposal					
Grant request fits eligibility criteria 0-5					
Supporting documents (letters of support, quotes)					
Demonstrated need for the proposal					
Implementation plan is demonstrated					
Purpose rating	max pts = 5				
Financial Criteria					
Project budget (eg. matching funding provided) 0-5					
Past financial performance					
Operating budget					
Financial stability					
Funding sources other than the City have been sought					
Financial need for the proposal is demonstrated					
Financial rating	max pts = 5				
Previous Grant Use (if applicable)					
Use of previous grant funding rating	max pts = 3				
FINAL RATING SCORE					

* 0= Not sufficient/ ineligible

* 5= Sufficient/ qualified



City of Richmond

Report to Committee

To: General Purposes Committee
From: Lani Schultz
Corporate Programs Consultant
Re: **Council Term Goals Achievement Highlights for 2016**

Date: June 1, 2017
File: 01-0105-07-01/2017-
Vol 01

Staff Recommendation

1. That the report titled "Council Term Goals Achievement Highlights for 2016" dated June 1, 2017 from the Corporate Programs Consultant be received for information;
2. That staff be directed to continue using Council's 2014-2018 Term Goals as established in May 2015 to guide work programs for this term of office.

Lani Schultz
Corporate Programs Consultant
(604-276-4129)

Att. 1

REPORT CONCURRENCE			
ROUTED TO:	CONCURRENCE	ROUTED TO:	CONCURRENCE
Administration & Compliance	<input checked="" type="checkbox"/>	Intergovernmental Relations & Protocol	<input checked="" type="checkbox"/>
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	Law & Community Safety	<input checked="" type="checkbox"/>
Building Approvals	<input checked="" type="checkbox"/>	Administration	<input checked="" type="checkbox"/>
Communications	<input checked="" type="checkbox"/>	Parks Services	<input checked="" type="checkbox"/>
Community Social Development	<input checked="" type="checkbox"/>	Policy Planning	<input checked="" type="checkbox"/>
Development Applications	<input checked="" type="checkbox"/>	Public Works	<input checked="" type="checkbox"/>
Economic Development	<input checked="" type="checkbox"/>	Real Estate Services	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>	Recreation Services	<input checked="" type="checkbox"/>
Finance Department	<input checked="" type="checkbox"/>	Sustainability	<input checked="" type="checkbox"/>
Information Technology	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIA LS: 	APPROVED BY CAO 	

Staff Report

Origin

At the start of each new term of office, City Council adopts a set of Term Goals that outline common priorities for the four-year term. These goals are integral to City operations and guide the development and implementation of aligned City work programs, to achieve a productive and successful term of office. Each year, Council reviews these goals to reflect on the progress made towards achieving them, and to ensure they remain current and relevant in meeting community needs.

The attached report summarizes the achievements made towards each of Council's Term Goals in 2016.

Analysis

In May, 2015, Council adopted a set of 9 overarching goals to help guide the development of City work programs during the 2014-2018 term of office. These goals include:

Goal #1 A Safe Community:

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

Goal #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.

Goal #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.

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.

Goal #5 Partnerships and Collaboration:

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

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.

Goal #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.

Goal #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.

Goal #9 A 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.

Significant progress was made in 2016 towards achieving Council's Term Goals for the 2014-2018 term of office. Highlights of this work have been summarized in the attached "Council Term Goals 2014-2018: Achievement Highlights for 2016" document, for Council's review.

Financial Impact

None.

Conclusion

Council Term Goals form the basis of a focused and productive work program for City's operations and services. The attached report was prepared to provide Council with an update on the work that was done in 2016 to advance their term goals. Moving forward, staff recommend that the nine goals, adopted by Council in May 2015, continue to be used to guide City work programs.



Claire Adamson
Program Manager, Corporate Programs Management Group
(604-247-4482)

CA:ca

Att. 1: Council Term Goals 2014-2018: Achievement Highlights for 2016



Council Term Goals 2014–2018

Achievement Highlights for 2016

City of Richmond Council Term Goals 2014-2018

At the outset of the 2014-2018 term, Richmond City Council adopted a set of term goals outlining Council's shared priorities for the next four years. These term goals guide City work programs. Each year, the term goals are reviewed with Council and adjusted as necessary to ensure they remain current and relevant in light of changing community, organizational and political priorities. This report provides a summary of highlights on progress made towards achieving Council's term goals in 2016.

- Goal 1:** A Safe Community..... 3
- Goal 2:** A Vibrant, Active and Connected City..... 9
- Goal 3:** A Well-Planned Community..... 19
- Goal 4:** Leadership in Sustainability 23
- Goal 5:** Partnerships and Collaboration 27
- Goal 6:** Quality Infrastructure Networks..... 31
- Goal 7:** Strong Financial Stewardship..... 35
- Goal 8:** Supportive Economic Development Environment 39
- Goal 9:** A Well-Informed Citizenry..... 43
- Awards and Recognition..... 46

Goal 1: A Safe Community



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

Background

While Richmond continues to be a safe place to live, work, and play, Council recognizes community safety as fundamental to the City's livability, and views this area as a high priority. Council understands the importance of continuing to enhance the community's sense of safety to ensure Richmond is a healthy and livable community. Council is committed to ensuring that the City's community safety models of operation and services relate to Richmond's specific needs and concerns, and that these services are responsive to the safety needs of our residents and businesses as their primary focus.

To help guide success and the focus for City work programs related to the Safe Community goal, Council has identified 4 key priorities for this term of office. Priorities include:

- 1.1 Policy and service models that reflect Richmond-specific needs.
- 1.2 Program and service enhancements that improve community safety services in the City.
- 1.3 Improved perception of Richmond as a safe community.
- 1.4 Effective interagency relationships and partnerships.

Goal 1: A Safe Community – 2016 Highlights

Quick Facts

- *Reinforcing Community Safety as one of Council's top priorities, 22 RCMP officers have been added to the City's police force over the past two years.*
- *Richmond Fire-Rescue (RFR) responded to 10,947 emergencies (fire and other).*
- *Residential Break & Enters decreased by 10.9%.*
- *Cracking down on distracted driving, 1,833 tickets were given out in 2016, a 47% increase in distracted driving tickets as compared to 2015.*
- *The Speed Watch program volunteers sent out 6,605 letters to drivers who were found in violation of speed limits.*
- *The Lock-out Auto Crime initiative handed out 33,735 notices.*
- *3,758 Notice and Orders were issued for vehicle equipment with violations (such as non-functioning tail lights).*
- *670 driving suspensions were issued.*
- *Mail theft decreased by 15.8%.*
- *RFR conducted 740 safety inspections.*



Fire Hall No. 1 rendering

Overview

Significant progress and achievements were made in 2016 regarding Council's Safe Community goal. From comprehensive reviews and adoption of the most effective policing service model for Richmond, to major advancements in community safety infrastructure and continued strong and positive partnerships with other agencies in the delivery of community safety services, 2016 was a very productive year. The following summary highlights the key achievements in community safety for 2016, organized by Council's priorities for this goal.

Priority 1.1: Policy and service models that reflect Richmond-specific needs

The City completed a significant Police Services Review in 2016, as part of its due diligence towards ensuring the most effective police services delivery model for Richmond. The review incorporated extensive public consultation including online surveys, open houses, a telephone research poll, and feedback through stakeholder meetings and drop-in information sessions. Upon completion of the review, it was concluded that while the creation of a local, independent police force to reflect Richmond's unique needs, values and priorities was an attractive option, there were significant added costs to this option, without justifiable cause for change given the level of service currently provided by the RCMP.

Significant enhancements to the City's community safety infrastructure were made in 2016, including:

- Construction of the joint Richmond Fire / BC Ambulance Hall No. 3. This new 26,000 sq. ft. facility being constructed at 9680 Cambie Road will contain BC Ambulance Service staff, Richmond Fire-Rescue's training department, emergency vehicle technicians and fire suppression staff. It is being built to Leadership in Energy and Environmental Design (LEED) Gold and post-disaster construction standards and is expected to be complete by spring 2017.
- Construction commenced for Fire Hall No. 1 located in Minoru Park. The 25,000 sq. ft. LEED standard building will contain Richmond Fire-Rescue's administration team, fire prevention program, and suppression staff, and is expected to open at the end of 2017.



Fire Hall No. 1 Ground Breaking

- The first phase of the Richmond Fire-Rescue Training site was completed. The building incorporates classroom and simulated training exercises such as automobile extraction, forcible entry, and a realistic live fire building. This facility, made possible through a significant partnership with Lafarge, opened Phase 1 of the training site in October 2016.
- A new Emergency Management Information System was approved by Council in 2016. This software system is aimed at enhancing the timeliness, quality, and accessibility of vital information for the Emergency Operations Centre (EOC) and other staff involved in emergency operations.
- In October 2016, the City Centre Community Police Station (CPO) upgrades were completed. The RCMP Bike Unit was deployed to the City Centre CPO, reducing travel times and allowing for quicker deployment to crime scenes in the city core.

With regard to the City's transportation network, Council approved an updated Traffic Bylaw 5870 to provide enhanced safety on City roads for cyclists, pedestrians, and drivers.

Priority 1.2: Program and service enhancements that improve community safety services in the City

In response to increased medical first responder calls for suspected opioid overdoses, additional training practices were implemented in 2016 to include Naloxone and EpiPen protocols for Richmond-Fire-Rescue personnel. These protocols provide training necessary to safely administer Intramuscular Naloxone to patients who are experiencing respiratory arrest.

Several Joint City/School programs were conducted in 2016 aimed at enhancing community safety. Some highlights include:

- The drug prevention program D.A.R.E., which was delivered to Grade 5 and 6 classes by uniformed police officers in partnership with classroom teachers to help students in developing responses to real life situations.
- RCMP Youth Section members assigned to every secondary school in Richmond to promote internet safety initiatives and deliver crime prevention and public safety education, allowing for early identification and intervention with at-risk youth.
- The "Adopt-a-School" program, through which all Richmond elementary schools are assigned a police officer liaison. Through regular visits, uniformed officers engage in both formal and informal interactions with youth and school staff to build positive relationships that develop awareness of public safety issues and help to increase developmental assets with youth.
- RCMP officers and students "compete" in friendly sporting matches throughout the year while school faculty and fellow students cheer them on in a show of school and community spirit. The matches are accompanied by a motivational presentation by positive role models such as Olympic athletes.
- The Youth Squad initiative gave 38 Richmond Secondary School students the opportunity to participate in a series of sessions at the detachment designed to allow the participants to listen to presentations, ask

Quick Facts

- *Bylaws Officers addressed 5,029 concerns from the public regarding unsightly properties, boulevard obstructions and excessive noise in 2016.*
- *The D.A.R.E. Program engaged 1,661 students in 61 classes from 45 schools.*
- *The Block Watch Program included 9,957 participants, in 433 groups with 575 Captains/Co-Captains.*



2016 new recruits



New recruit training

Quick Facts

- During December, 3,885 lane km of primary and second priority roads were pre-treated with brine to prevent icing, 17,470 lane km of primary and second priority roads were salted and 5,365 lane km of primary and second priority roads were plowed.



Fire and Life Safety trailer



Ensuring all Richmond residents feel safe

questions, and participate in group activities with fellow students that shared similar community safety career aspirations. The speakers, who were members of Richmond Fire-Rescue, BC Ambulance, CBSA, Canadian Military and RCMP, volunteered their time to be a part of the program. In 2016, Youth Squad participation increased 19% over 2015.

- The Fire & Life Safety program and trailer was fully implemented in 2016 and provides local elementary students with available interactive learning tool for students while assisting schools in meeting the Ministry of Education learning outcomes.
- The RCMP, Richmond Fire-Rescue (RFR) and the City held a one day camp for 9-12 year olds to educate them on the respective roles, skills, training and equipment for RCMP and RFR through fun-filled presentations, demonstrations and hands-on activities. This camp provides children with the opportunity to find out what it's like to be a police officer or firefighter.

As part of ensuring Richmond is well prepared in the event of a major earthquake, City staff participated in the "Shakeout BC" initiative on October 20, 2016 to practice, test and improve associated safety measures, programs and plans.

Other new programs and initiatives to enhance community safety in 2016 included:

- The launch of the new Smoke Detector Recycling Program, which commenced alongside the annual Fire Prevention Week campaign in October. The new program increases public awareness about the critical importance of knowing how old smoke alarms are and replacing them when expired. Members of the public are able to drop off their used or expired smoke alarms to any of the seven Fire Halls.
- The Richmond RCMP Detachment launched Project 529, which registers bicycles into a secure database in an effort to recover stolen bikes. To date, 1,500 bicycles have been registered.
- An educational campaign involving going door-to-door to over 2,000 homes and was initiated to increase awareness about regulations related to pets and pesticide use.
- An educational program to discourage people from leaving their pets in hot cars during the warmer months was launched in 2016. Components of this program involved the distribution of over 5,000 educational pamphlets to local businesses and homes, as well as proactive patrols in search of any animals in distress.

Priority 1.3: Improved perception of Richmond as a safe community

Understanding that a general sense of safety is key to the livability of a community, a number of programs and initiatives were offered and/or developed in 2016 aimed at enhancing the public's perception of safety in the Richmond community. Initiatives included:

- The Richmond RCMP Detachment created a specially trained volunteer Community Response Team, to enhance community outreach efforts. Members provided advice to home owners, businesses and individuals

about security, and shared information on crime prevention programs offered by the City of Richmond.

- A new “Pop-up” Detachment program was introduced in 2016, involving the Community Response Team, auxiliary volunteers, the Youth Section, and patrol members. The Pop-up Detachment met with the public in three different areas of the City and distributed crime reduction materials.
- Richmond Fire-Rescue conducted research to gain a better understanding of community needs and perceptions of the fire service. The community consultation and feedback process was informative for improving outreach services and will be considered in the development of the next RFR Outreach Plan.

Priority 1.4: Effective interagency relationships and partnerships

The City is cognizant that community safety relies heavily on a cooperative, effective interagency approach. To this end, the City continues to foster positive relationships with a wide network of agencies and organizations to ensure the ongoing safety of Richmond residents, businesses and visitors. Examples of these important relationships in 2016 include:

- The City continues to foster positive relationships with the RCMP E Division, in the coordination of police services for the City.
- The City partnered with Vancouver Coastal Health to ensure water quality meets the conditions of the City’s operating permits. In 2016, the City continued to achieve 100% compliance with the Canadian Drinking Water Quality guidelines.
- In partnership with Vancouver Coastal Health, School District 38, the Richmond RCMP, Richmond Addiction Services, and BC Emergency Health Services, Richmond Fire-Rescue presented at a public forum in November to promote awareness and provide support regarding Fentanyl contaminated drugs.
- A total of 65 referrals were made to the Touchstone Restorative Justice Program for at-risk youth. The goal of the program is to divert these youth from the judicial system by working with them to reduce reoffending through personal accountability and problem solving strategies.



Annual Toy Drive



Young fire fighter at the Steveston Salmon Festival



Goal 2: A Vibrant, Active, and Connected City



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

Background

Council is committed to weaving together a strong community fabric of programs, services and infrastructure that result in a healthy, vibrant, and sustainable City. To this end, Council seeks to nurture a thriving and engaged citizenry; neighbourhoods where there is a sense of belonging and connectedness; a culture of inclusiveness, diversity and social cohesion; and programs, facilities and services that are accessible and meet the needs of the demographics of the community for today and in the future. Council seeks a City that is full of opportunities for recreation, boasts a variety of outdoor green space, reflects our rich arts and cultural communities, celebrates Richmond's unique heritage and waterfront roots, and provides meaningful opportunities for volunteerism and engagement. In addition, Council is committed to looking for ways to best address changing social service needs within its limited mandate and resources, while effectively managing the downloading of services and funding from senior levels of government. This goal seeks as an outcome, a balanced system of programs, services and infrastructure that results in an active, caring, connected and engaged community where people belong and thrive.

To help guide success and the focus for City work programs for the Vibrant, Active and Connected City goal, Council has identified 4 key priorities for this term of office. Priorities include:

- 2.1 Strong neighbourhoods.
- 2.2 Effective social service networks.
- 2.3 Outstanding places, programs and services that support active living, wellness, and a sense of belonging.
- 2.4 Vibrant arts, culture and heritage opportunities.

Goal 2: A Vibrant, Active and Connected City – 2016 Highlights

Quick Facts

- *Large- and small-scale events in the City attracted over 412,000 visits throughout the year.*
- *Programs and events rely heavily on our strong community volunteer-base, which in 2016 included:*
 - *Over 2,283 volunteers contributing over 92,638 hours of volunteer time to community services programs and events.*
 - *Over 1,616 volunteers participated in community stewardship of parks, trails and streets through the Partners for Beautification Program through 622 clean up events.*
 - *225 volunteers contributing over 1,030 hours to the library's community volunteer program.*
 - *37 auxiliary RCMP constables contributing over 3,730 hours of volunteer service.*



Richmond World Festival

Overview

With a growing population and a rapidly changing community fabric, the successful implementation of programs and services that aim to connect our communities, facilitate active living and celebrate all the things that make Richmond special are more important than ever. In 2016, the City successfully delivered award winning programs and special events, created community conversations to help understand and embrace our diverse population in a caring and inclusive manner, endorsed several important social service projects, and drew over 2.3 million visits to public recreation programs and services. The following summary highlights the key achievements in 2016 for Council's goal of a Vibrant, Active and Connected City, organized by Council's priorities for this goal.

Priority 2.1: Strong Neighbourhoods

Supporting Council's desire to nurture neighborhoods where there is a sense of belonging and connectedness along with a culture of inclusiveness, diversity and social cohesion, approximately 100 community leaders and residents were involved in inclusive community planning at the 2016 Living Together Symposium held to explore and identify strategies to build on intercultural harmony in Richmond. This was a partnership between the City, the Richmond Intercultural Advisory Committee (RIAC), and the Canadian Race Relations Foundation (CRRF).

The City facilitated a coordinated approach with settlement agencies to support approximately 100 Government Assisted Refugees in accessing City recreation and cultural services and to increase awareness of other community support services in Richmond.

The Library completed its first full year of outreach events supported by the PopUp Library, reaching thousands of community members outside of the Library's branches. The Library conducted 58 well attended outreach events at locations such as Watermania, Save-On Foods, the Richmond Nature Park, and at several outdoor community events.

Several important initiatives related to child care services were completed in 2016:

- Construction was initiated on several new child care facilities. These include 37 spaces in a stand-alone building on No. 2 Road (the former Steveston High site) and 37 spaces within a mixed used concrete apartment complex in City Centre. Additionally, the construction agreement for the conversion of Coevorden Castle (No. 5 Road) to a 37-unit child care facility was fully executed in 2016.
- Child Care Design Guidelines were updated and distributed to developers who build child care amenities. These guidelines were also posted on the City website, and help to promote quality, child care services in our City.
- A Richmond Child Care Space booklet was created and distributed to Vancouver Coastal Health, Child Care Resource & Referral Centre, City staff and also posted on the City website.
- Child care objectives for the City Centre were advanced through a developer voluntary amenity contribution commitment to transfer a

0.4 acre fee simple lot in the Oval Village to the City, upon which the developer will construct, at the developer's sole cost, a 5,000 sq. ft. child care facility (targeted for completion in 2018).

- Council also approved the awarding of \$59,888 to non-profit organizations undertaking capital improvements to licensed child care programs and professional development for Richmond child care providers through the 2016 Child Care Grants.

The Official Community Plan (OCP) and updated Land Use Policies continue to support multifamily densification and growth along arterial routes and in the City Centre to provide housing opportunities, and help maintain the character of established single family neighbourhoods.

The City's Youth Services Street Team, comprised of 16 youth aged 15-18 years, attended local events over the summer, spreading the word about Asset Development and positive contributions of youth to the community.

Priority 2.2: Effective Social Service Networks

Council approved an adult day care use at an existing congregate care facility in Steveston. Vancouver Coastal Health had identified the need for adult day care space in Richmond. The use is intended to provide activity programming that meets the needs and interests of adults with illness and/or disability to support their physical and emotional health and to support caregivers.

The City continued working with the Vancouver Coastal Health Authority in 2016 to increase the number of intermediate and extended care beds in the city. This work includes a potential replacement project at the Lion's Manor in Steveston and a proposed expansion of the existing Fraserview Intermediate Care Lodge on Williams Road.

Construction continued on the Storeys project at the corner of Granville Avenue and No. 3 Road. Occupancy for the 129 units of subsidized rental housing is anticipated for late 2017. Public art for the project has been confirmed. Community Services continues to work with a variety of service agencies that will be located inside the building.

The City received a \$10,000 Vancouver Foundation Grant to develop a proposal with Simon Fraser University and Minoru Seniors Society. The project, "Cultivating System Change to Support Seniors Wellness in Richmond" focuses on supporting and addressing the needs of vulnerable, frail and isolated seniors in Richmond.

Included in the 2016 Health, Social and Safety grants was \$12,500 to St. Alban's Church to support the Extreme Weather Shelter, Community Meal, and Shower programs, which saw a significant increase in use in 2016 due to the especially cold winter.

An updated version of the Tagalog Newcomers Guide was completed and printed. With sponsorship, 2,000 copies were produced and these were distributed to a wide network of non-profit organizations and to settlement workers in School District No. 38.

Quick Facts

- The Richmond Events Approval Coordination Team (REACT) approved 111 different community and neighbourhood events in 2016.
- Council approved the awarding of \$566,570 to 33 non-profit societies providing health, social and safety programs and services to Richmond residents through the 2016 Health, Social and Safety Grants.
- The Recreation Fee Subsidy program assisted 855 people in accessing programs this year.
- The City issued 193 Recreation Access Cards (RAC) in 2016, bringing enrollment in the RAC program up to 3,794 participants.



Family Day DJs

Quick Facts

- *This year, over 2.3 million visits were recorded for community sport and recreation programs and facilities (not including parks).*
- *7,226 visitors attended the Richmond Art Gallery exhibitions.*
- *Parks turf fields and baseball diamonds were booked for 22,000 hours by sports organizations.*
- *Oval membership continued to increase resulting in over 300,000 membership visits and over 24,000 YYoga visits (81% Richmond residents).*
- *A total of \$103,700 in Parks, Recreation and Community Events Grants were awarded to 13 non-profit organizations to support community operations and programs that benefit Richmond residents.*



Canadian Wheelchair Rugby Team

The Library conducted targeted visits to seniors' residences, low-income housing complexes and other at-risk groups to ensure that individuals identified as having barriers to access are afforded the opportunity to utilize the programs, services and materials offered by the Library.

The 2nd Annual Charity Brighthouse Volunteerism Fair was hosted at the Library, providing an opportunity to partner with teen community members, a demographic typically under-represented at library programs and events. The fair was attended by 780 teens who explored volunteer opportunities offered by the 22 participating Richmond businesses and community partners.

Priority 2.3: Outstanding places, programs and services that support active living, wellness, and a sense of belonging

Richmond's programs and facilities continue to be well-used by the public. This year, over 2.3 million visits were recorded to the following programs:

- 951,273 visits to Aquatic programs
- 111,085 visits to Arena programs
- 1,173,302 visits to Recreation programs
- 79,952 visits to Minoru Place Activity Centre programs

For the first time, a \$19 summer Swim/Skate Pass was made available to 5-16 year olds that offered unlimited drop-in swimming and skating. Over 2,600 passes were sold from June to September. Both aquatics and arenas saw an increase in participation to their public skates and swims with more than 19,400 visits from June 24 to September 7.

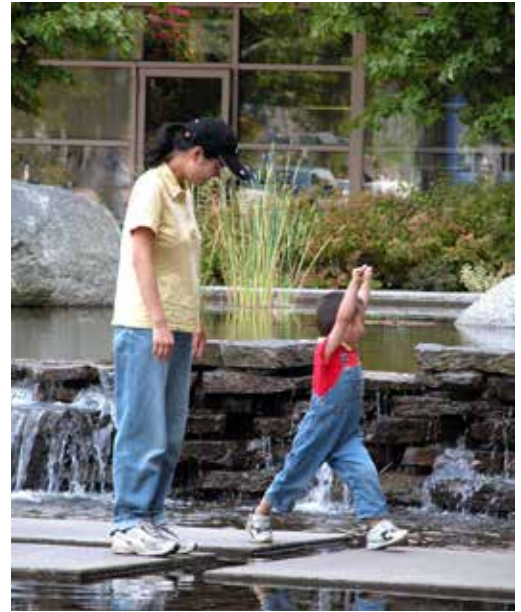
The Recreation Fee Subsidy Program Review was presented to the Parks, Recreation and Cultural Services Committee (PRCS) in May 2016. PRCS adopted the principles for a revised program and at the Committee's direction; staff are consulting with various Community Partners for input. A revised program that will be more inclusive of low-income Richmond residents of all ages is anticipated to go to Council in spring 2017.

Construction of the initial phases of the Garden City Lands Park Development Plan began in September 2016 and will continue through 2017. Work to date includes and is guided by an in-depth study of the Garden City Lands hydrological and ecological conditions and a final design for the water management infrastructure and perimeter trails.

Other 2016 park developments and improvements aimed at Council's goal of creating outstanding places include:

- Greenway path construction and installation of benches and receptacles for the Railway Greenway. A second phase of work, comprised of significant tree (up to 600 trees) and understory planting, began in November and will continue through the winter in order to increase the rate of healthy tree establishment. These plantings will enhance the Greenway's value as an ecological corridor.

- Construction of the west park area at the Parc Riviera Development along River Road has commenced with the installation of pathways, landscaping and a storm drainage system. The park will provide neighbourhood gathering space that includes an informal amphitheatre and access to the waterfront.
- The Lang Park Plaza was re-designed and retrofitted to better meet the needs of the community including the addition of children's play area, added seating and socialization space, as well as a more interactive water feature. Construction is underway and completion is expected in spring 2017.
- The Gardens Agricultural Park-Phase 1 construction was partially completed in 2016, along with servicing agreement works completed by the developer. The City is currently reviewing any impacts to the park as a result of the Massey Tunnel project.
- Public access improvements were made to the West Cambie Neighbourhood Park. Public consultation will begin in spring 2017 to advance the design for the park and the continuation of the greenway to the south.
- Construction of City Centre Cambie/Hazelbridge Park Phase 1 was completed in fall 2016, which included site prep work for the base infrastructure. Phase 2, site work that includes park development is anticipated to complete in fall 2017.
- The Minoru Sports Fields Complex saw a number of improvements, including cricket and throwing facilities upgrades, tennis court sport surfacing and a covered shade structure for the spectators viewing area. The new field complex provides year-round use and increased capacity for training and hosting tournaments.
- The Richmond Secondary School sports surface was replaced with the latest technology in synthetic in-fill sports surfacing system. The field was originally constructed in 2005 as a joint partnership between the School District No. 38 and the City.
- Work to develop a concept for the Steveston Community Park Playground Renewal began. As part of the concept development phase, two open houses were held in March and July 2016 that yielded public feedback that will provide direction for the park design.
- The City continues to address Parks Ageing Infrastructure throughout the City. The lacrosse and tennis courts at Thompson/Burnett Community Park and six tennis courts at South Arm Community Park were resurfaced. The remaining two courts at South Arm are scheduled for completion in summer 2017. Chain-link fencing repairs and replacements are also underway at Hugh Boyd and King George/Cambie Community Parks, as well as around the sports fields at Richmond High Neighbourhood School Park.
- The South Arm Dog Park redesign to transition the park from a pilot project, which was approved by Council in October 2015, to a permanent site. Improvements include permanent fencing, drainage, multi-surface materials, drinking fountain, benches, trees, and natural obstacles. Construction was 80% complete at year-end and is expected to be complete by March, 2017.



Playing at Lang Park



Active seniors

Goal 2: A Vibrant, Active, and Connected City



Dike Middle Arm Trail



Black Earth Rusted Stories Art by Blake Williams at Mary's Barn

Significant amenity contribution commitments from developers were secured in 2016 to advance the ongoing development of a continuous park/trail system along the Middle Arm. These contributions include an expanded waterfront gathering space in the Oval Village (targeted for completion in 2022), a 1.06 acre waterfront park at the foot of Capstan Way (targeted for completion in 2023), and \$2.6 million for pier construction.

Several other new parks in the City are being provided through developer voluntary amenity contribution commitments that were secured in 2016. These included:

- a neighbourhood park on Garden City Road.
- a large community park and event space on Cambie Road.
- enhancements to the City's greenway network.

Richmond's Civic Public Art program saw several projects installed including *Skydam* by artist Nathan Lee at the Brighthouse Canada Line Station terminus, a series of artist-designed manhole covers, and art wraps on five new utility boxes and three pump stations to showcase the work of local artists.

The Community Public Art Program was very active with a number of projects in 2016 including:

- the sculpture on the façade of Mary's Barn at the Sharing Farm: *Black Earth Rusted Stories*, by Blake Williams.
- the colourful construction hoarding on the Minoru Centre for Active Living development site that saw artists bring the "past" and "future" to life with poetry and sculptures by visitors of all ages.
- the Richmond Peace Labyrinth Mural, the City's first large outdoor mural which was created for St. Alban's Parish by artist Joey Mallet.
- new site-responsive works in the Alexandra neighbourhood, London Landing, Steveston, Capstan and City Centre.

With the relocation of Japanese Fishermen's Benevolent Society Building to its current site at 3811 Moncton Street, a Steveston Town Square plan was developed to improve circulation, tie the park area to both the Steveston Museum and Japanese Building for programming and events, and create an opportunity to celebrate the Japanese historic connection to Steveston. The park opened to the public in May 2016 and an opening ceremony with delegates from Wakayama City was held in October 2016.

All records from the Bench Donation Program were digitized into a geographic information system (GIS) for future asset management. This program was reviewed in 2016 to update program fees and eliminate waitlists.

Priority 2.4: Vibrant arts, culture and heritage opportunities

Richmond was awarded the prestigious Prince of Wales Prize in Municipal Heritage Leadership at the annual convention of the National Trust in October. This award celebrates the ongoing commitment of City Council to preserve and protect our community heritage through policies, legislation, conservation and restoration and programs, and honours the many organizations, individuals and volunteers that have made Richmond's heritage conservation successes possible.

Richmond Museum Society (RMS) launched a new website and the City's online artifact collection in March 2016. The upgraded website offers quick and easy access to essential information that supports its vision to make the history of Richmond relevant, engaging and accessible.

As the recipient of the BC History Digitization Program Grant through the UBC Irving K. Barber Learning Centre, artifacts that represent stories of migration and immigration were photographed and catalogued online. The online collection offers searchable access to over 2,000 of the over 20,000 artifacts found in the City of Richmond's collection.

Canadian history and heritage seen through the eyes of Richmond youth was celebrated at the 14th Annual Richmond Regional Heritage Fair. The Richmond Museum partnered with schools, the library and community organizations to showcase 100 history displays created by 125 Richmond students. Three students represented Richmond at the BC Provincial Heritage Fair at the UBC in Vancouver.

Museum highlights for 2016 included:

- Leave Your Mark (LYM), exhibition Phase 1 that celebrated the diverse communications of cultures from around the globe – and how this shaped their cultures, and ours. The Richmond Museum also developed a partnership and contract with Canada Multicultural & Arts Exchange Association (CMAE) to bring priceless artifacts from the Luoyang Museum in China for the LYM exhibition Phase 2.
- The Nikkei Returns School Program at the Steveston Museum, exposing students to the internment and post-war experiences of six Japanese Canadians from Steveston using objects and text to make historical connections with contemporary themes of human rights and resiliency.
- The Oral History Program, which involves the collection and study of historical information using recorded audio interviews with people having personal knowledge of past events.
- The Museum Models Evaluation Study was initiated in 2016 to evaluate different museum models including size, design, location, operational structure and staffing. It will also include a market analysis and community needs for museum services in Richmond considering current and projected demographics.

The Seine Net Loft Exhibits opened at the Britannia Shipyard National Historic Site. Five new permanent exhibit zones within the building's 13,000 sq. ft. exhibit space explore innovation and human ingenuity within the fishing and boat building industries on the waterfront, showcasing new research with interactive exhibit components.

The restoration of the Interurban Tram 1220 continues with work on the truck's undercarriage and electrical system during 2016. Visitor engagement and communication strategies were implemented during the restoration process to further involve the community. The tram building has become a popular Steveston attraction, drawing tens of thousands of visitors annually.

Quick Facts

- 78,202 visits were made to Arts and Culture facility programs.
- There were 116,591 visits to heritage sites and programs.
- Council approved the distribution of \$107,497 for the 2016 Arts and Culture Grant Program. A total of \$76,000 in Operating Assistance was distributed to nine recipients and \$31,497 in Project Assistance went to seven adjudicated programs and projects.



Wang Duo Leave Your Mark Exhibit



Family Day boat building

Goal 2: A Vibrant, Active, and Connected City



Richmond Children's Festival



Children's dance class



Richmond World Festival

With input from the Friends of Richmond Archives, the City implemented a Memorial Street Sign Program. A poppy is depicted on the signs of over 60 streets in the City, where the roadway is named for a Richmond soldier who died in service to Canada in World Wars I and II. The City's website provides more background on these honoured soldiers.

In its first year of operations the Olympic Experience (the ROX) at the Richmond Olympic Oval has attracted both local visitors and visitors from around the world. As the only Olympic museum in Canada it is establishing itself as a tourist destination and is well received for its school programs.

The inaugural Branscombe House Artist Residency, with visual/community artist Rhonda Wepler, began in January 2016 and ran through to December. The artist began the Residency with a public launch event at the Cultural Centre, and offered free programs at Branscombe House including open tours of her live-in studio, painting classes and drop-in interactive activities.

Significant planning work was completed in 2016 on the Richmond Canada 150 program, a major initiative for the City. An ambitious program of festivals and events is scheduled for 2017. A community celebration grant program has awarded 30 grants to date totalling \$150,000 going to various community projects.

The Richmond Maritime Festival was attended by 40,000 people in 2016. The festival received an honourable mention in the "Cultural Events Award" category at the Creative City Network of Canada Awards of Excellence. The Awards recognize and celebrate the outstanding achievements of Canadian municipalities in the development and delivery of cultural policy, planning and practice.

Summer 2016 saw the successful implementation of the Sunset Series program on Sunday evenings at the Olympic Riverside Plaza. Activities included live music, movies, food trucks, drop-in outdoor volleyball, bouncy castles, yoga, fitness and dance classes and more. The Sunset Series created an intimate, fun and relaxing waterfront experience attracting 200 to 400 people per evening.

Objectives for a City Centre arts district were advanced through developer voluntary amenity contributions in Capstan Village. These included the completion of the area's first 20 ARTS units (subsidized housing for professional artists), the start of construction for an additional 17 ARTS units, and a commitment to future construction of the Sexsmith Art Studios (four subsidized work-only art studios).

The Library worked with the City of Richmond on a number of arts and culture events promoting literacy in the community including the Richmond World Festival, the Children's Arts Festival, Heritage Fair, International Day against Homophobia and Transphobia, Doors Open Richmond, Writer-In-Residence and Culture Days.

The Richmond Art Gallery received many grants in 2016 totalling \$124,750 in support of educational programs and equipment, translation and administrative costs, and exhibition related expenses.

Gateway Theatre had a busy year with eight productions and received the Governor General's Literary Award for the Ruby Slippers Theatre production of Jennifer Tremblay's *The List*. Musical Director Caitlin Hayes was also nominated for a Jessie Richardson Theatre Award for the production *Closer Than Ever* directed by Gateway Artistic Director Jovanni Sy.

Over 1,500 visitors viewed "A Steveston Beginning: Remembering My Mother," a temporary sculptural art exhibit showcased Judy Nakagawa's work for the month of October at the Britannia Shipyards National Historic Site.

The Summer Concert Series at Britannia Shipyards National Historic Site was new for 2016. Partnering with the Steveston Folk Guild, waterside concerts were offered in the summer on the Seine Net Loft deck and Chinese Bunkhouse dock.



Erase Bullying Day



Steveston Salmon Festival



Goal 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 that the results match the intentions of our policies and bylaws.

Background

Richmond is changing and growing at a rapid rate, in line with the rest of the lower mainland. A significant priority for Council during this term is preparing for and managing this change by continuing to implement the Official Community Plan (OCP) and make decisions around growth and development with the community in mind. Council is sensitive to the community's perception of the City's growth rate. To this end, Council would like to ensure communication regarding the OCP and its implementation is clear and ongoing with the community, and that developments, when completed do in fact reflect the intent of the City's policies and bylaws. Land Use Contracts (LUCs) are also an area of concern for many and Council has reiterated their desire to remove existing LUCs as a priority. Council would like to enhance the physical design of Richmond to build an attractive physical landscape, with ample visible green space in the urban core. Transportation affects everyone, and increasing livability by dealing with congestion issues through a transportation plan is a priority for Council. Looking at housing options in Richmond, Council would like to increase the variety of options by diversifying housing stock to increase accessibility for all housing needs. Planning our communities takes careful consideration of current and future needs and is a top priority for Council over this term of office.

To help guide success and the focus for City work programs related to A Well-Planned Community, Council has identified 4 key priorities for this term of office. Priorities include:

- 3.1 Growth and development that reflects the OCP, and related policies and bylaws.
- 3.2 A strong emphasis on physical and urban design.
- 3.3 Effective transportation and mobility networks.
- 3.4 Diversity of housing stock.

Goal 3: A Well-Planned Community – 2016 Highlights

Quick Facts

In 2016, development applications and permits received included:

- Rezoning applications: 69
- Subdivision applications: 53
- Development permit applications: 30
- Development variance permits: 8
- Building permits issued: 1,537
- Plumbing permits issued: 1,849
- Gas permits issued: 2,021
- Demolition permits issued: 560

Overview

Managing rapid growth and community changes through thoughtful planning processes remained top of mind in 2016 as the City managed a near record breaking year for building construction activity and processed development permits totalling over \$715 million in construction value. Enhancing communications with the public regarding planning matters, developing and enhancing policies and zoning bylaws to protect single family neighbourhoods, increasing the diversity of housing options, and establishing urban design parameters to ensure an attractive, livable City, are examples of the substantial work accomplished by Council in 2016 for this goal. The following summary highlights the key achievements in 2016 for Council's goal of a Well-Planned Community, organized by Council's priorities.

Priority 3.1: Growth and development that reflects the OCP and related policies and bylaws

In 2016, the Building Approvals Department issued building permits totalling in excess of \$715 million in construction value, which surpassed the average annual construction value. Building construction activities remained strong in 2016 and created a network of housing options, increased the number of single family homes, multi-family dwellings, as well as industrial and commercial buildings.

To replace single family Land Use Contracts (LUCs), single family redevelopment on approximately 4,000 properties governed by LUCs in the City became subject to the City's Zoning Bylaw after November 24, 2016.

To continue to improve integrating redevelopment into established single family neighbourhoods, Council adopted numerous amendments to the City's single family zoning districts. The second phase of the Zoning Bylaw amendments, for regulating single family house design, will proceed to public consultation in 2017.

Council approved a range of Zoning Bylaw Housekeeping Amendments in early 2016. The recent changes were adopted to improve the clarity of the Zoning Bylaw and make it easier to implement. Housekeeping amendments were also made to the 2041 OCP and selected Area Plans to correct several park related land use designations. The purpose of the amendments was to provide clarity on current and potential future uses of those properties affected.

The City continued to work with a number of advisory committees in 2016 to ensure community input, expertise and collaboration were effectively utilized. Committees included: The Advisory Committee on the Environment (ACE), the Agricultural Advisory Committee (AAC), the Richmond Heritage Commission (RHC) and the Advisory Design Panel (ADP).

The third and final portion of a multi-phased land exchange with the Federal Government was completed and registered in the Land Title Office in August 2016. The previous two exchanges were completed in 2005 (Shell Road) and 2012 (Bayview and No. 1 Road).

In February 2016, Council amended the Zoning Bylaw to permit Microbrewery, Winery and Distillery uses in five commercial and mixed-use zones throughout the city. This change supports the regional trend to establish microbreweries and will help foster more dynamic commercial areas in Richmond. While a rezoning will no longer be required to establish a microbrewery in the amended zones, the usual process requirements related to opening a lounge (such as community notification and Council endorsement) still apply.

Priority 3.2: A strong emphasis on physical and urban design

City Council issued 14 Development Permits, which establish the specific urban design parameters for a number of significant new developments in the City. These Development Permits included approximately 1,200 new residential dwelling units, multiple commercial and industrial buildings and developments within Environmentally Sensitive Areas.

The City continued to seek input and recommendations from the Advisory Design Panel (ADP) in 2016 to ensure that new developments respond to the City's urban design goals and objectives, as outlined in the OCP. Throughout 2016, the ADP provided design review comments and recommendations on development applications including numerous new residential and mixed-use developments in addition to providing valuable design input into a variety of commercial, industrial and institutional developments including multiple new City facilities.

Staff worked to implement Council's goal to de-clutter the City's built environment through a review of the Sign Bylaw. Public consultation on proposed Sign Bylaw amendments was completed and the draft bylaws will be presented to Council for consideration in spring 2017.

Priority 3.3: Effective transportation and mobility networks

Since adoption of the City Centre Area Plan's Capstan Station Bonus in 2012, \$27.24 million in voluntary developer amenity contributions have been committed towards the future construction of the Capstan Canada Line Station, of which \$14.6 million has been paid to the City and the remainder will be paid on a project-by-project basis prior to Building Permit issuance, to trigger the start of station construction.

In 2016, substantial progress was made towards the completion of Phase 1 of the Crosstown Neighbourhood Bike Route, the new east-west route aligned between Blundell Road and Francis Road.

The City facilitated a variety of new traffic management initiatives including implementation and enforcement of dedicated car-share stalls, taxi stalls, specialty bus zones (for tour and shuttle buses) and bylaw amendments. Collectively, these initiatives have improved access to public transportation and promoted more environmentally friendly modes of transportation.

A new 20-year contract was signed for the provision of street furniture at transit stops (200 transit shelters, 300 benches with advertising, and 300 benches without advertising) plus other elements (200 litter and recycling bins, and 20 community wayfinding columns). This new contract includes revenue-sharing, use of 10% of advertising panels for City notices, and will provide the community with a more accessible transit experience.

Quick Facts

In 2016, the Advisory Design Panel reviewed development applications that propose to introduce approximately:

- 1,592 residential dwelling units.
- 9,101 sq. m of commercial space.
- 329 units of seniors care.
- 1,110 sq. m of child care space.



Terra Nova



Canada Line on No. 3 Road

Quick Facts

In 2016, the City:

- *upgraded 24 bus stops to become accessible (71.9% are now accessible city-wide).*
- *installed 10 new special crosswalks for a total of 96 special crosswalks city-wide.*
- *upgraded 27 intersections to include accessible pedestrian signal features.*
- *added video cameras at 19 intersections.*
- *expanded the on- and off-street cycling network to 70.9 km (excluding dike trails).*
- *Was identified by an independent consultant as having the best rating for roads in the Metro Vancouver and Fraser Valley regions, with a cracked area of less than one percent.*



Habitat for Humanity affordable housing project rendering

Priority 3.4: Diversity of housing stock

In the spring of 2016, Council received an update for the first phase of the Affordable Housing Strategy, providing key information on housing needs in Richmond. The Policy Review Phase of the Affordable Housing Strategy commenced in fall 2016.

Proposed changes to the Arterial Road Land Use Policy were presented to Council following public consultation. The updated Policy seeks to encourage more townhouses, row houses, duplexes and triplexes along the City's arterial roads. Development Permit Guidelines for each of the housing typologies will ensure that a high quality urban design standard will be achieved.

In 2016, staff undertook research on best practices related to market rental housing and microsuits. This work will help meet a fundamental OCP objective of encouraging additional housing choices for people in Richmond. It is anticipated that these initiatives will be brought forward in 2017.

The development of a purpose-built Market Rental Housing Policy began in 2016, with the project team and policy work plan established in February. The stakeholder consultation and final policy is anticipated to be presented in early 2017.

Richmond has continued to take a proactive role with respect to accessible housing. As of the end of October 2016, Council approved approximately 115 residential units with basic universal housing features, 20 adaptable townhouse units and 800 aging in place units.

The Cressey Cadence development will include 14 affordable two-bedroom units reserved for families in which the mother is the lone-parent and one affordable bachelor suite for an expectant or new mother. Atira Women's Resource Society was selected in 2016 as the housing and child care operator for this development which is expected to be complete in April 2017.

The City provided a grant to Habitat for Humanity to cover the development cost charges for an affordable housing project comprised of six affordable homeownership units and six affordable secondary rental suites for low-income residents, located at 8180 Ash Street.

A development permit for a 135-unit seniors' congregate housing building on Westminster Highway in Hamilton was issued and is expected to open in 2018, providing affordable housing to seniors.

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, practice and innovations.

Background

Celebrating and building on leading practices in sustainability, Council continues to view leadership in this area as a high priority. Sustainability is considered an overall approach to business within the City, not just a term goal area. Advancing green and sustainable initiatives is very important to Council, who also has a keen interest in combating and preparing for climate change. Continuing to build on the City's sustainability framework, Richmond aims to be a climate prepared City with sustainable resource use, a green-built and natural environment, local agriculture and food, and a leader in sustainable businesses and municipal government.

To help guide success and the focus for City work programs related to Leadership in Sustainability, Council has identified 2 key priorities for this term of office. Priorities include:

- 4.1 Continued implementation of the sustainability framework
- 4.2 Innovative projects and initiatives to advance sustainability.

Goal 4: Leadership in Sustainability – 2016 Highlights

Quick Facts

This year:

- the City achieved a 48% reduction in greenhouse gas emissions (GHG) for corporate buildings from 2007 levels; and strives to achieve a 65% reduction by 2020.
- the City achieved a 7% reduction in City vehicle fleet-related GHG emissions overall, toward a target of 20% reduction by 2020.
- community electric vehicle charging stations were used approximately 5,000 times with over 8,500 hours of charging time.
- over 140,000 visits were made to the City's Recycling Depot.



Alexandra District Energy Utility

Overview

In 2016, the City continued to demonstrate award winning leadership in sustainability initiatives and to make substantial progress in the continued implementation of its sustainability framework. Through significant advancements in the City's District Energy initiatives, enhancements to City Energy management programs, endorsement of principles to support local agriculture and strengthen the local food system, and continued vigilance to reduce our greenhouse gas emissions, the City had a very productive year in pursuing its sustainability agenda. The following summary highlights the key achievements in 2016 for Council's goal of Leadership in Sustainability, organized by Council's priorities.

Priority 4.1: Continued implementation of the sustainability framework

The City's district energy implementation initiatives received two awards in 2016, the UBCM Community Excellence Award for Best Practices, Excellence in Action, and the Alexandra District Energy Utility (ADEU) received a System of the Year award from the International District Energy Association.

The City's district energy assets were successfully transferred so that all district energy entities now operate under Lulu Island Energy Company, a wholly owned City corporation that manages district energy initiatives on behalf of the City. Alexandra District Energy Utility Phase 4 Expansion, which included a satellite energy plant with air source heat pump to service Walmart, Marshalls and other tenants at Central at Garden City was delivered on time and budget. The new Fire Hall No. 3 and BC Ambulance building was also connected to the ADEU in order to use low carbon energy for its space heating and cooling needs.

Infrastructure necessary to connect three new buildings to the Oval Village District Energy Utility (OVDEU) was successfully delivered in Partnership with Corix Utility Services. Over 1,100 residential units and 280,000 sq. ft. of non-residential use are now connected to the OVDEU.

A request was launched to expand district energy services in the City Centre North area and connect an additional 9 million sq. ft. of customer space to Lulu Island Energy Company.

Richmond received the E3 Fleet Platinum Level Certification Award from the Fraser Basin Council. Richmond is the first and only municipality in Canada to receive this award, which honours environmentally friendly practices in managing large vehicle fleets

The Sustainable Food Service Quick Guide was endorsed as a tool to promote the use of sustainable food service items in City facilities and on City-owned land. The Guide was developed in consultation with community associations and contractors to help make informed, sustainable choices when delivering services and events. Staff will examine and report back on options for incremental restrictions on the use of plastic and Styrofoam materials in 2017.

The Richmond Food Charter was endorsed as a set of non-binding principles to guide future food system policy and planning in Richmond. The Charter was developed by a working group comprised of the City, the Canadian Federation of University Women–Richmond, Richmond Poverty Response Committee, Richmond Food Security Society and Vancouver Coastal Health. Endorsement of the Charter is a key step towards supporting urban agriculture, strengthening the local food system, increasing access to affordable and healthy food and promoting environmentally sustainable food production, distribution and disposal practices.

In 2016, the City hosted the Richmond Building Energy Challenge for the second year, registering over 7 million sq. ft. of property in the ENERGY STAR Portfolio Manager tool and hosting energy management training sessions.

Recently completed projects through the Energy Management Program are anticipated to save the City approximately 1.7 million kWh in electricity and natural gas use (equal to the power used in 44 homes in Richmond in a year).

Building Equipment, Monitoring, and Integration Requirements were established to help ensure that the City's building and equipment infrastructure developed by the City, or by a third party, is as standard as possible, meets a minimum level of energy efficiency, and mitigates GHG emissions.

The new Minoru Centre for Active Living has been designed to meet LEED Gold standards with an expected reduction in GHG emissions of 80%.

As part of striving to achieve 80% waste reduction by 2020, the City has implemented bi-weekly garbage collection and provided new garbage carts to residents.

The City successfully implemented the Demolition Waste and Recyclable Material Bylaw. The Bylaw requires that contractors recycle 70% of their demolition waste, including the collection of a refundable deposit of \$2 per sq. ft. to ensure compliance. By the end of October, staff had issued 53 refunds, which equates to 96% success rate in achieving the targeted 70% recycling rate.

Richmond staff commenced work on developing electrical vehicle charging infrastructure requirements for private developments. Near universal adoption of zero emissions personal vehicles by the 2040s is critical if Richmond is to meet its emissions reduction targets.

The City supported cycling skills education courses for adults who had recently immigrated to Canada and for several classes of students from grades four to seven.

Priority 4.2: Innovative projects and initiatives to advance sustainability

In keeping with the City's sustainability goals, the COOL 2016 RICHMOND event was held at the Richmond Olympic Oval. This "event solutions expo" featured experts and vendors that shared tips on running successful, sustainable events.



Demolition Waste and Recyclable Materials Bylaw



Recycling workshop

During the fall of 2016 the City hired a dedicated full-time Bylaw Officer qualified in soil matters to address municipal complaints arising from illegal dumping and fill permit requests. This position has been tasked with mitigating contamination, especially in relation to the Agricultural Land Reserve (ALR) and other Environmentally Sensitive Areas (ESA).

Richmond Arenas replaced the 20-year-old incandescent bulb score clocks with seven new LED score clock models (six at Richmond Ice Centre and one at Minoru Arena), resulting in a reduction in energy consumption and providing better visual quality. This project was in partnership with Richmond Arenas Community Association with the Association funding the \$92,000 project.

Richmond received the Canadian Wood Council Award for use of sustainable materials on the Sharing Farm (Mary's Barn) project. Mary's Barn, a 3,500 sq. ft. barn located at Terra Nova opened in 2016 and is named after Mary Gazetas, a founder of The Sharing Farm Society. The barn supports the organization's mission to provide fresh, sustainably grown produce for low-income families in Richmond.

The City implemented a new dedicated Supervisory Control and Data Acquisition (SCADA) system for the building energy use data collection to monitor and improve performance of the buildings connected to the ADEU.

The City launched the Business Energy and Water Savings Program, providing free water fixtures and sustainability assessments to 100 businesses.

The City, the Richmond School Board and the David Suzuki Foundation collaborated to present the REaDY Summit on environmental issues to hundreds of Richmond high school students.

Work began on a carbon assessment of the Northeast Bog Conservation Lands. The assessment will be used to quantify the carbon storage and carbon sink benefits of the conservation area, to demonstrate the added benefits the area provides.

The City is developing a program in consultation with Metro Vancouver to evaluate the use of treated effluent for sewer main flushing.

In the fall of 2016, staff planned and held the first Tree Protection Bylaw Public Information Sessions. The sessions were well attended and provided the community with a brief overview of the City's Tree Protection Bylaw and the criteria used by staff to assess trees. A total of six information sessions are planned into 2017.



Recycling station and volunteers at Richmond World Festival

Goal 5: Partnerships and Collaboration



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

Background

Council understands the important role that strategic partnerships and intergovernmental relationships play in delivering effective City services and achieving our goals. City business is increasingly impacted by changes to legislation, downloading of services and from other levels of government and competing interests of other intergovernmental agencies and business partners. Richmond believes that working with partners and other organizations through collaboration and strengthened relationships helps us to better deliver services, improve our City's livability and raise economic value in Richmond most effectively.

To help guide success and the focus for City work programs related to Partnerships and Collaboration, Council has identified 2 key priorities for this term of office. Priorities include:

- 5.1 Advancement of City priorities through strong intergovernmental relationships,
- 5.2 Strengthened strategic partnerships that help advance City priorities.

Goal 5: Partnerships and Collaboration – 2016 Highlights

Overview

2016 proved to be a very busy year with regard to working and engaging with other levels of governments on a variety of important City matters and initiatives. Substantial infrastructure funding related to community safety and sustainability was successfully secured through strong relationships with the Federal and Provincial governments. As well, Council remained active and vigilant in voicing the City's concerns regarding various significant projects and plans of senior and quasi government entities that have potential major impacts for our community. The following summary highlights the key achievements in 2016 for Council's goal of Partnerships and Collaboration, organized by Council's priorities.

Priority 5.1: Advancement of City priorities through strong intergovernmental relationships

The City received over \$18 million in funding from other levels of government in 2016 including the following:

- \$16.63 million from the Province of British Columbia's Emergency Management BC program for dike enhancement and upgrading four pump stations.
- Two grants totalling \$720,000 from the Government of Canada through the Canada 150 Community Infrastructure program for Western Economic Diversification. The grants included:
 - ♦ \$500,000 for a South Arm Community Centre upgrade.
 - ♦ \$220,000 for a Railway Greenway Trail upgrade.
- Three grants from the Federation of Canadian Municipalities Green Municipal Fund totalling \$327,000 for:
 - ♦ River Parkway and Middle Arm Park (\$175,000).
 - ♦ Minoru Complex Solar (PV) feasibility Study (\$69,000).
 - ♦ Micro Sewer Heat Recovery Feasibility Study (\$83,000).



Funding received for a Railway Greenway Trail upgrade

- External grant funding support totalling \$522,050 towards transportation-related projects included:
 - ♦ \$287,000 from ICBC for various improvements related to traffic safety such as left-turn arrows, speed humps, special crosswalks, video detection cameras, uninterruptible power supply (UPS) installations, and traffic and pedestrian signals.
 - ♦ \$63,550 from TransLink for the upgrade of bus stops to become accessible plus minor road improvements at one bus stop to enable accommodation of two articulated buses.
 - ♦ \$171,500 from TransLink towards the construction of a two-way multi-use pathway on River Drive.

The development of the TransLink-led multi-modal (transit, walking, cycling, driving, goods movement, and transportation demand management) Southwest Area Transport Plan for Richmond, South Delta and Tsawwassen First Nation continued in 2016.

Council approved the City's participation in the 11th China Zhengzhou International Garden Expo as part of a park design exchange with the City of Zhengzhou, China, home to the largest air travel hub in China.

A Council delegation from our Sister City of Wakayama visited Richmond and participated in the official opening of Steveston Town Square Park.

Priority 5.2: Strengthened strategic partnerships that help advance City priorities

Work has commenced on the development of the Community Wellness Strategy Update, under the direction of the Project Leadership Team (comprised of the City, Vancouver Coastal Health–Richmond and Richmond School District No. 38). The development of an updated Community Wellness Strategy will ensure that Richmond has a coordinated and systematic approach to improving wellness across the community.

The City continued to express concern regarding the George Massey Tunnel Replacement and Jet Fuel Pipeline projects. In 2016, the City prepared reports and actively lobbied the Liberal Pacific Caucus briefing regarding issues important to Richmond.

In 2016, the City remained adamantly opposed to the Port of Vancouver's (the Port) intention to expand on Agricultural Land Reserve (ALR) farmland. While past City resolutions, requesting the Federal Government to prohibit the Port from purchasing more agricultural land in Richmond and to sell its existing ALR lands, were unanimously endorsed by the Lower Mainland Local Government Association (LMLGA) and the Union of BC Municipalities (UBCM), the Port has not agreed. Council will strongly continue to ask the Port to expand outside of the ALR.



Funding received for South Arm Community Centre upgrades



Government of Canada invests in Steveston Harbour

The City continues to advise YVR regarding how to protect the City's interests as it prepares the YVR 2037 Master Plan. The City's interests include minimizing non airport related traffic to and from Sea Island, minimizing airport noise and any negative effects of a proposed third runway, and promoting airport sustainability. The City will have input into the draft Plan before it is submitted to the Minister of Transport Canada in late 2017.

In 2016, the City continued to build strong ties with numerous corporate partners. By partnering with local, regional and national companies to support the City's major events, festivals and programs in the community, the City raised an additional \$263,850 in cash as well as value-in-kind assets worth \$19,135 to support these activities.

A partnership between Minoru Seniors Society, City of Richmond Seniors Services and Vancouver Coastal Health (VCH) resulted in a six-session Education Series on Healthy Aging with collaboration between several community partner organizations to deliver the workshops.

A partnership with Richmond School District and Richmond Virtual School (RVS) to enable High Performance (HP) athletes in grades 10, 11 and 12 to earn high school Physical Education credits for the training they complete at the Oval has continued. New in 2016, Oval HP Student Athletes are now able to complete Social Studies, English and Planning Courses through the RVS.



The Province of British Columbia announces \$16.6 million in funding for flood mitigation programs

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.

Background

Municipal infrastructure is essential to the health, safety, mobility, economy, and quality of life of Richmond's residents, businesses, and visitors. As one of the City's core responsibilities, ensuring our physical infrastructure is safe, well-maintained and meeting current and future demand is of the utmost importance to Council. The maintenance of road, drain, sewer, and dike networks is essential, and maintaining these networks is increasingly challenging due to growing and changing capacity issues, climate change, and environmental needs. In addition, community facilities and amenity needs are on Council's mind, as existing community facilities are aging, and a growing and changing community is creating new demands. Balancing the needs of aging infrastructure, with the creation of new needs associated with growth, combined with the infrastructure challenges associated with climate change and new construction standards and practices requires a responsible, prioritized and resourced plan of action to ensure the City's infrastructure is safe, well maintained, resilient and meeting the needs of our growing and changing community.

To help guide success and the focus for City work programs related to Quality Infrastructure Networks, Council has identified 2 key priorities for this term of office. Priorities include:

- 6.1 Safe and sustainable infrastructure.
- 6.2 Infrastructure is reflective of and keeping pace with, community need.

Goal 6: Quality Infrastructure Networks – 2016 Highlights

Quick Facts

- 35,820 linear metres of cracking asphalt pavement was sealed.
- 1,125 linear metres of dike maintenance was completed (100% of dykes were inspected).
- 2,862 street lights were re-lamped.
- 937 catch basins were serviced.
- 16,804 metre of drainage lines were inspected and maintained.
- 21,562 m of ditches cleaned.
- 23,626m of culvert/bridges cleaned.
- 436 manholes inspected.
- 1,624 storm inspection chambers inspected.
- 153 sanitary pump stations cleaned 20 times per year—3,060 total times cleaned.
- 83,440 m of sanitary sewer lines flushed.

Overview

Endorsement of long term plans that align with growth and keep the City safe and functional, significant design and construction works for large scale infrastructure projects, and an unusually cold winter that created challenging snow and ice conditions for City crews to manage, were all hallmarks of a very productive year in 2016 related to developing and maintaining quality infrastructure networks for the City. The following summary highlights the key achievements in 2016 for Council's goal of Quality Infrastructure Networks, organized by Council's priorities.

Priority 6.1: Safe and sustainable infrastructure

In 2016, design and significant construction progress for several large-scale facilities took place, including:

- the \$82 million, 110,000 sq. ft. Minoru Centre for Active Living that will be home to both an enhanced aquatics centre and seniors centre. Occupancy is anticipated for 2018.
- the \$25 million, 25,000 sq. ft. Fire Hall No. 1, with occupancy anticipated for fall 2017.
- the \$25 million, 26,000 sq. ft. Fire Hall No. 3, with occupancy anticipated for spring 2017.

In 2016, Fire Hall No. 2 (Steveston), built in 2011, was awarded Leadership in Energy and Environmental Design (LEED) Gold status.

In 2016, the following construction was completed:

- Bath Slough Drainage Pump Station (with funding from the Province of BC and Government of Canada).
- Steveston East Watermain (3.1km).
- Ledway Road Area Watermain (1.1km).
- Ryan Road Watermain (0.9km).
- Riverdale Area Watermain (1.6km).
- Woodward's Road Watermain (1.6km).
- Cooney Road Sanitary Sewer.
- Bridgeport Overpass Resurfacing Project.
- No.1 Road Box Culvert Rehabilitation Project.
- Lockhart/Beacham/Marrington Road watermain, drainage and roadway improvement project.
- Laneway upgrades at Dennis Crescent and Swinton Crescent.
- No. 4 Road Box Culvert Replacement.
- Replacement of Shell Road walkway from Alderbridge Way to Westminster Highway.

Updates to the 5-year utility infrastructure plans for Sewers, Water, Drainage, Roads and Buildings were completed. Phase 2 of the Dike Master Plan is in draft form and will be presented to Council for endorsement of a public consultation process in 2017.

The City continued to expand its network of cycling routes and infrastructure in 2016, including the completion of the Parkside Neighbourhood Bikeway and substantial completion of Phase 1 of the Crosstown Neighbourhood Bikeway, further upgrades to the Railway Greenway, and a complete rebuild of the Shell Road off-street bike path from Westminster Highway to Alderbridge Way.

Major renovations of an empty warehouse at 7400 River Road were completed in order to convert it for joint use by the Gymnastics and the Rod and Gun Clubs.

The timber and rail portion of the Slipways restoration of Britannia Shipyards Building at Britannia Shipyards National Historic Site has been completed. Staff are currently reviewing restoration and repair options for the winch mechanical system and operations in connection with site operations.

The Steveston Outdoor Pool basin was repaired and restored, resulting in a further 10-year lifespan.

Minoru Chapel restoration work continued, with improvements including updating exterior lighting, improving accessibility in the washroom and to the building with a new exterior ramp, exposing the original wainscoting and repairing the floor.

A GPS pilot program was implemented on various City vehicles to test the feasibility of vehicle locating for the purposes of staff safety and more efficient response to community need. The system also allows tracking of fleet performance (harsh braking, cornering, idling, etc.) as part of helping to advance the City Green Fleet Action Plan initiatives. The pilot is continuing while evaluation is under way.

An access control program to increase safety and security while reducing the need to manage physical keys was developed and implemented for all existing City buildings.

Significant mechanical and safety upgrades were made to the Richmond Arts Centre Lapidary (stone/gem polishing) Studio including a new mechanical, electrical and HVAC systems and studio upgrades to include safety cabinets and protective cupboards to house grinders and saws.

An upgrade to the Richmond Art Gallery Programming Room included restoration of the existing cabinets and upgrade of the studio sink and a mounted projector and screen installed for a more functional program space.

Priority 6.2: Infrastructure is reflective of and keeping pace with community need

A comprehensive Major Facilities 10-year plan was endorsed by Council that identifies the priorities for new and replacement facilities. The priorities identified include a new City Centre Community Centre North, and replacement of the animal shelter, the Steveston Community Centre, the Lawn Bowling Club and Britannia.



Bath Slough drainage pump station

Quick Facts

- *Approximately 2,000 water samples were taken throughout various locations in Richmond as part of monitoring water quality.*
- *252 km of watermains were flushed.*
- *2,743 water meters were installed—this includes new construction/farm/commercial/multifamily.*
- *2,760 fire hydrants were serviced.*
- *5,325 water valves were serviced and exercised.*



Ribbon cutting at the Ackroyd Road Elmbridge Way Connection

In October, Council gave third reading to a mixed use development in the Capstan Village area that includes a new 33,439 sq. ft. community centre in the north City Centre. The proposed community centre is envisioned as a two-storey, “stand-alone” facility located just off No. 3 Road, with easy pedestrian access to the future Canada Line station and proximity to the proposed riverfront park.

To ensure that City infrastructure needs are addressed as part of new developments in the City, approximately \$18 million in new City infrastructure was secured through Servicing Agreements approved in 2016.

The operations asset management system software was upgraded this year to ensure continued and robust collection of data in relation to preventative maintenance of the City’s infrastructure.

Preventive maintenance of the City’s utility and non-utility infrastructure to ensure operational excellence during regular and/or extreme weather events includes:

- Dikes.
- Drainage and irrigation conveyance networks.
- Sewerage conveyance network.
- Water infrastructure for ensuring quality drinking water, water for fire protection, and water conservation strategies.
- Road and sidewalk networks.
- Vehicles and equipment to support all City operations.
- Litter, garbage and recycling collection services.
- Street lighting.
- SCADA system

The Public Wi-Fi project implemented free Wi-Fi at City facilities, providing fast and stable wireless network connections for staff and the public at City Hall, firehalls, community centres, select heritage sites and a number of parks.



Concrete pour for Minoru Centre for Active Living

Goal 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.

Background

The municipal government agenda is dynamic, multifaceted and broad in scope. Balancing the funding requirements associated with this agenda—growth, urbanization, aging infrastructure, increasing service needs and expectations from taxpayers, changing demographics, and rising external costs including senior government downloading—is a complex task. With limited resources, Council is keenly sensitive to the need for effective stewardship of taxpayers’ dollars, and recognizes that ongoing diligence towards the efficient and effective use of these limited resources must be at the core of all City business.

To help guide success and the focus for City work programs related to Strong Financial Stewardship, Council has identified 4 key priorities for this term of office. Priorities include:

- 7.1 Relevant and effective budget processes and policies.
- 7.2 Well-informed and sustainable financial decision making.
- 7.3 Transparent financial decisions that are appropriately communicated to the public.
- 7.4 Strategic financial opportunities are optimized.

Goal 7: Strong Financial Stewardship – 2016 Highlights

Quick Facts

- *The City received its 14th consecutive Canadian Award for Financial Reporting and 7th consecutive Award for Outstanding Achievement in Popular Financial Reporting from the Government Finance Officers Association (GFOA).*
- *As of the end of 2016, 40 departments/sections across the City had undergone a corporate operational service level review.*

Overview

In keeping with Council's continued vigilance towards prudent financial policy and practices that balance today's needs with the longer term needs of the community, the City continued to maintain a favourable and healthy financial position in 2016. Efforts aimed at achieving success in this goal were led by ongoing reviews of services for potential efficiencies and to ensure they are responsive to community needs, minimizing tax increases while balancing future infrastructure needs, and ensuring rigorous budget processes and adherence to sound financial policies to make the most of our limited financial resources. The following summary highlights the key achievements in 2016 for Council's goal of Strong Financial Stewardship, organized by Council's priorities.

Priority 7.1: Relevant and effective budget processes and policies

In keeping with the objectives of the Long Term Financial Management Strategy (LTFMS), Council passed a budget that ensured Richmond property taxes remain among the lowest in Metro Vancouver.

In December of 2016, Council approved the 2017 Operating Budget, which included funding for 11 additional police officers and three additional municipal staff for Richmond RCMP and the 2017 Capital Budget. The Operating Budget provides for a 1.95% tax increase to fund City services, plus an additional 1% tax increase to go towards the City's reserves to pay for future infrastructure needs. Use of funding from the City's Rate Stabilization Account will largely offset the cost of the additional policing staff in the 2017 budget. The increase in policing staff follows on the hiring of an additional 12 RCMP officers in 2016. About 21 cents of each Richmond municipal tax dollar will go towards policing in 2017. The modest tax increase ensures Richmond property taxes will remain among the lowest in Metro Vancouver. The 2017 Capital Budget, includes spending of \$112.8 million on various infrastructure improvements, parks and land acquisition programs. Highlights include \$1.2 million for Phase 2 funding for the Garden City Lands park development, \$5 million in funding for new park development and parkland acquisition and \$3 million for dike upgrades.

Council approved the 2017 budget for the Richmond Public Library which restored branch operating hours to 2015 levels. Operating hours at some branches had been reduced in 2016 to offset additional spending on the library's collection.

In 2016, Richmond had the 5th lowest property taxes out of 21 municipalities in Metro Vancouver at \$1,568 for an average residential property assessed at \$763,269. This is based on the municipal portion that City Council has control over, which is approximately half of the property tax billing. The rest pertains to Translink, Province of BC – Schools, Metro Vancouver and Municipal Finance Authority. Within the comparator group (i.e. top five municipalities based on population), Richmond continues to have the second lowest municipal tax for the average residential assessment.

Council continued to ensure the ratio of business and industrial tax rates are competitive in comparison to residential tax rates through establishing the 2016 Annual Property Tax Rates Bylaw.

Richmond is ranked 7th out of the 21 Metro Vancouver municipalities with regards to the business to residential tax ratio position of 3.24 amongst the Metro Vancouver municipalities. In other words, if a property was assessed at \$1,000, the business property owner paid \$3.24 while the residential owner paid \$1.00. Richmond is the third lowest in business to residential tax ratio when compared to its comparator group.

Corporate Operational Service Level Reviews have been completed for 47% of the departments and sections in the City. This program, which identifies potential efficiencies in departmental processes and operations, is on target to meet the goal of completing the first review cycle by the end of 2017.

As of the end of 2016, the City collected \$20.9 million in Development Cost Charges (DCCs). DCCs are monies collected from new development to help pay the cost of off-site infrastructure services that are needed to accommodate growth. The DCCs collected will be used to construct, alter or expand specific roads, sewer, water and drainage works as well as to acquire or develop parkland in Richmond.

An internal Law and Community Safety Risk Register which tracks financial risks and mitigation strategies was established. Also established, was an Issues Log for internal environmental scan of operational activities.

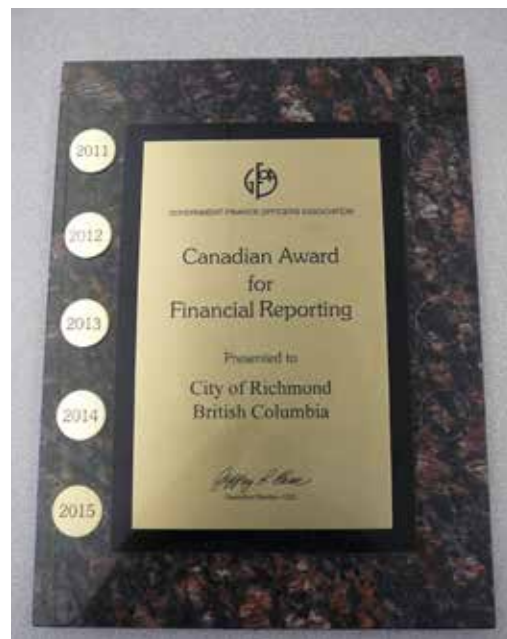
Further to the 20 action points identified in the 2015 budgeting process, the Library implemented new fine and loan policies.

Priority 7.2: Well-informed and sustainable financial decision making

2016 was the first year that the 2015 Annual Procurement report was brought to Council with information concerning the City's procurement and measures to demonstrate the City's efficiency, effectiveness, and adherence to the recommendations as published by the BC Municipal Auditor's Office. Prior to that, procurement activity was presented on a quarterly basis only as part of the Quarterly Financial Information reports.

Council endorsed the updated city-wide DCC program and rates in September 2016. This update required balancing the City's objectives of implementing a fair cost recovery model for growth related infrastructure costs with being mindful of the impact of increases to the development industry. The proposed rate increases responded to increases in land and constructions costs, and adjustments to growth. Significant considerations were given to mitigate the impact of the DCC increase to ensure the City continues to remain competitive.

As part of the Long Term Financial Management Strategy (LTFMS), the successful maintenance of an "uncommitted" reserve balance has allowed the City to complete the implementation of Phase 1 facilities plan and begin work on Phase 2.



Canadian Award for Financial Reporting

The newly implemented Tax and Utilities Credit Card payment module will allow taxpayers to pay their tax and utility bills using their credit cards. This is another step towards enhancing online, self-service capabilities to residents and business operators.

Priority 7.3: Transparent financial decisions that are appropriately communicated to the public

To increase the readability and ease of interpretation of the City's financial statements, the City produced Consolidated Financial Statements and Financial Statement Discussion and Analysis reports to explain key financial information for non-financial readers.

The 2016 Quarterly Financial Information Reports are now available on the Finance section of the City's website for increased accessibility for the public.

Priority 7.4: Strategic opportunities are optimized

Richmond is the first municipality in Canada to implement its own municipal online payment system, accepting tax and utility payments online through credit card payments (a service fee is charged). The user-pay model will ensure customers will be provided with this convenient payment option with cost neutral impact to the City's bottom line.

City's overall investment returns continue to surpass municipal return benchmarks through strategic positioning of the City's investment holdings.

The City completed approximately \$57 million in real estate transactions in 2016 involving approximately 27 acres of land.

The City raised almost \$300,000 in cash and value in kind through corporate partnership contributions for various events and programs throughout the City.

Goal 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.

Background

Council is keenly aware of the important role economic development plays in the well-being and financial sustainability of the City. Businesses in Richmond are pivotal to the success of our community and a variety of methods must be employed to support, protect and enhance our business community. Ensuring our businesses have space to grow, determining appropriate taxation levels, protecting our agricultural viability, exploring innovative business models for the future, and ensuring an effective and productive relationship with our business communities are all on Council's mind. Council is interested in exploring large scale events and creative attractions that bring people to the City and raise the profile of opportunities in the community. Through sport hosting, exploring opportunities in film, large-scale community events, and creative, redefined ways of conducting business, Richmond's economy will continue to grow and thrive.

To help guide success and the focus for City work programs related to a Supportive Economic Development Environment, Council has identified 2 key priorities for this term of office. Priorities include:

- 8.1 Richmond's policies, programs, and processes are business-friendly
- 8.2 Opportunities for economic growth and development are enhanced

Goal 8: Supportive Economic Development Environment – 2016 Highlights

Quick Facts

In 2016:

- 1,272 new Business Licences were issued, bringing the total in the City to 13,402.
- 45% of business opportunities generated in 2016 by the economic development office represent working with new businesses (attracting new companies from outside of Richmond and supporting local start-ups), exceeding the City's 5-10% target for the year.
- the City secured an estimated \$4.2 million annually for a total of \$21 million over the next five years towards tourism development.
- the City enhanced its dedicated business portal (businessinrichmond.ca) resulting in 79% increase in visitors since launch.
- the City once again broke records for film and TV production. A total of 276 filming days took place throughout the City involving both motion pictures and TV series productions.



Another record breaking year for filming in Richmond

Overview

2016 proved to be a very successful year for the City both in terms of economic development initiatives and performance indicators. This success, in part, was a result of efforts aimed at making working with the City easier and more efficient. Richmond experienced a notable increase of new businesses in 2016, and secured approximately \$4.2 million annually towards tourism development for the next five years. Organized by Council's priorities, further information on Council's 2016 highlights towards supporting plans, policies, programs and practices that increase business and visitor appeal and promote local economic growth and resiliency are outlined below.

Priority 8.1: Richmond's policies, programs, and processes are business-friendly

The City of Richmond has implemented ePlan, the first step to enabling paperless development applications using a web-based system to submit, review and approve development-related drawings and documents. The first phase of ePlan accepts Servicing Agreement drawings and documents and will ultimately result in a fully digital workflow.

The City continued to have regular consultation with stakeholders in the building and development community, including the Urban Development Institute (UDI), the Small Builders Group and the Greater Vancouver Home Builders' Association of BC (GVHBC). Working with these groups provided valuable industry comment and input on policy issues such as affordable housing, building massing, public art, and the Development Cost Charge (DCC) Bylaw review.

Priority 8.2: Opportunities for economic growth and development are enhanced

The initiatives undertaken by the City's Economic Development Office facilitated the retention of 2,190 jobs and the creation of 188 local jobs in 2016, bringing the total to 3,443 jobs retained and 3,892 jobs created (including 1,309 through expansion of existing businesses, 2,510 through attraction of new businesses and 73 through start-ups) in the last five years.

2016 saw a notable increase in new business in Richmond. The City's business program increased focus on job creation through business attraction, expansion and start-ups, which represented 45% of the program's projects (as opposed to 20% in previous years).

The Municipal and Regional District Tax (MRDT) on hotel room stays was increased from 2% to 3%, securing an estimated \$4.2 million annually towards community tourism development for the next five years.

In 2016, the City refreshed, enhanced and re-launched the Richmond business portal at businessinrichmond.ca, increasing business engagement, brand reach and access to City services and information for businesses, including through social and mobile channels. The enhancements resulted in a 79% increase in visitors to the website, including 102% increase in new visitors and 40% increase in returning visitors from launch to year-end, compared to the same period last year.

The City engaged businesses in the Riverside Business Park to explore employer-sponsored alternative modes of transportation to alleviate employee access challenges.

Richmond partnered with business and the federal and provincial governments to deliver a focused presentation on Canada's free trade agreements and associated opportunities for business, drawing an audience of 110 local and regional business leaders.

Metro Vancouver completed an update to the regional Industrial Lands Inventory (ILI) with support from City staff. Richmond has 1,765 hectares of land in the ILI, which represents 16% of the regional total. Protecting and intensifying the industrial land base, rather than using farmland to accommodate industrial growth, continue to be issues of significant importance to Richmond Council.

Sport Hosting was a successful driver of economic activity in Richmond in 2016. The Richmond Sport Hosting program assisted a total of 73 sport events, with an estimated economic value to the City of over \$9 million. These events included the largest sport conference hosted in the city to date, the Coaching Association of Canada's Petro Canada Sport Leadership Sportif Conference, with over 700 participants in the conference and supplemental meetings.

The Pacific Junior Hockey League partnered with Richmond Arenas to host its first Showcase at Minoru Arenas, bringing all ten league teams together to play games and allow for player scouting. Indications are that this could be an annual event, resulting in a positive partnership that showcases a valuable Richmond facility and increases tourism through hotel and restaurant usage.

Richmond Arenas hosted approximately 25 additional tournaments and events that brought people into Richmond.

Richmond Olympic Oval was the first venue in Western Canada to host the Canadian National Ball Hockey Championships, with teams from across Canada that included six days of action from men's open, men's masters and women's open divisions.



Steveston



Richmond Night Market



Goal 9: A 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.

Background

Council views communication and transparency with the public as a top priority. Though a lot is being done already, Council continues to view the need for an open, responsive, accountable and transparent government as essential. Council understands that growth and change can cause anxiety when the public is not well-informed. Council wants to ensure information about growth, plans, financial decisions, and progress towards Council Term Goals is available through many mediums and is easily accessible, understandable and available to citizens. Equally important is the opportunity for the community to be engaged in various levels of dialogue and decisions with the City. Council would like to see an increase in community engagement for all ages and segments of the community to ensure everyone has a voice and is involved in building a better Richmond together.

To help guide success and the focus for City work programs related to A Well-Informed Citizenry, Council has identified 2 key priorities for this term of office. Priorities include:

- 9.1 Understandable, timely, easily accessible public communication.
- 9.2 Effective engagement strategies and tools.

Goal 9: A Well-Informed Citizenry – 2016 Highlights

Quick Facts

- Council received over 480 reports in 2016 in support of the goals and priorities outlined in Council's Term Goals.
- Furthering Council's priority for timely, easily accessible communication, the City published 223 News Releases in 2016.



Public Works Open House

Overview

Beyond the legislative requirements, Richmond has a longstanding goal of ensuring awareness and meaningful involvement and input from the community around decisions and matters that affect them. 2016 was no exception to this pursuit. Through many community consultation initiatives, open houses and information sessions, a substantial number of press releases, public Committee and Council meetings and reports, and initiatives such as upgrades to the City's richmond.ca website, the City continued to place significant emphasis on achieving Council's goal of a Well-informed Citizenry. Highlights for 2016 for this goal are listed below, organized by Council's priorities.

Priority 9.1: Understandable, timely, easily accessible public communication

The City's richmond.ca website home page was redesigned to be more user-friendly and improve functionality. A number of new e-services including online payment of property taxes, expanded online access to the Richmond Museum and Richmond Archives collections, and improvements to the Geographic Information System (GIS) were added to provide 24/7 access to these services. The City's website continued to see steady growth in 2016, surpassing 2.3 million visits, an increase of more than 15% over 2015.

Launched in the fall of 2016, the new web search on the City's Archives website provides access to an array of archival records and corporate information dating back to Richmond's incorporation in 1879. Descriptions of photographs, maps, minutes, bylaws and other City records are available on the web. Thousands of digitized photographs and maps celebrating Richmond's heritage are accessible through this 24-hour online service benefiting the public, Council and staff.

The Richmond Interactive Map (RIM) public viewer was redesigned using new technology which provides access to more than 100 layers and aerial photography. The new system is more user-friendly, reliable and provides a faster response time, and is accessible from a computer, tablet or phone. The Richmond Child Care Locator was added to the RIM, providing residents with quick and easy access to child care facilities information.

2016 was a busy year for community consultations, information sessions and open houses. This year, the City hosted many sessions and received feedback from the community on projects including:

- The Arterial Road Land Use Policy.
- Proposed Sign Bylaw.
- The Richmond Tree Protection Bylaw (monthly info sessions).
- Budget planning.
- 5 Year Consolidated Financial Plan.
- The Capital Projects Open House.
- Public Works Open House.
- Minoru Centre for Active Living Public Art.

- Steveston Community Playground Renewal.
- Childcare Needs Assessment.
- Affordable Housing Strategy.
- Garden City Lands.
- Specific development applications.

The Library expanded its social media presence through the launch of a WeChat page to reach Chinese-speaking community members. The adoption by the target demographic was swift with hundreds of community members following our WeChat page within the first few months, indicating a strong need by the community for this type of communication channel.

Priority 9.2: Effective engagement strategies and tools

The City continued to expand its online public engagement activities through [LetsTalkRichmond.ca](https://lets.talk.richmond.ca). Of note, 14 public consultation projects were supported including the Police Services Review, Affordable Housing and Child Care Strategy Updates, Arterial Roads Policy Update, Garden City Lands design consultations and budget consultations, with more than 16,000 participants overall.

Implementation of the Public Engagement Plan for the Minoru Centre for Active Living is ongoing. A key objective of this plan is to employ innovative engagement strategies to ensure that stakeholders and the public are aware of and excited about the benefits of the new facility. Highlights for 2016 include: a series of Open Houses at Minoru Aquatic Centre and Minoru Place Activity Centre to share the detailed designs of the facility; the installation of display boards on site at these facilities and at Watermania, the project website yourminoru.ca, to provide information at a glance about the project; a celebration of the completion of the construction of the raft slab with Mayor and Council in April; and extensive public engagement in the development and unveiling of the Minoru Centre for Active Living Community Art Project which was revealed along 440 feet of construction fencing surrounding the site during Culture Days 2016.

The reach of the City's social media posts and number of direct interactions with citizens have also increased. A new centralized scheduling platform for corporate posts has been introduced to increase efficiency and tracking of social media activity.

Quick Facts

- Over 16,000 participants used the City's online public engagement tool [LetsTalkRichmond.ca](https://lets.talk.richmond.ca) in 2016.
- The City's social media following continued to increase in 2016 with an 88% year-over-year increase in Facebook followers.
- The number of followers for the Richmond RCMP Detachment Twitter account has increased from 2,200 in 2015 to 6,497 in 2016.



Awards and Recognition



Awards and Recognition received by the City of Richmond in 2016

Awards and Recognition Received in 2016

1. The City of Richmond was the 2016 winner of the National Trust for Canada Prince of Wales Prize for Municipal Heritage Leadership. This is Canada's most prestigious heritage award and recognized Richmond's long and significant commitment to heritage preservation.
2. The inaugural Richmond World Festival was the winner of the *Most Outstanding Event in Canada* at the Canadian Event Industry Awards and was named as one of three finalists in Special Event Magazine's prestigious international awards competition for *Best Festival/Fair*.
3. Richmond's Ecological Network Management Strategy received the Silver Award for Excellence in Policy Planning from the Planning Institute of BC. This strategy is our guide in preserving and protecting Richmond's natural areas.
4. The City was recognized by the Federation of Canadian Municipalities' Partners for Climate Protection. Richmond has achieved all five Milestones in the program which is aimed at reducing greenhouse gas emissions.
5. Richmond's district energy implementation initiatives received the Union of BC Municipalities' *Community Excellence Award in the Best Practices*, Excellence in Action category.
6. Richmond received the E3 Fleet Certification—Platinum level award from the Fraser Basin Council. Richmond is the first and only municipality in Canada to receive this award, which honours environmentally friendly practises in managing large vehicle fleets.
7. The Alexandra District Energy Utility received the System of the Year award from the International District Energy Association.
8. Richmond received the Canadian Wood Council Award for use of sustainable materials on the Sharing Farm (Mary's Barn) project.
9. Richmond received a Creative BC Award of Recognition for "outstanding contributions to the success and sustainability of British Columbia's film and television production industry".
10. The City received its 14th consecutive Award for Financial Reporting and seventh consecutive Award for Outstanding Achievement in Popular Financial Reporting from the Government Finance Officers Association (GFOA).
11. The City achieved LEED Gold certification for the City Centre Community Centre project. LEED is an international certification program that recognizes excellence in environmental design.
12. The Richmond Maritime Festival received an honourable mention in the *Best Cultural Events Award* category at the Creative City Network of Canada Awards of Excellence.
13. The City was presented with the "Community Living Award" from *Richmond Society for Community Living* for inclusive hiring of people with disabilities.

Designed and printed by the City of Richmond Production Centre



City of Richmond

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CNCL - 215

Richmond Agricultural Viability Strategy (RAVS) Update Referral

Background

In 1999, after the adoption of the City's then current Official Community Plan (OCP), the City embarked on a process to develop an Agricultural Viability Strategy (AVS) and Profile (data base, charts, maps), to better manage the City's agricultural areas, for long-term viability. The four-year process, which was carried out in partnership with the City, Richmond Farmers Institute (RFI), BC Agricultural Land Commission and BC Ministry of Agriculture, Food and Fisheries included extensive consultation with the local farming community.

The Council approved Terms of Reference (ToR) to prepare the AVS was overseen by a Core Team comprised of representatives from the City, RFI, Agricultural Land Commission (ALC) and Ministry of Agriculture, Food and Fisheries (MAFF). A consultant assisted.

The AVS was approved by Richmond City Council on May 26, 2003 and provided a 2021 vision, guiding principles, objectives, and practical strategies for the future growth and viability of the agricultural industry in Richmond. Soil based farming is a high priority.

The AVS is a long-term commitment and partnership of the City, and agricultural community, to strengthen and enhance agricultural viability in Richmond. The Strategy identified initiatives that were to be undertaken and coordinated at the local level, to create a positive agricultural, environment, infrastructure and regulatory policy framework to support the agricultural sector.

At the time, Richmond's AVS Strategy was regarded by the BC agricultural community, as one of the first comprehensive and innovative municipal agricultural Strategies in the Province.

The Strategy has led to the establishment of the Agricultural Advisory Committee (AAC), policies to manage ALC and City farm and non-farm ALR development applications, significant City infrastructure and regulatory improvements, and improved public awareness of agricultural soil based viability and food security issues (e.g., ALR tours, improved ALR road signage).

As part of the 2041 OCP preparation, the 2003 Richmond Agricultural Viability Strategy was reviewed with the Agricultural Advisory Committee (AAC), to determine how it had been useful and if any changes were needed.

While significant improvements have been achieved, looking out to 2021, many of the 2003 Strategy issues and challenges still require attention today, as they are complex, and involve senior government, community, private sector and farmer support.

To continue its innovative and leadership agricultural role, Council wishes to update the AVS, to ensure that it remains effective and an important part of the City's economic development vision.

An updated AVS would support Council's 2014-2018 Term Goal #4, Leadership in Sustainability which states that:

Richmond aims to be a climate prepared City with sustainable resource use, a green-built and natural environment, local agriculture and food, and a leader in sustainable businesses and municipal government.

- 4.1 Continued implementation of the sustainability framework.
- 4.2 Innovative projects and initiatives to advance sustainability.

Recommendation:

That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the exiting Agricultural Viability Strategy and Profile, for Council's approval by December 2017, which is to include:

- Terms of Reference, to complete the Strategy and Profile,
- the 2016 Census statistics and related information,
- policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage),
- any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill),

- a stakeholder and public consultation process
- a budget which may include consultants.



City of Richmond

Report to Committee

To: Planning Committee **Date:** May 19, 2017
From: Cathryn Volkering Carlile **File:** 07-3070-01/2017-Vol
General Manager, Community Services 01
Re: **Modifications to the Child Care Agreement with Polygon Kingsley Estates Ltd. – 10380 No. 2 Road - registered under numbers CA4468793-CA4468794 as modified by CA5496252-CA5496253**

Staff Recommendation

That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.

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

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law Development Applications	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Polygon Kingsley Estates child care facility is being provided in fulfilment of a rezoning condition related to RZ-13-649524 which permitted the development of 133 unit townhouse dwelling units at 10440/10460 No. 2 Road with adoption of Zoning Amendment Bylaw 9155 by Council on June 22, 2015. The original child care agreement was registered under numbers CA4468793-CA4468794.

On April 25, 2016, Council approved the design for the Kingsley Estates child care facility and amendments to the registered Child Care Agreement. The modification agreement was registered under the numbers CA5496252-CA5496253. The modifications involved adjusting deliverable dates for the project.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

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

The report also supports Social Development Strategy Action 10:

Support the establishment of high quality, safe child care services in Richmond through such means as:

10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers; and

10.4 Encouraging the establishment of child care facilities near schools, parks and community centres.

Analysis

The Child Care Agreement and Polygon's Requested Modifications

In 2015, the Kingsley Estates child care amenity was secured by a restrictive covenant registered on the townhouse development parcel (Parcel 1) under numbers CA4468793 to CA4468794 (the "Child Care Agreement"). The Child Care Agreement provided that Polygon submit a full set of building permit drawings regarding the child care facility on or before the earlier of:

1. The Developer obtaining final building inspection granting occupancy for Phase 2; and
2. May 1, 2016.

The Child Care Agreement also stipulated that Polygon complete the construction of the child care facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy for Phase 3;
2. The Developer making an application to register Phase 3 within a phased strata plan for the Development; and
3. June 30, 2017.

In early 2016, Polygon asked that the date of May 1, 2016 for submission of a full set of building permit drawings be extended to September 1, 2016. They also asked to modify the Child Care Agreement to enable final building inspection for all but the final five dwelling units of Phase 3 prior to the completion of the child care facility. Polygon agreed to complete the child care facility and provide a Certificate of Substantial Completion to the City on or before the earlier of:

1. The Developer obtaining final building permit inspection granting occupancy of the final five dwelling units of Phase 3; and
2. June 30, 2017.

Following City Council's approval of the child care facility design on April 11, 2016, the Child Care Agreement was modified for the first time as noted above (agreement numbers CA5496252-CA5496253).

On May 2, 2017, Polygon requested a second modification to the Child Care Agreement to adjust the completion date and to allow for provisional occupancy of the final five dwelling units remaining in Phase 3. Polygon has agreed to the City retaining \$3.3 million in security for provision of the child care facility rather than holds on occupancy of the final five dwelling units. In addition, the Developer will provide a Certificate of Substantial completion to the City on or before:

1. March 31, 2018.

The reason Polygon is seeking a later delivery date for the child care amenity is because the construction schedule was adversely affected by the winter weather. In particular, snow conditions and heavy rainfall held up concrete work for the building's foundation as well as roof installation. The City requires more time to review the access and control systems selected by the developer to ensure the products installed meet performance measures, balance security for children in the building with accessibility for persons with disabilities and are similar to equipment used in other City facilities. This will entail additional review by a building code consultant. However, the end result for the City will be a building that has well planned measures to ensure children's safety and security along with benefits of minimizing ongoing maintenance costs. While the project is well underway, the planned delivery date of June 30, 2017 is not achievable. Completion of the facility is now targeted for late 2017 or early 2018.

The revised completion date will allow sufficient time to address any construction deficiencies and prepare the facility for operation. It is extremely difficult to commence a new child care service during mid-winter. A completion date in early 2018 would benefit the City in being able

to have additional time to ensure a handover of the facility to a City Council approved child care operator at an optimal time for conducting a spring registration. Spring is when most parents are seeking care for their children in preparation for gradual entry to a new program over the summer with full enrolment of all children by September 2018.

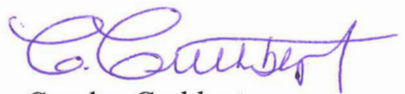
Staff recommend that the Child Care Agreement be further modified to require that Polygon must provide a Certificate of Substantial Completion to the City on or before March 31, 2018 *(revised from June 30, 2017)*.

Financial Impact

There is no financial impact related to further modification of the Child Care Agreement for the Kingsley Estates child care facility. The City has retained \$3.3 million from Polygon in security for the delivery of this community amenity contribution and these funds can be used to complete the building should Polygon not perform in meeting modified deadlines for the completion of the child care facility.

Conclusion

Staff recommend that a modification to the Child Care Agreement (as modified) for the Polygon Kingsley Estates child care facility be approved to accommodate Polygon's request for an extension as the City will continue to hold substantial security of \$3.3 million as a guarantee for provision of the child care facility.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

CEC:cec



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

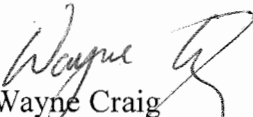
Date: May 30, 2017

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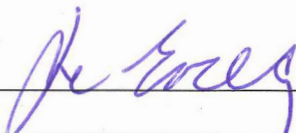
Re: Application by GBL Architects for Rezoning at 8091 Capstan Way from Auto-Oriented Commercial (CA) to Residential/Limited Commercial (RCL5)

Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9676, to amend the definition of "Village Centre Bonus", Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading.
2. That Bylaw 9676, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:sch
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Community Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

GBL Architects has applied to the City of Richmond for permission to rezone lands at 8091 Capstan Way, from “Auto-Oriented Commercial (CA)” to “Residential/Limited Commercial (RCL5)”, to permit the construction of a two-tower, high-density, mixed use development in the City Centre’s Capstan Village area (Attachments 1 & 2). The proposed development includes a combined total floor area of 15,737 m² (169,393 ft²), comprised of:

- a) 11,2418 m² (120,995 ft²) of residential uses (136 units), including:
 - 10,679 m² (114,945 ft²) market residential (128 units); and
 - 562 m² (6,050 ft²) of affordable housing (8 units); and
- b) 4,496 m² (48,398 ft²) of commercial uses, including:
 - 3,597 m² (38,719 ft²) hotel, including 75 guest rooms; and
 - 900 m² (9,688 ft²) of pedestrian-oriented commercial at grade.

Amendments are proposed to the:

- a) City Centre Area Plan (CCAP) to allow the City to exercise discretion in the minimum net development site size of properties utilizing the Village Centre Bonus (VCB); and
- b) “Residential/Limited Commercial (RCL5)” zone to permit the calculation of density on land dedicated for public open space purposes, as per existing CCAP policy with respect to public open space and road dedications (excluding road widening) that are not identified for land acquisition purposes in Richmond’s Development Cost Charge program.

Road and engineering improvements required with respect to the subject development, including upgrades to the Skyline (sanitary) Pump Station, will be designed and constructed at the developer’s sole cost through the City’s standard Servicing Agreement processes (secured with a Letter of Credit).

Voluntary developer contributions for the future construction of the Capstan Canada Line station will be submitted by the developer prior to Building Permit issuance, based on the rate in effect at the time of Building Permit issuance, as per City policy.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached. (Attachment 3)

Surrounding Development

The subject site is a vacant, 5,007 m² (1.2 ac) lot bounded by Capstan Way on the south (a CCAP-designated greenway and off-street bike route) and Corvette Way on the west and north (a local residential street). Development surrounding the subject site includes the following:

To the South: Across Capstan Way is a large area of low density, commercial properties zoned “Auto-Oriented Commercial (CA)” and designated under the CCAP for medium and high density, mid- and high-rise, residential and mixed use development.

To the North: Across Corvette Way is “Wall Centre” (3099, 3111, and 3333 Corvette Way), an existing three-tower, mixed hotel/residential development zoned “Residential/Hotel

(ZMU5) – Capstan Village (City Centre)” and developed to a similar height and density as that proposed for the subject development at 8091 Capstan Way.

To the East: Abutting the subject site is the first phase of a recently approved, three-phase, high-rise, mixed use development targeted for occupancy in 2020 (YuanHeng “View Star”, RZ 12-603040/DP 16-745853), which phase is comprised of 6 residential towers (535 units) with townhouses along Corvette Way and pedestrian-oriented commercial uses fronting Capstan Way. (Phase 2 of YuanHeng “View Star”, including a new City community centre, will be located north of Phase 1 and is targeted for occupancy in 2021.)

To the West: Across Corvette Way is the third (final) phase of the above noted development (YuanHeng, RZ 12-603040/DP 16-745853), which phase will be comprised of two residential towers (approximately 75 units) oriented towards a new riverfront park and is targeted for occupancy in 2023.

Related Policies & Studies

Development of the subject site is affected by the City Centre Area Plan (CCAP) and other City policies (e.g., affordable housing). An overview of these considerations is provided in the “Analysis” section of this report.

NAV Canada Building Height: A letter has been submitted by a BCLS registered surveyor confirming that the proposed building heights are in compliance with Transport Canada regulations.

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.

Staff have reviewed the proposed OCP and zoning amendments, with respect to the *Local Government Act* and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders. The table below clarifies this recommendation as it relates to the proposed OCP amendment.

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 Co.	No referral necessary, as the Land Reserve is not affected.
Richmond School Board	No referral necessary, as the proposed amendment does not provide for increased residential development.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the Regional District is not affected.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected.

Stakeholder	Referral Comment (No Referral Necessary)
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as First Nations are not affected.
TransLink	No referral necessary, as the proposed amendment does not result in road network changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment does not affect port or related uses.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment does not affect the OCP Aircraft Noise Sensitive Development (ANSO) policy.
Richmond Coastal Health Authority	No referral necessary, as the Health Authority is not affected.
Community Groups and Neighbours	No referral necessary, but the public will have an opportunity to comment on the proposed amendment at the Public Hearing.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment does not affect Government Agencies.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

School District

This application was not referred to School District No. 38 (Richmond) because the proposed amendment only affects commercial uses in the City Centre and will not generate increased residential development. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, developments that generate less than 50 additional school-aged children (i.e. approximately 295 units greater than existing OCP levels) do not need to be referred to the School District. This application involves no additional residential units over and above current OCP levels. (Staff will refer the proposed OCP amendment to the School District as a courtesy.)

Analysis

The developer has applied to rezone the subject site to permit the construction of a two-tower, high-density, mixed use development comprised of 136 residential units (including 8 affordable housing units), 75 hotel guest rooms, and ground floor commercial uses. This proposal is consistent with current OCP and CCAP policies applicable to the subject site, with the exception of minimum development site size, for which an amendment to the CCAP is proposed.

A. CCAP Amendment

To facilitate the subject development, the applicant has requested that the definition of Village Centre Bonus (VCB) in Appendix 1 of the CCAP be amended to permit the City to exercise discretion in the minimum net development site size of properties to which the Bonus may be applied. As currently written, the VCB definition requires eligible properties to have a net development site area of at least:

- a) 4,000 m² (1.0 ac) for projects achieving a density of 3.0 FAR or less; and
- b) 8,000 m² (2.0 ac) for projects achieving a higher density.

These size requirements are intended to help ensure that sites benefitting from the Bonus can reasonably accommodate the additional density and, where applicable, facilitate road network and other improvements. In some instances, however, these conditions may be satisfied despite smaller site sizes (i.e. due to location, lot configuration, frontage conditions, and/or other factors), including for example:

- a) An approved 3.0 FAR project at 8540 Alexandra Road (RZ 08-423207), for which the CCAP was amended in 2011 on a site-specific basis to permit the Bonus to be applied even though the site was just 2,869 m² (0.7 ac) in size, rather than the CCAP minimum of 4,000 m² (1.0 ac); and
- b) The subject development at 8091 Capstan Way, for which staff's review indicates that all necessary road dedications and a density of 3.5 FAR can be satisfactorily accommodated, including the Bonus, even though the site is just 5,007 m² (1.2 ac) in size, rather than the CCAP minimum of 8,000 m² (2.0 ac).

Staff recommend that the current VCB minimum site sizes are retained in the VCB definition as a guide, but that the definition is amended, as per OCP Amendment Bylaw 9676 (see attached), to allow reduced site sizes where it can be demonstrated to the satisfaction of the City that the outcome will be consistent with the broader development, livability, sustainability, and urban design objectives of the CCAP.

B. Proposed Zoning Amendment & Requested Variance

To facilitate the subject development and provide for voluntary developer contributions in compliance with CCAP policy (i.e. affordable housing, Capstan Station Bonus, and community amenity space), the applicant has requested that 8091 Capstan Way be rezoned from "Auto-Oriented Commercial (CA)" to "Residential/Limited Commercial (RCL5)", a standard zone expressly intended for use in Capstan Village's designated high-density, high-rise, mixed use area. In addition, to accommodate site specific conditions, the developer has proposed the following:

- a) Zoning Amendment: A minor amendment to the "Residential/Limited Commercial (RCL5)" zone to permit the calculation of density on land dedicated for public open space purposes.
 - This is consistent with existing CCAP policy, which allows density to be calculated on public open space and road dedications (excluding road widening) that are not identified for land acquisition purposes in Richmond's Development Cost Charge program. The affected portion of the subject site is a 184 m² (1,979 ft²) public open space area required with respect to the Capstan Station Bonus (Attachment 7, Schedule B). The Bonus permits the requisite public open space to be secured through Statutory Right of Way and/or dedication, with the understanding that the developer is permitted to calculate density on the affected area regardless of how it is secured. The space will be designed and constructed, at the developer's sole cost, as an expansion of the Capstan greenway improvements approved through the adjacent development east of the subject site (YuanHeng, RZ 12-603040). As the proposed public open space is contiguous with Capstan Way and the approved Capstan greenway area east of the subject site was secured as road dedication, staff recommend that the subject site's public open space area is likewise secured as road dedication.

Note: The affected 184 m² (1,979 ft²) dedication excludes land required for road widening purposes along the site's frontages (shown in Attachment 7, Schedule A).

- b) Zoning Variance: A reduced setback, from 3.0 m (9.8 ft.) to 2.0 m (6.6 ft.), along the site's north side.

- This will enable the subject development's townhouse setbacks to match those of the recently approved townhouses east of the site (YuanHeng, Phase 1 / DP 16-745853).

C. Affordable Housing Strategy

The developer proposes to provide 562 m² (6,050 ft²) of affordable (low-end market rental) housing (8 units), constructed to a turnkey level of finish at the developer's sole cost and secured with the City's standard Housing Agreement. The proposed floor area represents 5% of the development's maximum residential floor area, as per the City's Affordable Housing Strategy. Units shall be dispersed throughout the development's north tower and will include a mix of townhouse- and apartment-type units. All 1-storey affordable housing units will satisfy Richmond's Basic Universal Housing (BUH) standards and a proposed 2-storey townhouse will include aging-in-place features.

Occupants of the affordable housing units will enjoy shared use of all on-site indoor and outdoor residential amenity spaces. These amenity spaces, together with parking, "Class 1" bike storage, and related electric vehicle (EV) charging stations, will be provided by the owner/operator at no additional charge to the affordable housing occupants.

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)
	Min. Permitted Unit Area	Max. Monthly Unit Rent (1)	Total Max. Household Income (1)	# of Units
<i>Apartment-Type Units (i.e. 1 storey units with shared lobby/corridor access)</i>				
1-BR	50 m ² (535 ft ²)	\$950	\$38,000 or less	4
2- BR	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	1
3-BR	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	1
<i>Townhouse-Type Units (i.e. 1 or 2 storey units with shared lobby/corridor access & private street-front entrances)</i>				
1-BR + den	50 m ² (535 ft ²)	\$950	\$38,000 or less	1
3-BR	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	1
TOTAL	562.0 m² (6,049.8 ft²)	Varies	Varies	8

(1) May be adjusted periodically, as provided for under adopted City policy.

(2) "Project Targets" may be amended, to the City's satisfaction, via the project's Development Permit process.

D. Community Amenity Contributions

- a) Capstan Station Bonus (CSB): The CSB and "Residential/Limited Commercial (RCL5)" zone permit a residential density bonus of 0.5 FAR for Capstan Village sites that (i) contribute funds towards the future construction of the Capstan Canada Line station and (ii) provide public open space over and above other City open space requirements. The developer proposes to utilize the permitted bonus density and, through the subject rezoning, satisfy the CSB's requirements as follows:

- Register a legal agreement on title requiring a contribution of approximately \$1.1 million to the Capstan Station Reserve prior to Building Permit issuance (the actual value of which shall be based on the approved number of dwellings and City rate in effect at the time of Building Permit issuance); and
- Grant 680 m² (7,320 ft²) of land for public open space purposes (i.e. plaza, bike path, and related landscaping) to the City in a combination of Statutory Rights of Way and

dedication, based on the City rate of 5 m² (54 ft²) per dwelling unit and 136 units (Attachment 7, Schedule B).

Note: The size of the development's public open space contribution shall be fixed regardless of any decrease in the number of units at Development Permit or Building Permit stages. A covenant shall be registered on title limiting the maximum number of units to 136, based on an analysis indicating that the site cannot reasonably accommodate more than 680 m² (7,320 ft²) of ground-level public open space.

- b) Village Centre Bonus (VCB): The VCB and "Residential/Limited Commercial (RCL5)" zone permit a non-residential density bonus of 1.0 FAR for designated VCB sites that construct 5% of the bonus density on-site as community amenity space or, in the event the City determines that community amenity space should be located off-site, provides a construction-value cash contribution to the City to facilitate its off-site construction (by others). The developer proposes to utilize the permitted bonus density and, as recommended by the Community Services Division, has agreed to make a \$1,572,935 cash contribution to Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund, based on a Construction Value Contribution Rate of \$6,997/m² (\$650/ft²) and 225 m² (2,420 ft²) of off-site amenity space (i.e. 5% of the maximum permitted VCB bonus floor area). (In the event that the contribution is not provided within one year of the application receiving third reading of Council, the Construction Value Contribution Rate will be increased annually based on the Statistics Canada "Non-residential Building Construction Price Index" for Vancouver.
- c) Public Art: The CCAP encourages voluntary developer contributions towards public art, especially in the case of projects, like the subject development, that are situated along key public open space corridors (e.g., Capstan greenway). In light of this, staff recommend acceptance of the developer's offer to make a voluntary contribution of at least \$113,917 towards public art, based on City-approved rates and the maximum buildable floor area permitted under the subject site's proposed "Residential/Limited Commercial (RCL5)" zone, excluding affordable housing (as indicated in the table below). Prior to rezoning adoption, the developer will prepare a public art plan for consideration by the Richmond Public Art Advisory Committee and, as required, Council, followed by the registration of legal agreements on title to secure the implementation of the approved plan to the City's satisfaction.

Use	Max. Permitted Floor Area Under RCL5 Zone	Affordable Housing Exemption	Min. Developer Contribution Rates	Min. Voluntary Developer Contribution
Residential	11,240.8 m ² (120,995.0 ft ²)	562.0 m ² (6,049.8 ft ²)	\$0.81/ft ²	\$93,106
Non-Residential	4,496.3 m ² (48,397.8 ft ²)	Nil	\$0.43/ft ²	\$20,811
TOTAL	15,737.1 m² (169,392.8 ft²)	562.0 m² (6,049.8 ft²)	Varies	\$113,917

- d) Community Planning: As per CCAP policy, the developer proposes to voluntarily contribute \$40,385.75 towards future City community planning studies, based on \$2.69/m² (\$0.25/ft²) and 15,751 m² (163,343.0 ft²), the maximum permitted buildable floor area under the proposed "Residential/Limited Commercial (RCL5)" zone, excluding affordable housing.

E. Transportation

The CCAP requires road widening and bike network improvements around the subject site, and the Zoning Bylaw provides for parking reductions for Capstan Village developments that incorporate transportation demand management and other measures to the City's satisfaction. In light of this, the proposed development provides for a variety of transportation improvements and related features, all at the developer's sole cost. In brief, this includes:

- a) Widening Capstan Way and Corvette Way to accommodate road, sidewalk, and related upgrades, together with an off-site bike path and landscape features along the Capstan greenway;
- b) Minimizing potential pedestrian and cycling conflicts by limiting vehicle access to one shared residential/commercial driveway on the site's north frontage (away from the Capstan greenway);
- c) \$30,000 towards the City's implementation of a bus shelter and/or related accessibility features, as determined to the satisfaction of the City;
- d) Providing a hotel shuttle bus (at the developer's sole cost), together with designated on-site bus parking/passenger loading facilities and a contract with a bus operator for a minimum of three years (all of which will be secured, prior to rezoning, with a legal agreement on title);
- e) Providing end-of-trip cycling facilities (e.g., showers, change rooms) co-located with Class 1 (secure) bike storage spaces provided for the project's commercial tenants and employees; and
- f) Securing 50% of total commercial parking (with a covenant on title) for short-term use by the general public (i.e. 35 spaces of 70 total commercial spaces will be secured for hourly use).

F. Sustainability

The CCAP encourages the coordination of private and City development and infrastructure objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features. Areas undergoing significant change, such as Capstan Village, are well suited to this endeavour. In light of this, the developer has agreed to the following:

- a) District Energy Utility (DEU): The developer will design and construct 100% of the subject development to facilitate its future connection to a DEU system. (The utility will be constructed by others).
- b) Leadership in Energy and Environmental Design (LEED): The CCAP requires that all rezoning applications greater than 2,000.0 m² (21,527.8 ft²) in size meet LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy. A LEED Checklist is attached (Attachment 5). Design development will be undertaken through the Development Permit process.
- c) Electric Vehicle (EV) Facilities: The OCP includes minimum rates for the provision of EV charging equipment for residential parking and Class 1 bike storage. The developer's proposal:
 - Exceeds OCP standards for residential parking (100% energized spaces versus 20% energized and 25% roughed-in); and
 - Meets OCP standards for Class 1 bike storage (10% energized).

- d) Flood Management Strategy: The CCAP encourages measures to enhance the ability of developments to respond to flood plain management objectives and adapt to the effects of climate change (e.g., sea level rise). To this end, the developer has agreed to build to the City's recommended Flood Construction Level of 0.3 m (1.0 ft.) above the crown of the fronting road for residential lobbies and street-oriented commercial and 2.9 m (9.5 ft.) GSC for all other uses.
- e) Aircraft Noise Sensitive Development (ANSD): The subject site is situated within ANSD "Area 3", which permits all ANSD uses (i.e. residential, child care, hospital, and school) provided that a restrictive covenant is registered on title and appropriate noise attenuation measures are implemented. The required covenant(s) will be registered prior to rezoning adoption, and other requirements will be satisfied prior to Development Permit and Building Permit issuance, as required.
- f) Accessible Housing: Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy:
- All lobbies, common areas, and amenity spaces will be barrier-free;
 - All units will include aging-in-place features (e.g., blocking in walls for grab bars, lever handles, etc.); and
 - 24% of residential dwellings (i.e. 33 of 136 units) will comply with Richmond's Basic Universal Housing (BUH) standards, including 20% of market units (i.e. 26 of 128 units) and 88% of affordable housing units (i.e. 7 of 8 units).

G. Site Servicing & Frontage Improvements

The developer shall be responsible for the design and construction of required water, storm sewer, and sanitary sewer upgrades and related public and private utility improvements, as determined to the satisfaction of the City. The developer's design and construction of the required improvements shall be implemented through the City's standard Servicing Agreement (SA) process, secured with a Letter of Credit, as set out in the attached Rezoning Considerations (Attachment 7). Prior to rezoning adoption, the developer will enter into the Servicing Agreement, which generally shall include road, water, drainage, and sanitary sewer upgrades along all street frontages, together with upgrades to the Skyline Pump Station (to be undertaken in coordination with adjacent development, YuanHeng / SA 16-748500).

H. Tree Retention & Replacement

There are no existing trees on or around the subject site. No tree replacement or protection is required.

I. Development Phasing

The developer does not propose to phase the design or construction of the development (i.e. one Development Permit application and one Building Permit application). A covenant will be registered on title prior to rezoning adoption requiring that, in the event the developer wants to phase the occupancy of the project, key features will be completed and ready for occupancy in the first phase (i.e. affordable housing, commercial short-term parking, residential amenity spaces, hotel shuttle bus facilities, and all works subject to the project's Servicing Agreement).

J. Built Form and Architectural Character

The developer proposes to construct a high-rise, high density, mixed use development along the designated Capstan greenway, within walking distance of the riverfront, a recently approved City community centre, and the future Capstan Canada Line Station. The proposed development is consistent with CCAP policy for the provision of land (via a combination of dedication and Statutory Rights of Way) to facilitate required transportation and public open space improvements. Likewise, the proposed form of development, which combines articulated streetwall building elements and towers, generally conforms to the CCAP's Development Permit Guidelines. More specifically, the development has successfully demonstrated:

- a) A strong urban concept contributing towards a high-density, high-amenity, mixed-use, transit-oriented environment, comprising a boutique hotel (on the project's first 4 floors), street-oriented commercial, and a variety of dwelling types (including 57% family-friendly, 2- and 3-bedroom units);
- b) Variations in massing contributing towards streetscape interest, solar access to usable rooftops, and upper- and mid-level views across the site for residents and neighbours;
- c) An articulated building typology with a distinct identity and human scale, including a playful zigzag frame and projecting canopy;
- d) Sensitivity to existing residential neighbours (Wall Centre), by locating commercial and hotel uses to the development's south and west sides and orienting townhouses to Corvette Way;
- e) A coordinated approach to recently approved adjacent development (YuanHeng/DP 16-745853) with respect to building setbacks, building heights, tower spacing, and uses; and
- f) Opportunities to contribute towards a high amenity public realm, particularly along Capstan Way.

Development Permit (DP) approval, to the satisfaction of the Director of Development, will be required prior to rezoning adoption. At DP stage, design development is encouraged with respect to the following items.

- a) Skyline: Streetwall heights have been minimized and the centre of the site has been opened up to maximize landscaped podium rooftop space and enhance cross-site views and sun for neighbours. This has resulted in two towers of equal height. Opportunities to sculpt the towers to enhance their individual identities and skyline interest should be explored (together with a coordinated strategy for concealing rooftop equipment).
- b) Residential Streetscape: Further attention is encouraged along the north side of the site to enhance the interface of the north tower and townhouses with the street. The proposed siting of the development's amenity building and indoor pool along this frontage (at the podium rooftop) presents a special opportunity for creating visual interest and a distinctive residential setting.
- c) Commercial Streetscape: Opportunities should be explored to support a vibrant, pedestrian-oriented, commercial streetscape that contributes to the animation and amenity of the area, especially along Capstan Way frontage (e.g., public art; coordination of the building's dynamic expression with retail/hotel identities; signage; furnishings and related features).

- d) Capstan Station Bonus Public Open Space: The size and location of the project's proposed public open space proposed satisfies CCAP and RCL5 rates. (Attachment 2) Information is required regarding the area's programming and landscaping to ensure they satisfy City objectives.
- e) Stand-Alone Hotel: The proposed hotel, which utilizes Village Centre (commercial) Bonus floor area, will be operated independently of the development's residential uses. To facilitate this, a legal agreement (to be registered on title prior to rezoning adoption) will require features such as separate circulation and emergency exiting. More information is required to ensure the hotel design satisfies these requirements.
- f) Common Amenity Spaces: The proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP DP Guidelines rates. (Attachment 4) More information is required with respect to the programming, design, and landscaping of these spaces (including their interface with adjacent development) to ensure they will satisfy City objectives.
- g) Private Amenity Spaces: The City has adopted guidelines for the provision of private outdoor space for residential uses. An assessment of proposed private amenity areas will be undertaken through the DP process.
- h) Accessibility: Through the DP process the design and distribution of accessible units and common spaces and uses will be refined.
- i) Sustainability: A LEED Checklist is attached. (Attachment 5) Opportunities to better understand and enhance the building's performance in coordination with its architectural expression will be explored through the Development Permit process.
- j) Emergency Services: Through the DP process, Fire Department response points, an addressing plan, and related provisions for firefighting must be addressed.
- k) 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 checklist and plans demonstrating surveillance, defensible space, and related measures will be reviewed within the development permit process.
- l) Parking and Loading: A draft functional plan showing internal vehicle circulation, truck manoeuvring, and related features has been provided and will be finalized through the DP process.
- m) Waste Management: A draft waste management plan has been submitted and will be finalized through the DP process.

K. Legal Encumbrances

Development of the subject site is not encumbered by existing legal agreements on title.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets, such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals. The anticipated Operating Budget impact for the ongoing maintenance of these assets is \$5,000. This will be considered as part of the 2019 Operating Budget.

Conclusion

GBL Architects has applied to the City for permission to rezone 8091 Capstan Way, from Auto-Oriented Commercial (CA) to Residential/Limited Commercial (RCL5), for the construction of a 15,737 m² (169,393 ft²), high-rise development in the City Centre's Capstan Village area, comprised of 136 dwellings, 75 hotel guest rooms, and 900 m² (9,688 ft²) of pedestrian-oriented commercial space at grade. Proposed amendments to the CCAP and RCL5 zone will, if approved, allow the City to exercise discretion in the minimum net development site size of Village Centre Bonus developments (including 8091 Capstan Way) and, as per current CCAP policy, permit the calculation of density on part of the subject development's required road dedication. An analysis of the developer's proposal shows it to be well designed and consistent with the CCAP's development, livability, sustainability, and urban design objectives. On this basis, it is recommended that OCP Amendment Bylaw 9676 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, be introduced and given first reading.



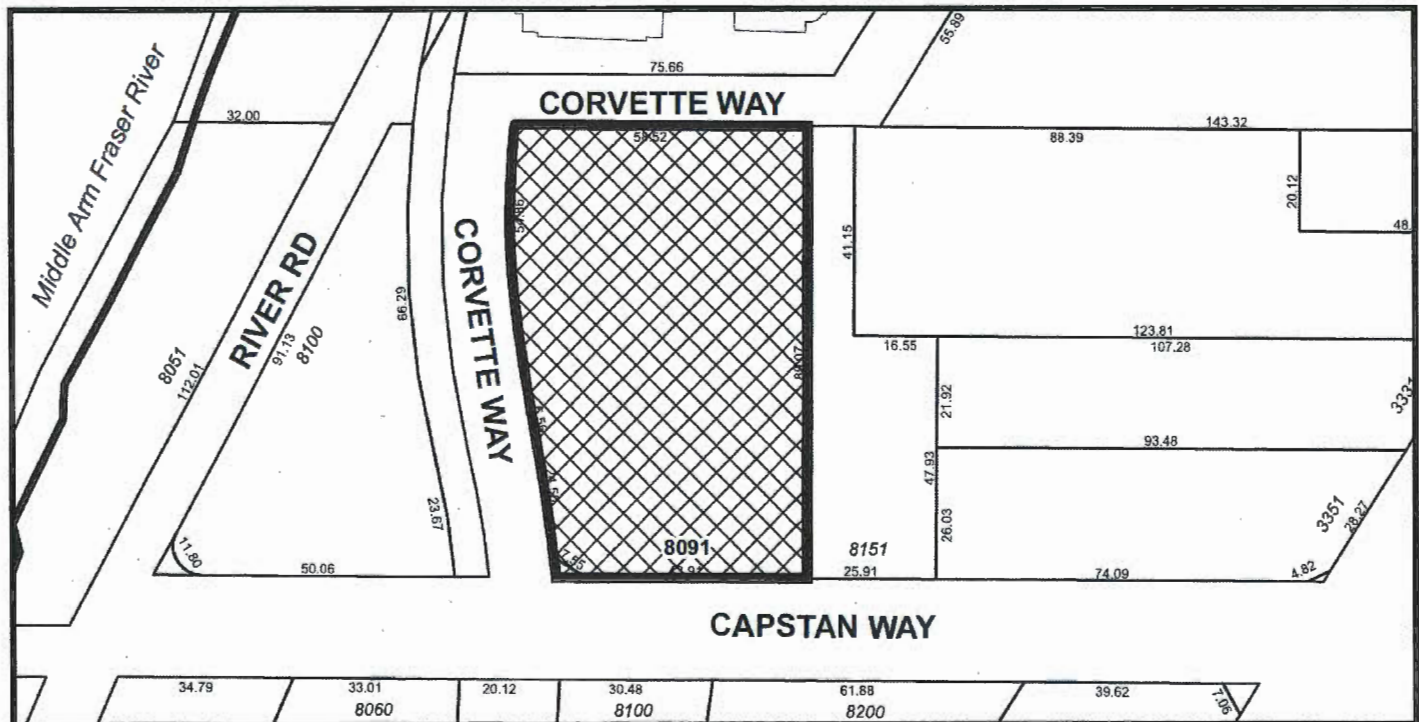
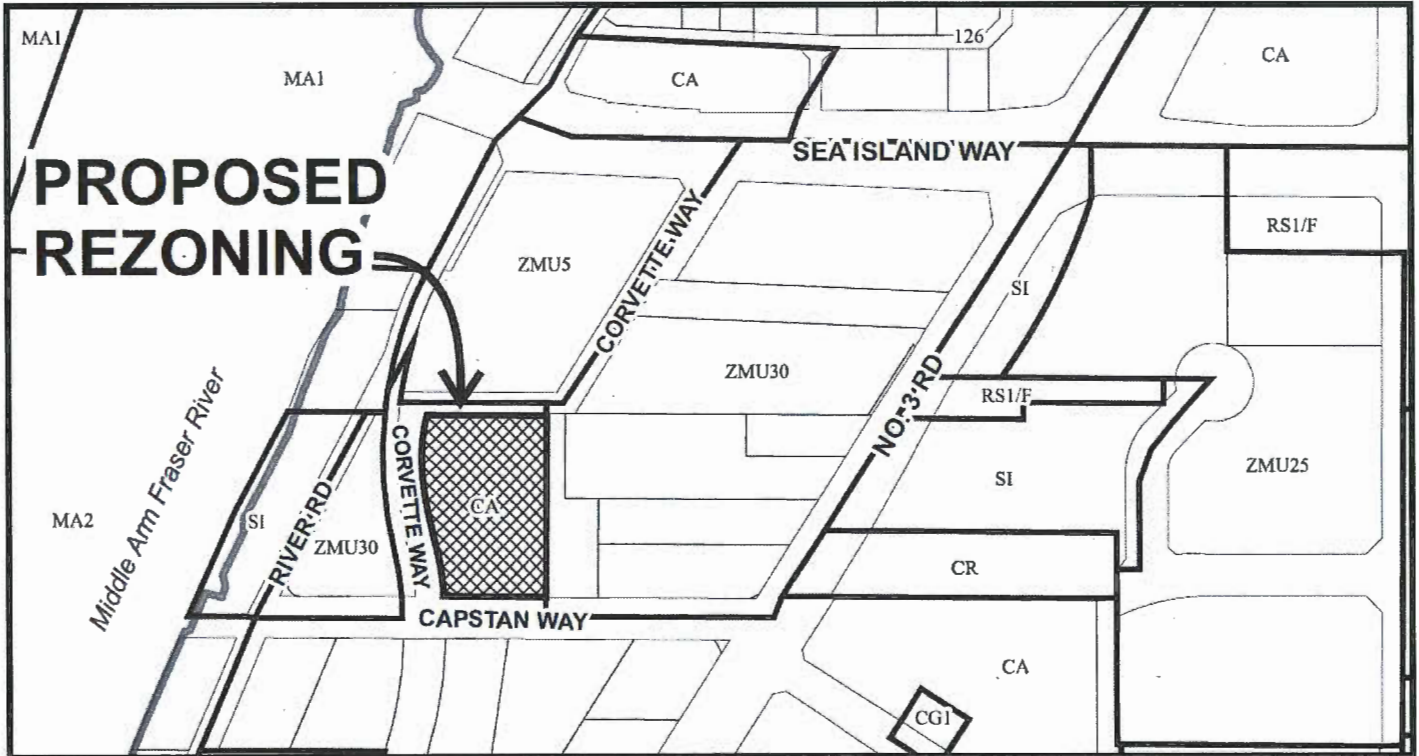
Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas

Attachments:

- 1) Location Map
- 2) Aerial Photograph
- 3) City Centre Area Plan (CCAP) Specific Land Use Map: Capstan Village (2031)
- 4) Development Application Data Sheet
- 5) LEED Checklist (REDMS #5405086)
- 6) Conceptual Development Plan
- 7) Rezoning Considerations (REDMS #5341841):
 - Schedule A - Preliminary Road Dedication Plan (REDMS #5395734)
 - Schedule B - Preliminary Capstan Station Bonus Public Open Space Plan (REDMS #5341841)
 - Schedule C - Preliminary Functional Roads Plan (REDMS #5404734)

ATTACHMENT 1
Location Map



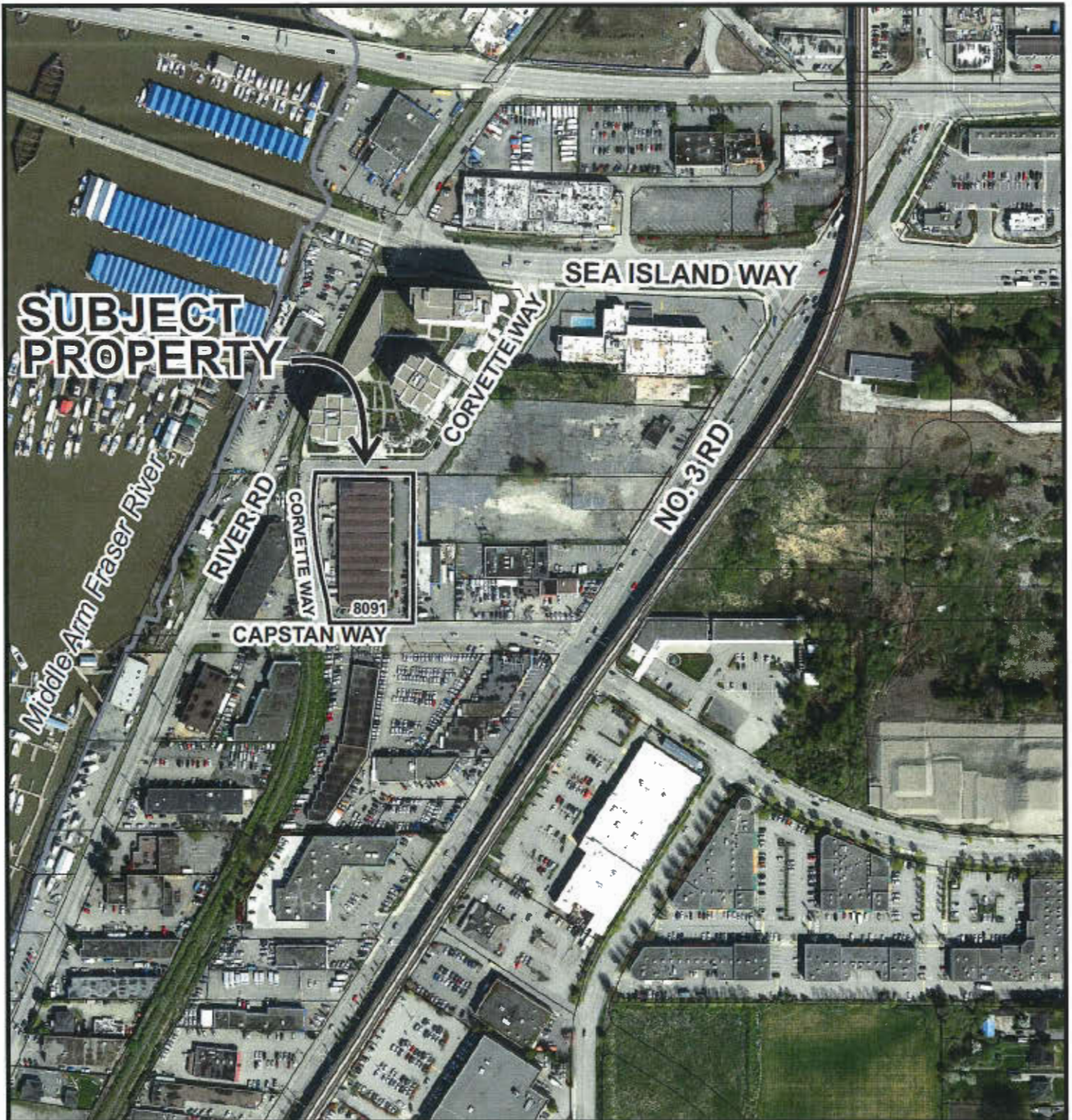
RZ 15-699647

Original Date: 07/13/15

Revision Date: 06/09/17

Note: Dimensions are in METRES

ATTACHMENT 2
Aerial Photograph



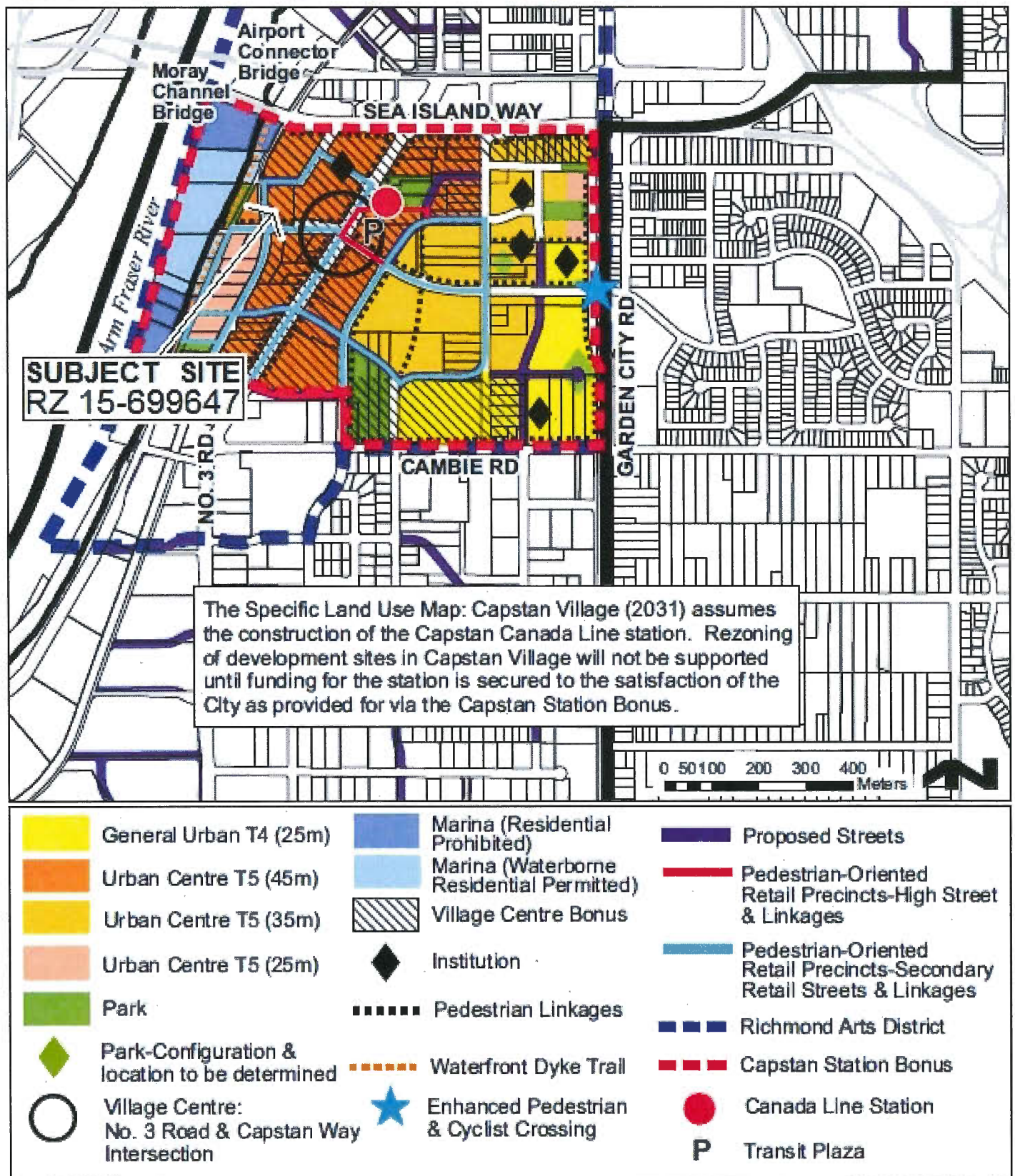
RZ 15-699647

Original Date: 07/13/15

Revision Date: 06/09/17

Note: Dimensions are in METRES

Specific Land Use Map: Capstan Village (2031)





RZ 15-699647

Address: 8091 Capstan Way

Applicant: GBL Architects

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

	Existing	Proposed
Owner	<ul style="list-style-type: none"> 0892691 B.C. Ltd., Inc. 	<ul style="list-style-type: none"> No change
Site Size	<ul style="list-style-type: none"> 5,006.6 m² (53,890.6 ft²) 	<ul style="list-style-type: none"> After road dedication: 4,496.3 m² (48,398.0 ft²) After road & additional Capstan Station Bonus (CSB) dedication: 4,312.4 m² (46,418.6 ft²)
Land Uses	<ul style="list-style-type: none"> Vacant 	<ul style="list-style-type: none"> High density, high-rise mixed residential, hotel & retail uses
OCP Designation	<ul style="list-style-type: none"> Mixed Use 	<ul style="list-style-type: none"> No change
City Centre Area Plan (CCAP) Designation	<ul style="list-style-type: none"> Urban Centre T5 (45 m)/2.0 FAR Capstan Station Bonus (CSB)/0.5 FAR Village Centre Bonus (VCB)/1.0 FAR 	<ul style="list-style-type: none"> No change, EXCEPT the Plan is proposed to be amended to permit the City discretion in the minimum size of sites that may use the Village Centre Bonus (VCB)
Zoning	<ul style="list-style-type: none"> Automobile Oriented Commercial (CA) 	<ul style="list-style-type: none"> Residential / Limited Commercial (RCL5)
# Units	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> 136 max (limited by a covenant on title), including:
Unit Mix	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Market units: 128, including - <ul style="list-style-type: none"> 42% 1-BR units (54) & 58% 2/3-BR "family" units (74) Affordable housing units: 8, including - <ul style="list-style-type: none"> 63% 1-BR units (5) & 47% 2 & 3-BR "family" units (3) (including 2 townhouse-type units)
Accessible Housing	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Basic Universal Housing (BUH): 33 units (24% of total), including: <ul style="list-style-type: none"> Market units: 26 (20% of market units) Affordable units: 7 (88% of affordable units) Aging-in-Place: All units not designed to BUH standards will include aging-in-place features (e.g., blocking in walls for grab bars, lever door handles, etc.)
Hotel	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> 75 guest rooms
Aircraft Noise Sensitive Development	<ul style="list-style-type: none"> "Area 3"/Moderate Aircraft Noise – All uses permitted. Covenant, acoustic report, air conditioning capacity, etc. are required. 	<ul style="list-style-type: none"> As per existing City policy
Capstan Station Bonus (CSB)	<ul style="list-style-type: none"> Cash contribution @ City approved rate at the time of Building Permit approval Public open space @ 5.0 m² (53.8 ft²) per unit 	<ul style="list-style-type: none"> Estimated cash contribution: +/- \$1,141,402 CSB public open space: 680.0 m² (7,319.5 ft²), including: <ul style="list-style-type: none"> Dedication: 183.9 m² (1,979.4 ft²) SRW: 496.1 m² (5,340.1 ft²)

On Future Subdivided Lot	Bylaw Requirements	Proposed	Variance
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 3.5 FAR max., including: <ul style="list-style-type: none"> Residential: 2.5 FAR max Commercial: 1.0 FAR min 	<ul style="list-style-type: none"> As per City policy, adjusted for the additional CSB dedication, as follows: <ul style="list-style-type: none"> Total: 3.65 FAR Residential: 2.61 FAR Commercial: 1.04 FAR 	None permitted
Buildable Floor Area - Total	<ul style="list-style-type: none"> 15,737.1 m² (169,393.0 ft²) max. 	<ul style="list-style-type: none"> 15,737.1 m² (169,393.0 ft²) 	None permitted

On Future Subdivided Lot	Bylaw Requirements	Proposed	Variance
Buildable Floor Area - Residential	<ul style="list-style-type: none"> 11,240.8 m2 (120,995.0 ft2) max, including: <ul style="list-style-type: none"> 95% market: 10,678.8 m2 (114,945.2 ft2) 5% affordable housing: 562.0 m2 (6,049.8 ft2) 	<ul style="list-style-type: none"> 11,240.8 m2 (120,995.0 ft2), including: <ul style="list-style-type: none"> 95% market: 10,678.8 m2 (114,945.2 ft2) 5% affordable housing: 562.0 m2 (6,049.8 ft2) 	None permitted
Buildable Floor Area - Commercial	<ul style="list-style-type: none"> Village Centre Bonus (VCB): 4,496.3 m2 (48,398.0 ft2) max A construction-value cash contribution is recommended in lieu of an on-site community amenity 	<ul style="list-style-type: none"> 4,496.3 m2 (48,398.0 ft2), including: <ul style="list-style-type: none"> Retail: 900.0 m2 (9,688.0 ft2) Hotel: 3,597.1 m2 (38,719.0 ft2) A construction-value cash contribution is proposed in lieu of the construction on-site of a community amenity (as per City direction) 	None permitted
Lot Coverage	<ul style="list-style-type: none"> Building: 90% max 	<ul style="list-style-type: none"> Building: 90% 	None
Lot Size	<ul style="list-style-type: none"> For RCL5 zoned sites: 4,000.0 m2 (43,055.6 ft2) min. 	<ul style="list-style-type: none"> After road & additional Capstan Station Bonus (CSB) dedication: 4,312.4 m2 (46,418.6 ft2) 	None
Setbacks to Property Lines	<ul style="list-style-type: none"> Public Road: 6.0 m (19.7 ft.) min, but may be reduced to 3.0 m (9.8 ft.) if a proper interface is provided Interior Side: Nil 	<ul style="list-style-type: none"> Capstan Way: 11.5 m (37.8 ft) Corvette Way (west): 3.0 m (9.8 ft.) Corvette Way (north): 2.0 m (6.6 ft.) Interior Side: Nil 	Corvette Way: Reduce by up to 1.0 m
Tower Spacing	<ul style="list-style-type: none"> 24.0 m (78.7 ft.) min between towers on-site 12.0 m (39.4 ft.) min to interior property line 	<ul style="list-style-type: none"> 24.0 m (78.7 ft.) min between towers on-site 12.0 m (39.4 ft.) min to interior property line 	None
Height	<ul style="list-style-type: none"> 47.0 m (154.2 ft.) GSC 	<ul style="list-style-type: none"> 47.0 m (154.2 ft.) GSC 	None
Parking Spaces – Total (Parking Zone 1)	<ul style="list-style-type: none"> 193 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Residential: 123 Retail: 30 (Shared with Visitors) Hotel: 40 	<ul style="list-style-type: none"> 193 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Residential: 123 Commercial: 70 (50% “public” & 50% “assignable” spaces) 	None
Parking Spaces - Residential (Parking Zone 1)	<ul style="list-style-type: none"> 123 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Market @ 0.9/unit x 128 = 116 min Affordable @ 0.81/unit x 8 = 7 min Visitor parking (25 spaces) shared with commercial (not for exclusive visitor use) 	<ul style="list-style-type: none"> 123 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Market @ 0.9/unit x 128 = 116 Affordable @ 0.81/unit x 8 = 7 Visitor parking (25 spaces) shared with commercial uses (i.e. not only for visitors) 	None
Parking Spaces - Retail (Parking Zone 1)	<ul style="list-style-type: none"> 30 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Ground: 3.375/100.0 m2 (1,076.4 ft2) gla x 883.0 m2 (9,505.0 ft2) = 30 	<ul style="list-style-type: none"> 70 “Commercial Parking” spaces, including: <ul style="list-style-type: none"> 50% (35) min “public parking” for short-term use by the general public 50% (35) max “assignable parking” designated, sold, leased, or otherwise assigned to for the exclusive use of specific persons or businesses 	None
Parking Spaces - Hotel (Parking Zone 1)	<ul style="list-style-type: none"> 40 (with 10% TDM relaxation), including: <ul style="list-style-type: none"> Guest rooms: 0.375/ room x 75 = 29 Meeting/lounge: 7.5/100 m2 (1,076.4 ft2) gla x 136.0 m2 (1,464.0 ft2) = 11 		
Tandem Parking	<ul style="list-style-type: none"> 50% max of market residential spaces: 57 	<ul style="list-style-type: none"> None proposed 	None
Accessible Parking	<ul style="list-style-type: none"> 2% (min) of spaces provided 	<ul style="list-style-type: none"> As per City policy 	None
Loading	<ul style="list-style-type: none"> 3 medium truck spaces 	<ul style="list-style-type: none"> 3 medium truck spaces 	None
Class 1 Bike Storage (Secure)	<ul style="list-style-type: none"> 182, including: <ul style="list-style-type: none"> Market units: 1.25/unit x 128 = 160 Affordable units: 1.25/unit x 8 = 10 Retail/Hotel: 0.27/100.0 m2 (1,076.4 ft2) gla greater than 100.0 m2 x 4,380.1 m2 (47,147.0 ft2) = 12 	<ul style="list-style-type: none"> 182, including: <ul style="list-style-type: none"> Market units: 160 Affordable units: 10 Retail/Hotel: 12 	None

On Future Subdivided Lot	Bylaw Requirements	Proposed	Variance
Class 2 Bike Storage (Unsecure)	<ul style="list-style-type: none"> 40, including: <ul style="list-style-type: none"> Residential: $0.2/\text{unit} \times 136 = 27.2$ Retail: $0.4/100.0 \text{ m}^2 (1,076.4 \text{ ft}^2) \text{ gla}$ greater than $100.0 \text{ m}^2 \times 783.0 \text{ m}^2 (8,428.1 \text{ ft}^2) = 3.1$ Hotel: $0.27/100.0 \text{ m}^2 (1,076.4 \text{ ft}^2) \text{ gla}$ greater than $100.0 \text{ m}^2 \times 3,497.1 \text{ m}^2 (37,642.5 \text{ ft}^2) = 9.4$ 	<ul style="list-style-type: none"> 40 spaces 	None
Electric Vehicle (EV) Charging Equipment	<ul style="list-style-type: none"> Residential Parking: 20% of spaces with 120V service & 25% pre-ducted for future 120V service Class 1 Bikes: 10% of bikes with 120V service 	<ul style="list-style-type: none"> Residential Parking: 100% of spaces with 120V or 240V service Class 1 Bikes: 10% of bikes with 120V service 	None
End-of-Trip Facilities	<ul style="list-style-type: none"> Recommended Transportation demand Management (TDM) measure For the use of commercial tenants 	<ul style="list-style-type: none"> 2 change rooms (lockers, showers, washrooms & grooming stations) Co-located with Class 1 (commercial) bike storage 	None
Amenity Space – Indoor:	<ul style="list-style-type: none"> 272.0 m² (2,927.8 ft²) min. 	<ul style="list-style-type: none"> 360.0 m² (3,875.0 ft²) 	None
Amenity Space – Outdoor:	<ul style="list-style-type: none"> 1,247.2 m² (13,425.3 ft²) min, including: <ul style="list-style-type: none"> OCP: $6.0 \text{ m}^2 (64.5 \text{ ft}^2)/\text{unit} \times 136 = 816.0 \text{ m}^2 (8,783.4 \text{ ft}^2) \text{ min.}$ CCAP: 10% of net site = $431.2 \text{ m}^2 (4,641.9 \text{ ft}^2)$ 	<ul style="list-style-type: none"> 2,189.4 m² (23,566.1 ft²), including: <ul style="list-style-type: none"> Residential shared space @ podium rooftop: $1,693.3 \text{ m}^2 (18,226.0 \text{ ft}^2)$ Public open space @ grade: $496.1 \text{ m}^2 (5,340.1 \text{ ft}^2)$ 	None

LEED Canada-NC 2009 Project Checklist

CAPSTAN WAY

Yes ? No

51	14	42	Project Totals (pre-certification estimates)			110 Possible Points
			Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 points and above			

Yes ? No

17	1	5	Sustainable Sites			26 Points
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✓		Prereq 1	Construction Activity Pollution Prevention	Required
		Credit 1	Site Selection	1
5	0	Credit 2	Development Density and Community Connectivity	High density development providing residents with access to numerous community amenities 3, 5
	1	Credit 3	Brownfield Redevelopment	1
3		Credit 4.1	Alternative Transportation: Public Transportation Access	3, 6 Within 400m of Canada Line and multiple bus stops
1		Credit 4.2	Alternative Transportation: Bicycle Storage & Changing Rooms	1 Provision of ample secured bicycle storage for residents.
3		Credit 4.3	Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles	3 30% of parking equipped with electrical charging stations
2		Credit 4.4	Alternative Transportation: Parking Capacity	2 Case 2 residential projects Option 1 is being evaluated
	1	Credit 5.1	Site Development: Protect and Restore habitat	1
1		Credit 5.2	Site Development: Maximize Open Space	1 Community park, accessible green roofs, Hazelbridge plaza
1		Credit 6.1	Stormwater Design: Quantity Control	1 Vegetation is more than 50% of the overall development
	1	Credit 6.2	Stormwater Design: Quality Control	1
	1	Credit 7.1	Heat Island Effect: Non-Roof	1 100% underground parking
1		Credit 7.2	Heat Island Effect: Roof	1 Green roofs combined with high albedo roofing on the lower roofs
	1	Credit 8	Light Pollution Reduction	1 Interior and exterior light trespass will be minimized and photometric plan will be reviewed.

Yes ? No

6	2	2	Water Efficiency			10 Points
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✓		Prereq 1	Water Use Reduction	Required
2	2	Credit 1	Water Efficient Landscaping	2, 4 50% reduction targeted through high efficiency irrigation, moisture sensors and drought tolerant plants; all grade water features will be used for temporary rain water storage
	2	Credit 2	Innovative Wastewater Technologies	2

4		Credit 3	Water Use Reduction	2 - 4 Low-flow fixtures will be specified
Yes	?	No		
8	3	24	Energy & Atmosphere	
			35 Points	
✓			Prereq 1	Fundamental Commissioning of Building Energy Systems
✓			Prereq 2	Minimum Energy Performance
✓			Prereq 3	Fundamental Refrigerant Management
6	1	12	Credit 1	Optimize Energy Performance
		7	Credit 2	On-Site Renewable Energy
		2	Credit 3	Enhanced Commissioning
2			Credit 4	Enhanced Refrigerant Management
		3	Credit 5	Measurement and Verification
	2		Credit 6	Green Power
			Required	
			Required	
			Required	
			1 - 19 A whole building energy model will be completed to confirm the points	
			1 - 7	
			2	
			2 Life cycle calculations will guide equipment selection to achieve this credit	
			3	
			2 2-year contract for 35% of electricity supplied from renewable sources if required.	

Yes ? No

Materials & Resources 14 Points

4	3	7	Required
✓			Prereq 1 Storage and Collection of Recyclables
	3		Credit 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof
	1		Credit 1.2 Building Reuse: Maintain Interior Non-Structural Elements
2			Credit 2 Construction Waste Management
	2		Credit 3 Materials Reuse
1	1		Credit 4 Recycled Content
1	1		Credit 5 Regional Materials
	1		Credit 6 Rapidly Renewable Materials
		1	Credit 7 Certified Wood

Yes ? No

Indoor Environmental Quality 15 Points

9	5	1	Required
✓			Prereq 1 Minimum Indoor Air Quality Performance
✓			Prereq 2 Environmental Tobacco Smoke (ETS) Control
1			Credit 1 Outdoor Air Delivery Monitoring
0	1		Credit 2 Increased Ventilation
1			Credit 3.1 Construction IAQ Management Plan: During Construction
1			Credit 3.2 Construction IAQ Management Plan: Before Occupancy
1			Credit 4.1 Low-Emitting Materials: Adhesives and Sealants
1			Credit 4.2 Low-Emitting Materials: Paints and Coatings
1			Credit 4.3 Low-Emitting Materials: Flooring Systems
	1		Credit 4.4 Low-Emitting Materials: Composite Wood and AgriFibre Products
	1		Credit 5 Indoor Chemical and Pollutant Source Control
1			Credit 6.1 Controllability of System: Lighting
	1		Credit 6.2 Controllability of System: Thermal Comfort
1			Credit 7.1 Thermal Comfort: Design
		1	Credit 7.2 Thermal Comfort: Verification
	1		Credit 8.1 Daylight and Views: Daylight
1			Credit 8.2 Daylight and Views: Views

Yes ? No		Innovation in Design			6 Points
4	0	2			
1				Credit 1.1 Innovation in Design	1 Exemplary Performance: Access to public transportation
		1		Credit 1.2 Innovation in Design	1 Exemplary Performance: 100% parking underground
1				Credit 1.3 Innovation in Design	1 Exemplary Performance: 30% EV charging stations.
		1		Credit 1.4 Innovation in Design	1 Urban agriculture
1				Credit 1.5 Innovation in Design	1 Reduced Mercury in Lighting
1				Credit 2 LEED® Accredited Professional	1
Yes ? No		Regional Priority			4 Points
3	0	1			
				Credit 1 Durable Building	1
1				Credit 2.1 Regional Priority Credit	1 Construction waste management
1				Credit 2.2 Regional Priority Credit	1 Water use reduction
1				Credit 2.3 Regional Priority Credit	1 Development density

ATTACHMENT 6
Conceptual Development Plan



CNCL - 245

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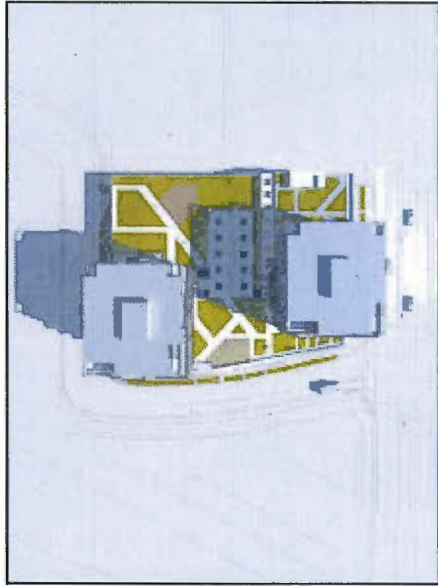
Geotechnical Engineering
1000 West 10th Avenue
Suite 100
Vancouver, BC V6H 3G9
Tel: 604.681.1111
Fax: 604.681.1112
www.gbl.ca

1000 West 10th Avenue
Suite 100
Vancouver, BC V6H 3G9
Tel: 604.681.1111
Fax: 604.681.1112
www.gbl.ca

Residential, Hotel
Retail and Office
8091 Cassin Way
Richmond, BC
SHADOW ANALYSIS

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CHECKED BY: [Signature]
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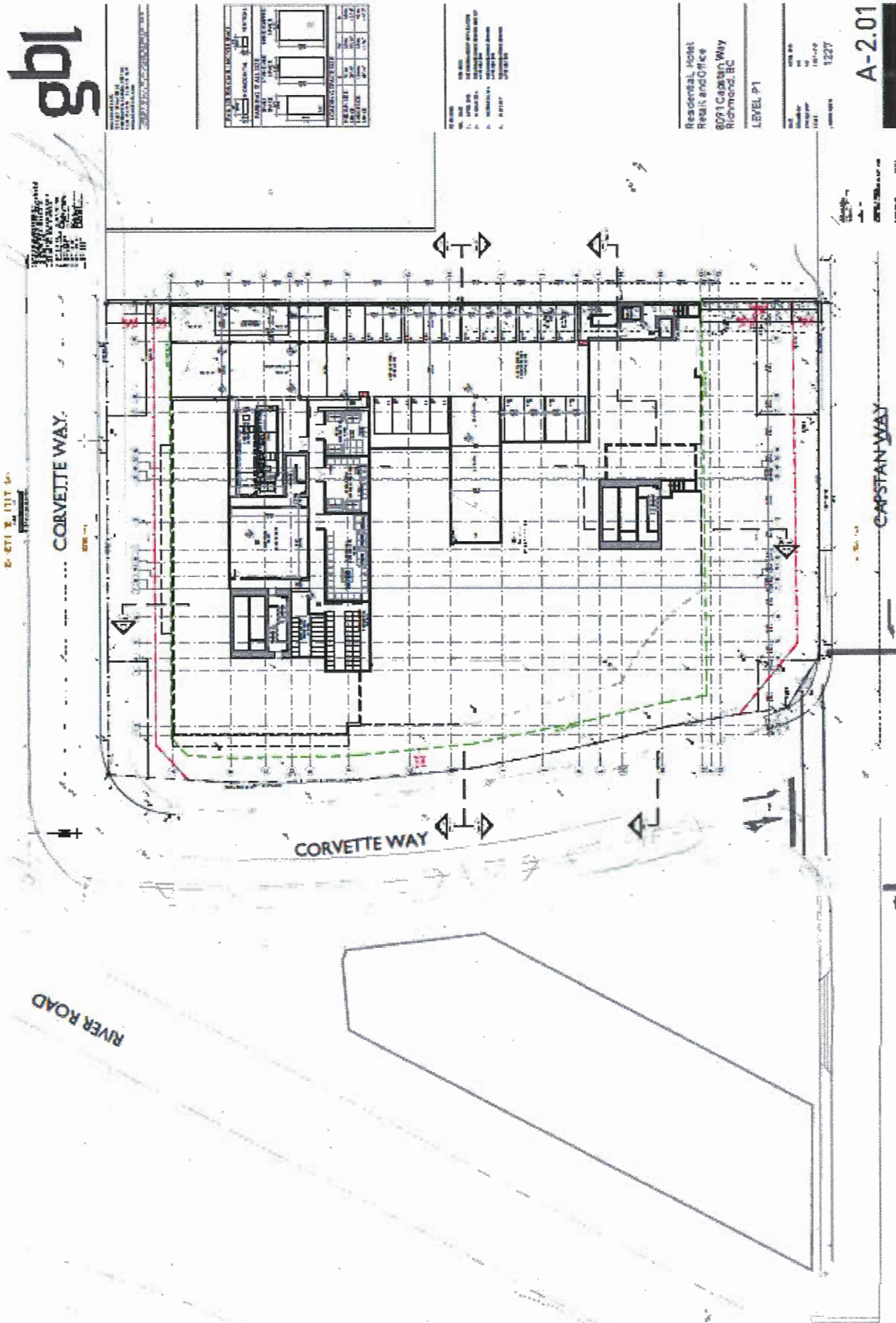
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MAR / SEP 21ST - 2:00 PM



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CORVETTE WAY

CORVETTE WAY

CAPSTAN WAY

RIVER ROAD

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193

193

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A-8.03

gbl

PROJECT: 80971 Captain Way
 DATE: 10/10/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

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REVISIONS
 NO. DATE
 1. 10/10/2018
 2. 10/10/2018
 3. 10/10/2018
 4. 10/10/2018
 5. 10/10/2018

Residential, Hotel
 Retail and Office
 80971 Captain Way
 Richmond, BC

FSR - LEVEL 4

DATE: 10/10/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

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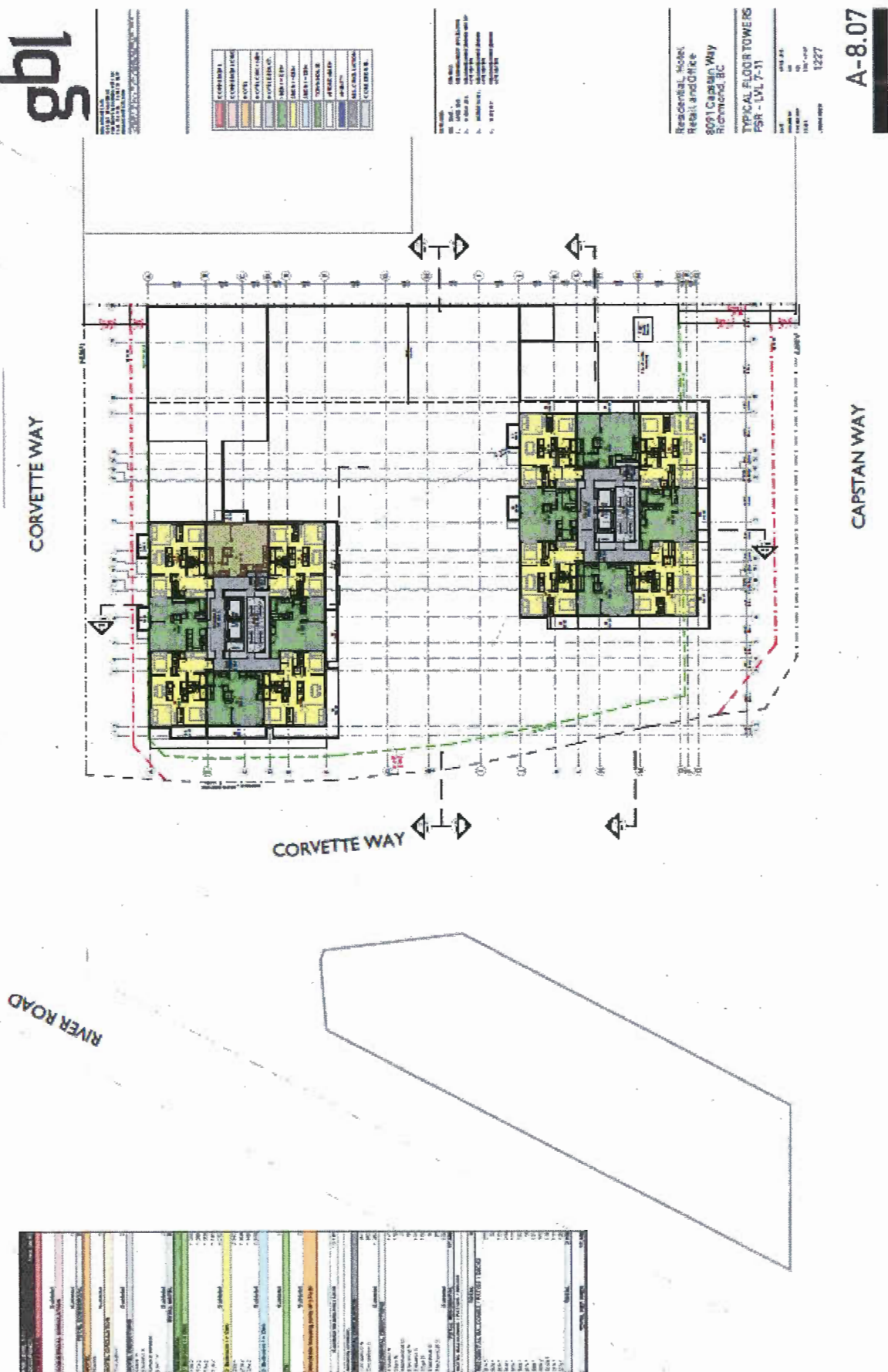
CORVETTE WAY

CAPSTAN WAY

CORVETTE WAY

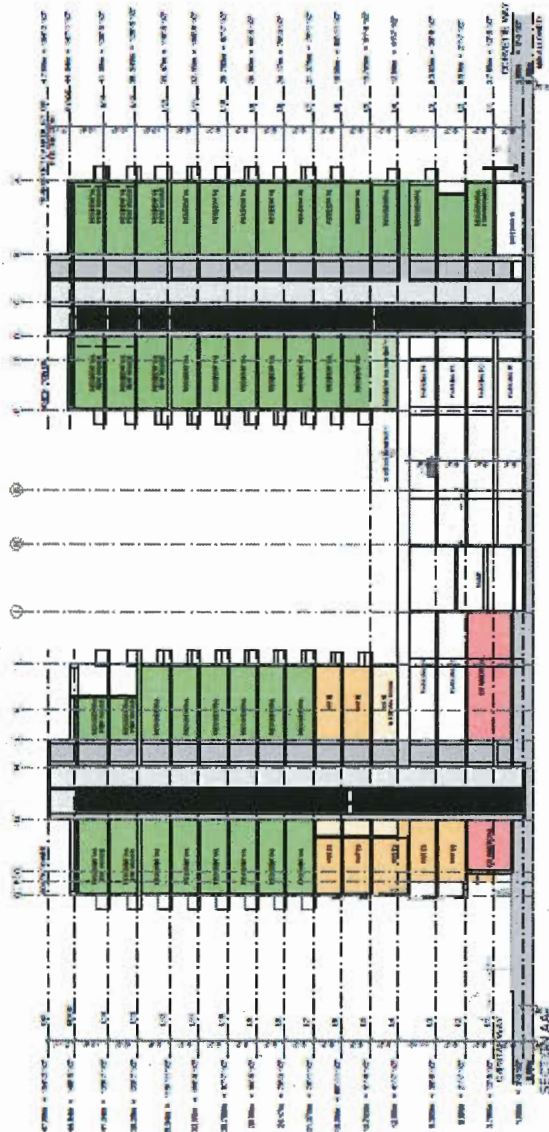
RIVER ROAD

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE	CU YD	100	120.00	12000.00
2	STEEL	LB	5000	0.50	2500.00
3	BRICK	SQ YD	200	10.00	2000.00
4	PAVING	SQ YD	100	15.00	1500.00
5	LANDSCAPE	SQ YD	50	30.00	1500.00
6	WATER	CU YD	50	10.00	500.00
7	SEWER	CU YD	50	10.00	500.00
8	ELECTRICAL	HR	100	10.00	1000.00
9	MECHANICAL	HR	100	10.00	1000.00
10	PLUMBING	HR	100	10.00	1000.00
11	PAINT	SQ YD	100	10.00	1000.00
12	GLASS	SQ YD	100	10.00	1000.00
13	DOOR	EA	100	10.00	1000.00
14	WINDOW	EA	100	10.00	1000.00
15	ROOFING	SQ YD	100	10.00	1000.00
16	FOUNDATION	SQ YD	100	10.00	1000.00
17	CONCRETE	CU YD	100	120.00	12000.00
18	STEEL	LB	5000	0.50	2500.00
19	BRICK	SQ YD	200	10.00	2000.00
20	PAVING	SQ YD	100	15.00	1500.00
21	LANDSCAPE	SQ YD	50	30.00	1500.00
22	WATER	CU YD	50	10.00	500.00
23	SEWER	CU YD	50	10.00	500.00
24	ELECTRICAL	HR	100	10.00	1000.00
25	MECHANICAL	HR	100	10.00	1000.00
26	PLUMBING	HR	100	10.00	1000.00
27	PAINT	SQ YD	100	10.00	1000.00
28	GLASS	SQ YD	100	10.00	1000.00
29	DOOR	EA	100	10.00	1000.00
30	WINDOW	EA	100	10.00	1000.00
31	ROOFING	SQ YD	100	10.00	1000.00
32	FOUNDATION	SQ YD	100	10.00	1000.00
33	CONCRETE	CU YD	100	120.00	12000.00
34	STEEL	LB	5000	0.50	2500.00
35	BRICK	SQ YD	200	10.00	2000.00
36	PAVING	SQ YD	100	15.00	1500.00
37	LANDSCAPE	SQ YD	50	30.00	1500.00
38	WATER	CU YD	50	10.00	500.00
39	SEWER	CU YD	50	10.00	500.00
40	ELECTRICAL	HR	100	10.00	1000.00
41	MECHANICAL	HR	100	10.00	1000.00
42	PLUMBING	HR	100	10.00	1000.00
43	PAINT	SQ YD	100	10.00	1000.00
44	GLASS	SQ YD	100	10.00	1000.00
45	DOOR	EA	100	10.00	1000.00
46	WINDOW	EA	100	10.00	1000.00
47	ROOFING	SQ YD	100	10.00	1000.00
48	FOUNDATION	SQ YD	100	10.00	1000.00
49	CONCRETE	CU YD	100	120.00	12000.00
50	STEEL	LB	5000	0.50	2500.00



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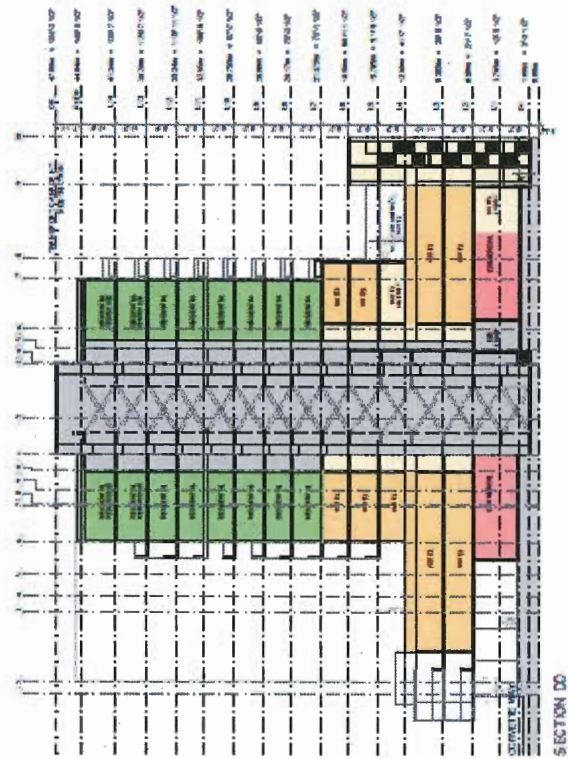


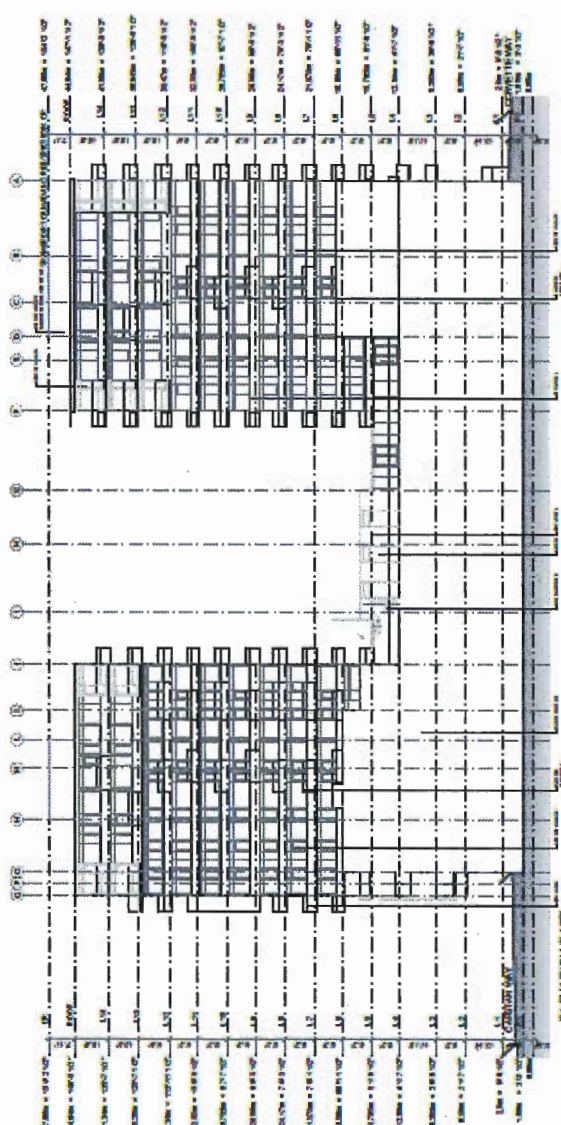
SECTION AA
1. Foundation
2. Wall
3. Soil
4. Gravel
5. Concrete
6. Reinforcement
7. Drainage
8. Insulation
9. Waterproofing
10. Finish

Residential, Hotel,
Retail and Office
8091 Capistrano Way
Richmond, BC

SECTION DD
1. Foundation
2. Wall
3. Soil
4. Gravel
5. Concrete
6. Reinforcement
7. Drainage
8. Insulation
9. Waterproofing
10. Finish

A-4.01







Address: 8091 Capstan Way

File No.: RZ 15-699647

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, the developer is required to complete the following:

1. OCP Bylaw: Final Adoption of OCP Amendment Bylaw 9676.
2. Ministry of Transportation & Infrastructure (MOTI): Final MOTI Approval must be received.
NOTE: Preliminary MOTI approval is on file (REDMS #5242351) and will expire on November 29, 2017.
3. NAV Canada Building Height: Submit a letter of confirmation from a surveyor assuring that the proposed building heights are in compliance with Transport Canada regulations.
4. Road Dedications:
 - 4.1. Dedication of two strips of land along the north and south sides of the subject site for road widening purposes, as shown on the Preliminary Road Dedication Plan (**Schedule A**), including:
 - 4.1.1. Corvette Way: 352.10 m² (3,789.97 ft²) along the lot's entire north side, generally measuring 5.81 m (19.05 ft.) wide (to which Development Cost Charge credits shall NOT apply); and
 - 4.1.2. Capstan Way: 159.90 m² (1,721.15 ft²) along the lot's entire south side, generally measuring 3.11 m (10.19 ft.) wide (to which Development Cost Charge credits may apply).
 - 4.2. Capstan Way & Corvette Way Corner: Dedication of an 11.90 m² (128.09 ft²) area of City land ("Area B") that was previously secured by the City for road purposes, but never dedicated.
5. Capstan Station Bonus (CSB): Registration of a restrictive covenant and/or alternative legal agreement, to the satisfaction of the City, securing that "no building" will be permitted on the subject site and restricting Building Permit* issuance for the subject site, in whole or in part, until the developer satisfies the terms of the Capstan Station Bonus (CSB) as provided for via the Zoning Bylaw. More specifically, the developer shall provide for cash and public open space contributions as follows:
 - 5.1. Capstan Station Reserve Contribution: The preliminary estimated cash contribution is as shown in the following table. The actual value of the developer contribution shall be based on the actual number of dwelling units and the City-approved contribution rate in effect at the time of Building Permit* approval.

TABLE 1

Phase	No. of Dwellings <i>Preliminary estimate</i>	CSB Contribution Rate <i>Effective to Sep 30, 2017</i>	CSB Voluntary Contribution <i>Preliminary estimate</i>
1 only	136	\$8,392.66/dwelling	\$1,141,401.70
TOTAL	136	\$8,392.66	\$1,141,401.70

- 5.2. Public Open Space Contribution: Granting of at least 680.0 m² (7,319.5 ft²) of publicly-accessible open space to the City, in a combination of dedication and Statutory Right-of-Way (SRW), based on 5.0 m² (53.82 ft²) per dwelling unit and a maximum of 136 dwellings. More specifically, prior to rezoning adoption the developer shall:
 - 5.2.1. Maximum Number of Dwellings: Register a covenant and/or alternative legal agreement on title, to the City's satisfaction, to restrict the maximum number of dwellings on the subject site to 136.
NOTE: This is consistent with findings of the rezoning review that indicate the subject site cannot reasonably accommodate more than 680.0 m² (7,319.5 ft²) of CSB public open space.
 - 5.2.2. Publicly-Accessible Open Space: Provide public open space to the City, generally as shown on the Preliminary Capstan Station Bonus Public Open Space Plan (**Schedule B**). The ultimate configuration of these open space features shall be confirmed to the satisfaction of the City through the

Development Permit (DP 15-699652) review and approval processes, but the size of each feature shall not be less than the areas indicated below.

- a) Dedication: 183.9 m² (1,979.4 ft²) of additional road dedication for expanded pedestrian / bicycle circulation and related landscape features contiguous with the site's fronting streets.

NOTE: Proposed amendments to the subject site's RCL5 zone provide for the developer to calculate density on this additional road dedication. (Development Cost Charge credits shall NOT apply.)

- b) Capstan Way Plaza: 496.1 m² (5,340.1 ft²) secured as a landscaped SRW area contiguous with Capstan Way and complementary to its designated role in the City Centre Area Plan as an enhanced pedestrian and cycling route, which SRW area may include, among other things, an off-street-bike path, pedestrian walkway, and special landscape features.

- The right-of-way shall provide for:
 - 24 hour-a-day, universally accessible, public access and related landscape features for the use and enjoyment of pedestrians and cyclists, which may include, but may not be limited to, a paved walkway, off-street bike path, lighting, furnishings, street trees and planting, decorative paving, and innovative storm water management measures, to the satisfaction of the City;
 - Public access to fronting on-site uses;
 - Emergency and service vehicle access, City bylaw enforcement, and any related or similar City-authorized activities;
 - The owner-developer's ability to close a portion of the right-of-way to public access to facilitate maintenance or repairs to the right-of-way or the fronting uses, provided that adequate public access is maintained and the duration of the closure is limited, as approved by the City in writing in advance of any such closure;
 - Design and construction, via a Development Permit (DP 15-699652) or Servicing Agreement*, at the sole cost and responsibility of the developer, as determined to the City's satisfaction; and
 - Maintenance at the sole cost of the owner-developer, except for any City sidewalks, utilities, streetlights, street trees, and/or furnishings as determined to the City's sole satisfaction via the Development Permit (DP 15-699652) or Servicing Agreement* review and approval processes.
- In addition, the right-of-way shall provide for:
 - Building encroachments, provided that any such encroachments do not project into the right-of-way beyond that which would be otherwise permitted under the Zoning Bylaw (had the right-of-way not been in effect) or as otherwise determined to the satisfaction of the City as specified in an approved Development Permit (DP 15-699652) and, exclusive of supporting structural elements (e.g., columns), there is a clear distance of at least 2.3 m between the finished grade of any portion of the right-of-way intended as a pedestrian or bicycle route (path) and the underside of any encroachment;
 - Public art; and
 - City utilities, traffic control (e.g., signals), and/or related equipment; and
- The right-of-way shall not provide for:
 - Building encroachments situated below finished grade; or
 - Driveway crossings.
- "No development" shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance for any building on the lot, in whole or in part, unless the permit includes the SRW area, to the City's satisfaction.
- No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), unless the permit includes the SRW area, to the City's satisfaction.
- "No occupancy" shall be permitted of the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the SRW area is completed to the satisfaction of the City and has received, as applicable, final Building Permit* inspection granting occupancy.

6. Driveway Crossings: Registration of a restrictive covenant(s) and/or other legal agreement(s) on title requiring that vehicle access to the subject site shall be limited to one driveway, which shall be located along the portion of Corvette Way abutting the lot's north side.
7. Village Centre Bonus (VCB) Amenity Contribution: The City's acceptance of the developer's voluntary cash contribution in the amount of \$1,572,935, to Richmond's Leisure Facilities Reserve Fund – City Centre Facility Development Sub-Fund, in lieu of constructing community amenity space on-site, as determined based on a construction value amenity transfer rate of \$650/ft² and an amount of transferred amenity based on 5% of the maximum VCB buildable floor area permitted on the subject site under the proposed RCL5 zone, as indicated in the table below.

TABLE 2

Use	Maximum Permitted VCB Area as per RCL5 Zone	VCB (5%) Community Amenity Space Area	Construction Value Contribution Rate	Min. Voluntary Cash-in-Lieu Developer Contribution
VCB	4,496.3 m ² (48,397.8 ft ²)	224.8 m ² (2,419.9 ft ²)	\$650.00/ft ²	\$1,572,935.00
TOTAL	4,496.3 m² (48,397.8 ft²)	224.8 m² (2,419.9 ft²)	\$650.00/ft²	\$1,572,935.00

In the event that the contribution is not provided within one year of the application receiving third reading of Council (Public Hearing), the Construction Value Contribution Rate (as indicated in the table above) shall be increased annually thereafter based on the Statistics Canada "Non-residential Building Construction Price Index" yearly quarter-to-quarter change for Vancouver, where the change is positive.

8. Hotel: Registration of a restrictive covenant(s) and/or other legal agreement(s) on title to ensure that the use and operation of the proposed hotel are consistent with City policy with respect to the Village Centre Bonus and Residential/Limited Commercial (RCL5) zone, which permit bonus density on the subject site for non-residential purposes only. More specifically:
 - 8.1. The meaning of hotel shall comply with the Richmond Zoning Bylaw definition and, for the purposes of the subject development, the meaning of hotel shall also include, but may not be limited to, requirements that a hotel shall:
 - 8.1.1. Be a stand-alone building, which for the purposes of the subject development shall mean it is located over, under, and/or beside other uses on the lot, but functions independently of those other uses except as described below;
 - 8.1.2. Contain guest rooms for use as transient rental accommodation, together with complementary uses and spaces required directly or indirectly in support of the guest rooms (e.g., recreation/leisure facilities, meeting/convention facilities, restaurant, retail, administration, and back of house uses);
 - 8.1.3. Not contain any dwelling unit(s) or other residential use(s) or space(s), including residential amenity space;
 - 8.1.4. Not share a common interior corridor, lobby, emergency exit, or other indoor space(s) or use(s) with the resident(s) of any dwelling(s) on the lot, EXCEPT that:
 - a) Guests, visitors, and employees of the hotel and residents and visitors of the dwellings may have shared use of the parking structure on the lot, as determined to the satisfaction of the City through an approved Development Permit*;
 - b) If so determined by the developer, the residents of dwellings on the lot may make use of any recreation/leisure facilities provided as part of the hotel (provided that the Richmond OCP residential amenity space requirements for the dwellings are satisfied as part of the residential portion of the development on the lot, exclusive of the hotel's recreation/leisure facilities); and
 - c) Hotel and residential uses may share a common wall, floor, or other features, as required to demise the two uses;
 - 8.1.5. Be permitted to be subdivided as an air space parcel, provided that any such air space parcel does not include any dwellings units or other residential uses; and
 - 8.1.6. Be permitted to be subdivided into two or more strata lots, provided that in the event of subdivision, the owner shall not, without the prior written consent of the City, sell or transfer less than five (5) hotel guest rooms in a single or related series of transactions with the result that when the purchaser

or transferee of the hotel guest rooms becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) hotel guest rooms.

- 8.2. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-669652) issuance for any building on the lot, in whole or in part (excluding parking), unless the approved Development Permit includes the hotel and plans are attached to the subject restrictive covenant to make clear the size, location, and related features of the hotel, to the satisfaction of the City.
- 8.3. Following Development Permit issuance, the City may permit alterations to the design of the hotel, provided that any such alterations comply with an approved Development Permit and the subject restrictive covenant is amended or replaced, as determined to the satisfaction of the City.
9. Phasing: Registration of a legal agreement(s) on title on the lot to prohibit development of the subject site in more than one phase or stage, except in compliance with the following:
 - 9.1. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-669652) issuance for any building on the lot, in whole or in part, unless the permit includes the entirety of the proposed development as understood by the City through the rezoning process, to the City's satisfaction;
 - 9.2. No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), unless the permit includes the entirety of the proposed development as understood by the City through the rezoning process, to the City's satisfaction; and
 - 9.3. "No occupancy" shall be permitted of the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until all the features secured via legal agreements prior to rezoning adoption (including, but not limited to, the Capstan Way Plaza, affordable housing and related features, hotel shuttle bus facilities, electric vehicle charging facilities, commercial parking, and Servicing Agreement works) and all the features required with respect to the approved Development Permit (DP 15-699652) (including, but not limited to, indoor and outdoor residential amenity spaces) are completed to the satisfaction of the City and, as applicable, have received final Building Permit* inspection granting occupancy.
10. Flood Construction: Registration of a flood indemnity covenant(s) on title, as per Flood Plain Designation and Protection Bylaw, Area "A" (i.e. minimum flood construction level of 2.9 m GSC).
11. Aircraft Noise Sensitive Development (ANSD): Registration of the City's standard "mixed use" aircraft noise sensitive use covenants on title to the subject site, as applicable to sites with aircraft noise sensitive uses. The owner-developer shall notify all initial purchasers of the potential aircraft noise impacts. Furthermore, prior to each Development Permit (DP 15-699652) and Building Permit* issuance, the owner-developer shall submit a report(s) and/or letter(s) of confirmation prepared by an appropriate registered professional, which demonstrates that the interior noise levels and thermal conditions 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 dwelling units must achieve CMHC standards follows:

TABLE 3

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

12. View and Other Development Impacts: Registration of a restrictive covenant(s) on title, to the satisfaction of the City, requiring that the proposed development on the lots must be designed and constructed in a manner that mitigates potential development impacts including without limitation view obstruction, increased shading, increased overlook, reduced privacy, increased ambient noise, increased ambient night-time light potentially, and increased public use of fronting streets, sidewalks, and open spaces caused by or experienced as a result of, in whole or in part, development on the lands and future development on or the use of surrounding properties. In particular, the covenant shall notify residential tenants in the subject mixed use building of potential noise and/or nuisance that may arise due to proximity to retail, restaurant, hotel, and other uses and activities. The owner-developer shall notify all initial purchasers of the

potential development impacts. Furthermore, prior to each Development Permit (DP 15-699652) and Building Permit* issuance, the owner-developer shall submit a report(s) and/or letter(s) of confirmation prepared by an appropriate registered professional, which demonstrates that adequate development impact mitigation measures are incorporated into the building design.

13. District Energy Utility (DEU): Registration of a restrictive covenant(s) and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to DEU, which covenant(s) and/or legal agreement(s) will include, at minimum, the following terms and conditions:
 - 13.1. "No building" will be permitted on the subject site and restricting Building Permit* issuance for the subject site, in whole or in part, 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;
 - 13.2. If a DEU is available for connection, no final Building Permit* inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building; and
 - 13.3. If a DEU is not available for connection, then the following is required prior to the earlier of subdivision* (stratification) or final Building Permit* inspection permitting occupancy of a building:
 - 13.3.1. The City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - 13.3.2. The owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
 - 13.3.3. The owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - 13.3.4. If required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
14. Transitional Parking and Transportation Demand Management (TDM) Strategy: City acceptance of the developer's offer to voluntarily contribute towards various transportation-related improvements in compliance with Zoning Bylaw requirements with respect to Parking Zone 1A (Capstan Village) and TDM-related parking reductions.
 - 14.1. Cash-in-Lieu Contribution: City acceptance of the developer's voluntary contribution in the amount of \$30,000 towards the City's implementation of a bus shelter and/or related accessibility features, to the satisfaction of the City.
 - 14.2. Hotel Shuttle Bus Facilities: Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title requiring that no development shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance, until the developer provides for a hotel shuttle bus facilities to the City's satisfaction. More specifically, as determined to the City's satisfaction:
 - 14.2.1. The hotel shuttle bus facilities shall include the following:
 - a) A parking/loading space for exclusive hotel shuttle bus use, which, unless otherwise determined to the satisfaction of the City through the Development Permit (DP 15-699652) approval process, shall:
 - Be not smaller than a medium loading space (as defined by the Zoning Bylaw), unless otherwise determined to the satisfaction of the City through the Development Permit (DP 15-699652) approval process; and
 - Be located on the ground floor of the building's parking structure;
 - b) A passenger area for waiting and embarking/disembarking, located adjacent to the parking/loading space with direct, safe, lit, weather-protected, and universal access to the hotel's ground floor public spaces (e.g. lobby) for the convenience of hotel guests and the public;

- c) A hotel shuttle bus, which shall, unless otherwise determined to the satisfaction of the City through the Development Permit (DP 15-699652) approval process, be equivalent in size to a SU-9 truck; and
- d) Related features (e.g., signage, hotel entrance).

14.2.2. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-669652) issuance for any building on the lot, in whole or in part (excluding parking), until the developer, to the City's satisfaction:

- a) Designs the building to provide for the hotel shuttle bus facilities;
- b) Secures the parking/loading space, passenger area, and related features, as required, via a statutory right-of-way(s) and easement(s) registered on title and/or other legal agreements;
- c) Enters into a contract with an operator for the hotel shuttle bus facilities (for a minimum term of 3 years) and/or alternative legal agreement(s) securing, among other things, the developer's commitment to:
 - Providing the hotel shuttle bus at no cost to the operator; and
 - Ensuring that the hotel shuttle bus and facility will be 100% available for use upon Building Permit issuance granting occupancy of the first building on the lot or as otherwise determined to the satisfaction of the operator and the City;
- d) Provides a Letter of Credit (LOC) to the City to secure the developer's commitment to the provision of the hotel shuttle bus, the value of which shall be determined to the satisfaction of the Director of Transportation and Director of Development; and
- e) Registers legal agreement(s) on title requiring that, unless otherwise agreed to in advance by the City, in the event that the hotel shuttle bus facilities are not operated for hotel shuttle purposes as intended via the subject rezoning application (e.g., operator's contract expires and is not renewed), if the City so determines in its sole discretion, the control of the hotel shuttle facilities shall be transferred to the City, at no cost to the City, and the City, at its sole discretion, without penalty or cost, shall determine how the hotel shuttle bus facilities shall be used going forward.

14.2.3. No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required hotel shuttle bus facilities to the satisfaction of the City.

14.2.4. "No occupancy" shall be permitted of the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required hotel shuttle bus facilities is completed to the satisfaction of the City and has received final Building Permit* inspection granting occupancy.

14.3. End-of-Trip Cycling Facilities & "Class 1" Bike Storage for Non-Residential Uses: Registration of a restrictive covenant on the subject site for the purpose of requiring that the developer/owner provides, installs, and maintains end-of-trip cycling facilities and "Class 1" bike storage on site for the use of the non-residential tenants of the building on the lot, to the satisfaction of the City as determined via the Development Permit (DP 15-699652) review/approval processes. More specifically:

14.3.1. The developer/owner shall, at its sole cost, design, install, and maintain on the lot:

- a) One end-of-trip cycling facility for each gender for the shared use of the development's non-residential tenants; and
- b) "Class 1" bike storage spaces for non-residential tenants of the building, as per the Zoning Bylaw, which storage must include 120V electric vehicle (EV) charging stations (i.e. duplex outlets) for the shared use of cyclists at a rate of 1 charging station for each 10 bike storage spaces or as per the Zoning Bylaw and Official Community Plan rates in effect at the time of Development Permit (DP 15-699652) approval, whichever is greater;

14.3.2. An end-of-trip cycling facility shall mean a handicapped-accessible suite of rooms containing a change room, toilet, wash basin, shower, lockers, and grooming station (i.e. mirror, counter, and electrical outlets) designed to ~~CNOL 266~~ be used by two or more people at one time;

Initial: _____

- 14.3.3. For ease of use and security, the required end-of-trip cycling facilities shall be located immediately adjacent to the building's non-residential "Class 1" bike storage and the building's elevator/stair core, as determined to the satisfaction of the City via an approved Development Permit (DP 15-699652);
 - 14.3.4. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-669652) issuance for any building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required end-of-trip cycling facilities and "Class 1" bike storage for non-residential uses to the satisfaction of the City;
 - 14.3.5. No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for end-of-trip cycling facilities and "Class 1" bike storage for non-residential uses and a letter of confirmation is submitted by the architect assuring that the design of the facilities satisfies all applicable City's requirements; and
 - 14.3.6. "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required end-of-trip cycling facilities and "Class 1" bike storage for non-residential uses are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy. Notwithstanding the afore mentioned statement, in the event that occupancy of the building on the lot is staged, "no occupancy" shall be permitted of any non-residential uses on the lot, in whole or in part, until 100% of the end-of-trip cycling facilities and "Class 1" bike storage for non-residential uses receives final Building Permit* inspection granting occupancy.
15. Commercial Parking: Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on title on the lot restricting the use of parking provided on-site in respect to non-residential uses (as per the Zoning Bylaw). More specifically, Commercial Parking requirements for the lot shall include the following.
- 15.1. Commercial Parking shall mean any non-residential parking spaces, as determined to the satisfaction of the City through an approved Development Permit (DP 15-699652), including spaces required for the use of:
 - 15.1.1. The general public;
 - 15.1.2. Businesses and tenants on the lots, together with their employees, visitors, and guests; and
 - 15.1.3. Residential visitors.
 - 15.2. Commercial Parking shall include:
 - 15.2.1. No less than 50% Public Parking spaces, which spaces shall be designated by the owner/operator exclusively for short-term (e.g., hourly) parking by the general public; and
 - 15.2.2. No more than 50% Assignable Parking spaces, which spaces may be designated, sold, leased, reserved, signed, or otherwise assigned by the owner/operator for the exclusive use of employees or specific persons or businesses.
 - 15.3. Public Parking spaces shall:
 - 15.3.1. Include, but may not be limited to, 85% of the commercial parking spaces located at the entry level of the lot's parking structure or as otherwise determined to the satisfaction of the Director of Transportation;
 - 15.3.2. Include residential visitor parking (in the form of shared parking), which residential visitors shall be permitted to use the Public Parking on the same terms as members of the general public; and
 - 15.3.3. Be available for use 365 days per year for a daily duration equal to or greater than the greater of the operating hours of transit services within 400 m (5 minute walk) of the lot, businesses located on the lot, or as otherwise determined by the City.
 - 15.4. Commercial Parking shall not include tandem parking.
 - 15.5. Commercial Parking must, with respect to both Public Parking and Assignable Parking, include a proportional number of handicapped parking spaces, small car parking spaces, and spaces equipped with electric vehicle

charging equipment, as per the Zoning Bylaw and legal agreements registered on title with respect to the subject rezoning.

- 15.6. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required Commercial (Public and Assignable) Parking and related features to the satisfaction of the City.
- 15.7. No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required Commercial (Public and Assignable) Parking and a letter of confirmation is submitted by the architect assuring that the facilities satisfy the City's objectives.
- 15.8. "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required Commercial (Public and Assignable) Parking and related features are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy. Notwithstanding the afore mentioned statement, in the event that occupancy of the building on the lot is staged, "no occupancy" shall be permitted of the building (excluding parking), in whole or in part, until, on a lot-by-lot basis, 100% of the Public Parking spaces required with respect to the lot receive final Building Permit* inspection granting occupancy.
16. Tandem Parking: Registration of a legal agreement(s) on title on the lot to prohibit tandem parking (i.e. where two parking spaces are provided in a tandem arrangement).
17. Electric Vehicle (EV) Charging Equipment for Vehicles and "Class 1" Bike Storage: Registration of legal agreement(s) on the lot requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging equipment within the building for the use of building residents, commercial tenants, guests, customers, and other users as determined to the satisfaction of the City. More specifically:
 - 17.1. Electrical vehicle (EV) equipment shall be provided as indicated in the table below or the City-approved rates in effect at the time of Development Permit (DP 15-699652) issuance, whichever is greater.

TABLE 5

Electric Vehicle (EV) Charging Equipment by Use	# Units	Vehicle Parking			Class 1 Bike Storage		
		Est. # Parking Spaces (1)	Energized Space (3)		Est. # Bikes (1)	Energized Equipment (4)	
			Min. Rate (2)	Est. EV #		Min. Rate (2)	Est. EV #
RESIDENTIAL	136	123	100%	123	170	10%	17
▪ Market Units	128	116	100%	116	160	10%	16
▪ Affordable Housing	8	7	100%	7	10	10%	1
NON-RESIDENTIAL	N/A	N/A	N/A	N/A	13	10%	2

- (1) "Est. # Parking Spaces" and "Est. # Bikes" are the estimated minimum numbers required by the development under the Zoning Bylaw. The actual numbers will be confirmed prior to Development Permit (DP 15-699652) issuance.
- (2) "Min. Rate" for Vehicle Parking and Class 1 Bike Storage are fixed (%) rates. The "Est. EV #" is the product of those fixed rates and the "Est. # Parking Spaces" or "Est. # Bikes", as applicable. The actual numbers will be confirmed prior to Development Permit (DP 15-699652) issuance.
 NOTE: For the Class 1 Bike Storage, the minimum rate shall be understood to mean that, on a bike storage room-by-bike storage room basis, (i) one "Energized Equipment" shall be provided for each 10 bikes, or portion thereof, accommodated in the bike room; and (ii) the required "Energized Equipment" shall be located to facilitate its shared use by multiple users of the bike storage room.
- (3) "Vehicle Parking – Energized Space" means all the infrastructure required for the charging of an electric vehicle, including all electrical equipment (including metering), cabling and associated raceways, and connections, with the exception of the Electric Vehicle Supply Equipment (EVSE).
 NOTE: 120V OR 240V service shall be permitted, as determined by the developer, at the developer's sole discretion.
- (4) "Class 1 Bike Storage – Energized Equipment" means an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related features necessary to supply the required electricity for the operation of such an outlet.

- 17.2. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required electric vehicle (EV) charging infrastructure for vehicles and "Class 1" bike storage and related features (e.g., permanent signage to facilitate the intended uses of the EV equipment and way-finding, pedestrian access routes, proportional distribution) to the satisfaction of the City.

- 17.3. No Building Permit* shall be issued for a building on the lot, in whole or in part (exclusive of parking), until the developer provides for the required electric vehicle (EV) charging infrastructure for vehicles and “Class 1” bike storage and related features as determined through the approved Development Permit (DP 15-699652) and a letter of confirmation is submitted by the architect assuring that the facilities satisfy the City’s objectives and complies with this legal agreement(s).
- 17.4. “No occupancy” shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (exclusive of parking), until the required electric vehicle (EV) charging equipment for vehicles and “Class 1” bike storage and related features as determined through the approved Development Permit* are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy. Notwithstanding the afore mentioned statement, in the event that occupancy of the building on a lot is staged, “no occupancy” shall be permitted of the first stage of building occupancy on a lot, in whole or in part (excluding parking), until 100% of the electric vehicle (EV) charging equipment for vehicles and “Class 1” bike storage and related features required with respect to the lot receive final Building Permit* inspection granting occupancy.
18. **Affordable Housing:** The City’s acceptance of the developer’s offer to voluntarily contribute affordable (low-end market rental) housing constructed to a turnkey level of finish on the lot 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(s) to secure the affordable housing units. The form of the Housing Agreement and Covenant(s) shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenant(s) may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit (DP 15-699652) for the lot and other non-materials changes resulting thereof and made necessary by the Development Permit (DP 15-699652) approval requirements, as determined to the satisfaction of the Director of Development, and Manager, Community Social Development. The terms of the Housing Agreement and Covenant(s) shall indicate that they apply in perpetuity and provide for, but will not limited to, the following:
- 18.1. The required minimum floor area of the affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 562.0 m² (6,049.8 ft²), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 5% of the subject development’s total maximum residential floor area permitted on the lot under the proposed RCL5 zone (i.e. 5% of 11,240.8 m² / 120,995.0 ft²); and
- 18.2. The developer shall, as generally indicated in the table below:
- 18.2.1. Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City’s Affordable Housing Strategy and guidelines for Low End Market Rental housing, unless otherwise agreed to by the Director of Development and Manager, Community Social Development;
- 18.2.2. Achieve the Project Targets for the total number of affordable housing units and unit mix or as otherwise determined to the satisfaction of the Manager, Community Social Development through the project’s Development Permit (DP 15-699652) approval processes; and
- 18.2.3. Design and construct all affordable housing units, except 2-storey townhouse units, to comply, at a minimum, with Richmond Zoning Bylaw requirements for Basic Universal Housing (BUH) units. All units must include aging-in-place features, such as lever handles and blocking in walls for the future installation of grab bars by others.

TABLE 6

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)
	Min. Permitted Unit Area	Max. Monthly Unit Rent (1)	Total Max. Household Income (1)	# of Units
<i>Apartment-Type Units (i.e. 1 storey units with shared lobby/corridor access)</i>				
1-BR	50 m ² (535 ft ²)	\$950	\$38,000 or less	4
2- BR	80 m ² (860 ft ²)	\$1,162	\$46,500 or less	1
3-BR	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	1

Unit Type	Affordable Housing Strategy Requirements			Project Targets (2)
	Min. Permitted Unit Area	Max. Monthly Unit Rent (1)	Total Max. Household Income (1)	# of Units
<i>Townhouse-Type Units (i.e. 1 or 2 storey units with shared lobby/corridor access & private street-front entrances)</i>				
1-BR (1 storey)	50 m ² (535 ft ²)	\$950	\$38,000 or less	1 (with den)
3-BR (2 storey)	91 m ² (980 ft ²)	\$1,437	\$57,500 or less	1
TOTAL	562.0 m ² (6,049.8 ft ²)	Varies	Varies	8

(3) May be adjusted periodically, as provided for under adopted City policy.

(4) All units (except the 2-storey townhouse) shall meet Richmond Basic Universal Housing (BUH) standards or better.

- 18.3. The affordable housing units shall be dispersed, generally as indicated in the developer's rezoning proposal (2 townhouse-type units with private street-front entrances plus 1 apartment-type unit at each of Levels 3, 4, 6, 7, 8, and 9) or as determined to the City's satisfaction through the Development Permit (DP 15-699652) review and approval processes.
- 18.4. Occupants of the affordable housing units on the lot shall, to the satisfaction of the City, as determined prior to Development Permit (DP 15-699652) approval, enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided on the lot as per OCP and City Centre Area Plan (CCAP) requirements.
- 18.5. Parking, "Class 1" bike storage, and related electric vehicle (EV) charging equipment shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and legal agreements registered on title with respect to the subject rezoning at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or assigned use of the parking spaces, bike storage, EV charging equipment, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit (DP 15-699652) issuance or as otherwise determined to the satisfaction of the City.
- 18.6. The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Manager, Community Social Development.
- 18.7. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance for any building on the lot, in whole or in part (excluding parking), until the developer, to the City's satisfaction:
 - 18.7.1. Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
 - 18.7.2. Takes all necessary steps to ensure that the Housing Covenant accurately reflects the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit (DP 15-699652); and
 - 18.7.3. As required, registers additional legal agreements on title to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit (DP 15-699652) review and approval processes.
- 18.8. No Building Permit* shall be issued for a building on the lot, in whole or in part (excluding parking), until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
- 18.9. "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part (except for parking), until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit* inspection granting occupancy.
19. Public Art: City acceptance of the developer's offer to make a voluntary contribution towards public art, the terms of which voluntary developer contribution shall include the following.
 - 19.1. The value of the developer's voluntary public art contribution shall be at least \$113,917, based on the minimum Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed RCL5 zoning, excluding affordable housing, as indicated in the table below.

Initial: _____

TABLE 7

Use	Max. Permitted Floor Area Under RCL5 Zone	Affordable Housing Exemption	Min. Developer Contribution Rates	Min. Voluntary Developer Contribution
Residential	11,240.8 m ² (120,995.0 ft ²)	562.0 m ² (6,049.8 ft ²)	\$0.81/ft ²	\$93,106
Non-Residential	4,496.3 m ² (48,397.8 ft ²)	Nil	\$0.43/ft ²	\$20,811
TOTAL	15,737.1 m² (169,392.8 ft²)	562.0 m² (6,049.8 ft²)	Varies	\$113,917

- 19.2. Prior to rezoning adoption, the developer shall submit a Public Art Plan for the subject site, which Plan shall be:
- 19.2.1. Prepared by an appropriate professional;
 - 19.2.2. Based on a contribution value of at least \$113,917;
 - 19.2.3. Consistent with applicable City policy and objectives (e.g., the Richmond Public Art Program, City Centre Public Art Plan, and any relevant supplementary public art and heritage planning undertaken by the City for Capstan Village), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services;
 - 19.2.4. Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services; and
 - 19.2.5. Implemented by the developer, as required by legal agreement(s) registered on title to prior to rezoning adoption.
- 19.3. "No development" shall be permitted on the lot, restricting Development Permit (DP 15-699652) issuance for any building on the lot, in whole or in part (excluding parking), until the developer, to the City's satisfaction:
- 19.3.1. 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 developer for the lot 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); and
 - 19.3.2. 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 \$113,917.
- 19.4. "No occupancy" shall be permitted on the subject site, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the lot until:
- 19.4.1. The developer, at his/her expense, commissions an artist(s) 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 property, if expressly permitted by the City and pre-approved by Council, or within a statutory right-of-way on the developer's 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);
 - 19.4.2. The developer, at his/her expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City a transfer of all of the developer's rights, title, and interest in the public artwork to the City if on City property or to the subsequent Strata or property owner if on private property (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; and
- NOTE: It is the understanding of the City that the artist's rights, title, and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist. These rights will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.
- 19.4.3. The developer, at his/her expense, submits a final report to the City promptly after completion of the installation of the public art in respect to 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:

- a) 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;
- b) A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;
- c) The maintenance plan for the public art prepared by the artist(s); and
- d) 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.

20. Community Planning: The City's acceptance of the developer's voluntary contribution in the amount of \$40,385.75, towards future City community planning studies, based on \$0.25/ft² and the maximum permitted buildable floor area under the proposed RCL5 zone (excluding affordable housing), as per the City Centre Area Plan and indicated in the table below.

TABLE 8

Use	Max. Permitted Floor Area Under RCL5 Zone	Affordable Housing Exemption	Min. Developer Contribution Rate	Min. Voluntary Developer Contribution
Residential	11,240.8 m ² (120,995.0 ft ²)	562.0 m ² (6,049.8 ft ²)	\$0.25/ft ²	\$28,736.30
Non-Residential	4,496.3 m ² (48,397.8 ft ²)	Nil	\$0.25/ft ²	\$12,099.45
TOTAL	15,737.1 m² (169,392.8 ft²)	562.0 m² (6,049.8 ft²)	\$0.25/ft²	\$40,835.75

21. Development Permit: The submission and completion of processing of a Development Permit (DP 15-699652) to a level deemed acceptable by the Director of Development.
22. Servicing Agreement* (SA): Enter into a Servicing Agreement(s)* for the design and construction, at the developer's sole cost, of full upgrades across the subject site's street frontages, together with various related engineering, transportation, and parks works, all to the satisfaction of the City.

NOTE:

- i. Parks works shall be limited to frontage improvements along Capstan Way and Corvette Way, which works shall be designed and constructed in coordination with the Transportation requirements and, for the purpose of these Rezoning Considerations, described as part of the Transportation requirements.
- ii. The developer shall be responsible for ensuring that the approved design is coordinated with SA works required with respect to the development of neighbouring properties and subject to concurrent review and approval by the City.
- iii. Prior to rezoning adoption, all works identified via the subject development's SA* must be secured via a Letter(s) of Credit. All works shall be completed prior to final Building Permit* inspection granting occupancy of the first building on the subject site (exclusive of parking), in whole or in part.
- iv. Development Cost Charge (DCC) credits may apply.

Servicing Agreement (SA)* works will include, but may not be limited to, the following:

22.1. Engineering Servicing Agreement * Requirements:

- 22.1.1. Water Works: Using the OCP Model, there are 197 L/s of water available at a 20 psi residual at the Capstan Way frontage. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. Watermain upgrades are required as indicated below to improve flows and provide offsite fire protection service. At the Developer's cost, the City will complete all proposed watermain tie-ins. The Developer is required to:
 - a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.

- b) Install approximately 110 m of new 200 mm diameter watermain and fire hydrants along the east side of the north-south leg of Corvette Way. The new watermain shall be tied-in to the existing watermain along Capstan Way and the east-west leg of Corvette Way.
- c) Extend the existing watermain along the east-west leg of Corvette Way to the west to facilitate tie-in of the new watermain along the north-south leg of Corvette Way.
- d) Upgrade approximately 60 m of existing 150 mm diameter watermain to a 200 mm diameter watermain along Capstan Way frontage.

22.1.2. Storm Sewer Works: The Developer is required to:

- a) Direct all drainage to the ditch along the west side of the future River Road (currently the railway right-of-way). Perform a drainage analysis to the major conveyance on Cambie Road and upgrade approximately 120 meters of existing 375 mm and 450 mm diameter storm sewers to minimum 600 mm or OCP size storm sewer along the north-south aligned Corvette Way. Tie-in to the south shall be to the existing ditch along the west side of River Road just south of Capstan Way via a new manhole and headwall. Tie-in to the north shall be to the existing storm sewers along the east-west aligned Corvette Way via a new manhole.
- b) Extend the existing storm sewer along the east-west aligned Corvette Way up to 15 m to the west to facilitate tie-in (via a new manhole) of the new storm sewer along the north-south leg of Corvette Way. The manhole at the existing storm sewer junction shall be removed.
- c) Upgrade approximately 80 meters of existing 375 mm diameter storm sewers to minimum 750 mm or OCP size storm sewer within Capstan Way. The tie-in to the west side shall be to the new storm sewer at Corvette Way and tie-in to the east shall be to the existing storm sewers along the north side of Capstan Way via new manholes.
- d) Upgrade the existing headwall at the tie-in point of the ditch to the box culvert on Cambie Road to MMCD standards, and upgrade the pipe connecting the headwall and box culvert to the size determined within the drainage analysis.
- e) Perform additional upgrades as identified within the drainage analysis.

22.1.3. Sanitary Sewer Works: The Developer is required to:

- a) Due to the large developments in the Skyline sanitary catchment, the load on the Skyline Pump Station has increased. In order to accommodate these large developments, the Skyline pump station requires upgrades, including new equipment and mechanical upgrades to the pump station. These upgrades will be accomplished through the large developments adjacent to the pump station: the YuanHeng development at 3031 No 3 Road (RZ 12-603040) and this development at 8091 Capstan Way. Through the adjacent development YuanHeng, the existing kiosk will be upgraded, a new transformer installed, and rights-of-ways for the pump station equipment secured. 8091 Capstan Way shall upgrade the pumps within the existing wet well and install a back-up generator within the right-of-way secured through the YuanHeng development. The design and construction of the new pumps and generator, and all related equipment, conduits, etcetera, shall be incorporated within the servicing agreement for the offsite works for 8091 Capstan Way at the Developer's cost. If the servicing agreement for 8091 Capstan Way proceeds prior to the servicing agreement for the YuanHeng development, the Developer shall pay a cash-in-lieu contribution for the design and construction of the generator; the pumps shall still be incorporated within the servicing agreement for 8091 Capstan Way.
- b) Upgrade approximately 120 m of existing 200 mm diameter sanitary main to 375 mm diameter or OCP size at an alignment located west of the road centerline along the north-south leg of Corvette Way. Aligning the new sanitary main along the west side of the road will eliminate conflicts with the Metro Vancouver trunk sewers at the south side of Capstan Way. Removal of the existing railway tracks may be required to facilitate the sanitary sewer construction along the west side of Corvette Way. The new sanitary sewers shall tie-in to the existing sanitary

sewers along the south side of Capstan Way and along the east-west leg of Corvette Way via new manholes. Tie-in at the south side of Capstan Way shall be at the west side of the Metro Vancouver trunk sewers.

- c) Remove existing manhole SMH57280 at the south west corner of the Capstan Way and Corvette Way intersection.

22.1.4. Frontage Improvements: The Developer is required to:

- a) Remove or put underground the existing private utility overhead lines (e.g., BC Hydro, Telus and Shaw) along the east property line of the development. The developer is required to coordinate with the private utility companies.
- b) Pre-duct for future hydro, telephone and cable utilities along all road frontages. Capacity is required for all services currently located in River Road between Capstan Way and Corvette Way.
- c) Locate all above-ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be submitted prior to the RZ staff report progressing to Planning Committee and shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of way requirements and the locations for the aboveground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro Vista - Confirm SRW dimensions with BC Hydro
 - BC Hydro PMT – Approximately 4 m W X 5 m (deep) – Confirm SRW dimensions with BC Hydro
 - BC Hydro LPT – Approximately 3.5 m W X 3.5 m (deep) – Confirm SRW dimensions with BC Hydro
 - Street light kiosk – Approximately 2 m W X 1.5 m (deep)
 - Traffic signal controller cabinet – Approximately 3.2 m W X 1.8 m (deep)
 - Traffic signal UPS cabinet – Approximately 1.8 m W X 2.2 m (deep)
 - Shaw cable kiosk – Approximately 1 m W X 1 m (deep) – show possible location in functional plan. Confirm SRW dimensions with Shaw
 - Telus FDH cabinet - Approximately 1.1 m W X 1 m (deep) – show possible location in functional plan. Confirm SRW dimensions with Telus
- d) Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

22.1.5. Street Lights: Provide street lighting along the east-west and north-south legs of Corvette Way and along Capstan Way. The following shall be confirmed through the SA processes:

- a) Capstan Way @ the north side of the street:
 - Pole colour: Grey
 - Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, irrigation, or duplex receptacles.
 - Pedestrian lighting between sidewalk & bike path: Type 8 (LED) INCLUDING 2 pedestrian luminaires set perpendicular to the roadway, but EXCLUDING any flower basket holders, flower basket irrigation, or duplex receptacles.
- b) Corvette Way @ the east and south sides of the street:
 - Pole colour: Grey

- Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire and duplex receptacles, but EXCLUDING any pedestrian luminaires, banner arms, flower basket holders, or flower basket irrigation.
- Pedestrian lighting: Not applicable.

22.1.6. General Items: The Developer is required to:

- a) Provide, prior to first SA design submission, a geotechnical assessment of pre-load and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission.
- b) Coordinate the site preparation works (e.g., soil densifications, etc.) and SA* design and construction with BC Hydro.
- c) Additional legal agreements, as determined via the subject development's SA(s)* and/or Development Permit (DP 15-699652), 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.

22.2. Transportation Servicing Agreement * Requirements: The developer shall be responsible for the design and construction of frontage works, generally as shown in the approved Preliminary Functional Roads Plan (**Schedule C**), which was based on achieving the following road cross-sections (together with tie-ins to conditions beyond the frontages of the subject site), as determined to the City's satisfaction.

22.2.1. Traffic Signal Works: Pre-ducting for future signals at the Capstan Way/Corvette Way intersection.

22.2.2. Frontage Improvements:

- a) East-West Corvette Way (described from south to north):
 - 2.0 m wide concrete sidewalk at the new property line;
 - 1.5 m wide landscaped boulevard, which may include, but may not be limited to, the following, as determined to the City's satisfaction:
 - Street trees, typically spaced at 9.0 m or less on centre and planted in a continuous soil trench (which may include, among other things, Silva Cell or other measures necessary to support pedestrian access across the boulevard, but typically excluding structural soil);
 - Grass and/or a combination of low evergreen plants and paving elements providing pedestrian access between on-street parking and the sidewalk (e.g., stepping stones, suspended slabs), but excluding tree grates;
 - Innovative storm water management measures;
 - Irrigation (if so determined by the City), which feature the City may require to be tied in to the subject site's private water service (i.e. not the City water service);
 - Street furnishings (excluding Class 2 bike racks to satisfy Zoning Bylaw requirements for the private development, unless otherwise pre-approved by the City); and
 - Decorative City Centre street lights (as described in the Engineering SA* requirements);
 - 0.15 m wide curb; and
 - Road widening to achieve a 12.0 m wide driving surface (measured from face-of-curb to face-of-curb), including two curb-side parking lanes (2.7 m wide each) and two general purpose travel lanes (3.3 m wide each).
- b) North-South Corvette Way (described from east to west):
 - 2.0 m wide concrete sidewalk at the existing property line;
 - 1.5 m wide landscaped boulevard, which may include, but may not be limited to, the following, as determined to the City's satisfaction:

- Street trees, typically spaced at 9.0 m or less on centre and planted in a continuous soil trench (which may include, among other things, Silva Cell or other measures necessary to support pedestrian access across the boulevard, but typically excluding structural soil);
 - Grass and/or a combination of low evergreen plants and paving elements providing pedestrian access between on-street parking and the sidewalk (e.g., stepping stones, suspended slabs), but excluding tree grates;
 - Innovative storm water management measures;
 - Irrigation (if so determined by the City), which feature the City may require to be tied in to the subject site's private water service (i.e. not the City water service);
 - Street furnishings (excluding Class 2 bike racks to satisfy Zoning Bylaw requirements for the private development, unless otherwise pre-approved by the City); and
 - Decorative City Centre street lights (as described in the Engineering SA* requirements);
 - 0.15 m wide curb;
 - Road widening to achieve a minimum 9.5 m wide interim driving surface (measured from face-of-curb on the east to pavement edge on the west), including one curb-side parking lane along the street's east side (2.7 m wide), a northbound general purpose travel lane (3.3 m wide), and a southbound general purpose travel lane (3.5 m wide); and
 - Interim road side barriers and shoulder.
- c) Capstan Way (described from south to north, using the existing marked centre line as the reference point):
- 6.6 m wide driving surface for westbound traffic;
 - 0.15 m wide curb;
 - A landscaped boulevard of varying width (tapering to a minimum width of 1.5 m near Corvette Way), which may include, but may not be limited to, the following, as determined to the City's satisfaction:
 - Street trees, typically spaced at 9.0 m or less on centre and planted in a continuous soil trench (which may include, among other things, Silva Cell or other measures, but typically excluding structural soil);
 - Some combination of low evergreen plants and related features;
 - Innovative storm water management measures;
 - Irrigation (if so determined by the City), which feature the City may require to be tied in to the subject site's private water service (i.e. not the City water service);
 - Street furnishings (excluding Class 2 bike racks to satisfy Zoning Bylaw requirements for the private development, unless otherwise pre-approved by the City); and
 - Decorative City Centre street lights (as described in the Engineering SA* requirements);
 - 2.5 m wide off-street bike path, including a 2.2 m wide asphalt bike framed by 0.15 m wide flush concrete bands along both sides;
 - 1.0 m wide landscaped buffer strip, which may include, but may not be limited to, the following, as determined to the City's satisfaction:
 - Street trees, typically spaced at 9.0 m or less on centre and planted in a continuous soil trench, with or without tree grates (which may include, among other things, Silva Cell or other measures necessary to support pedestrian access across the boulevard, but typically excluding structural soil);
 - Some combination of low evergreen plants and paving elements providing pedestrian access between the bike path and the sidewalk (e.g., stepping stones, suspended slabs);
 - Innovative storm water management measures;
 - Irrigation (if so determined by the City), which feature the City may require to be tied in to the subject site's private water service (i.e. not the City water service);
 - Street furnishings (excluding Class 2 bike racks to satisfy Zoning Bylaw requirements for the private development, unless otherwise pre-approved by the City); and
 - Decorative City Centre street lights (as described in the Engineering SA* requirements); and
 - 2.0 m wide concrete sidewalk at the proposed property line.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Legal Agreements: Satisfy the terms of legal agreements registered on title prior to rezoning adoption (RZ 15-699647) with respect to the development's Development Permit (DP 15-699652).
2. Additional Requirements: Discharge and registration of additional right-of-way(s) and/or legal agreements, as determined to the satisfaction of the Director of Development, Director of Transportation, Director of Engineering, Manager of Real Estate Services, Manager of Community Social Services, and Senior Manager of Parks.
3. Waste Management Plan: As part of the permit drawings, submit a Plan (i.e. drawings and related specifications), to the City's satisfaction, indicating the nature of all waste management-related facilities proposed on the subject site and their compliance with City bylaws and policies, including, but not limited to, carts/bins (e.g., uses, types, and numbers), waste/holding rooms (e.g., uses, locations, sizes, and clear heights), loading facilities (e.g., locations, sizes, and clear heights), pedestrian/vehicle access (e.g., routes and vehicle turning templates), and related features, as required (e.g., signage, janitor sinks, floor drains, lighting, ventilation, safety measures, and door/gate operations).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Legal Agreements: Satisfy the terms of legal agreements registered on title prior to rezoning adoption (RZ 15-699647) and/or Development Permit issuance (DP 15-699652) with respect to the development's Building Permit*.
2. Construction Traffic Management Plan: 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. Accessibility: Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Construction Hoarding: 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:

- Items marked with an asterisk (*) require a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial Wildlife Act and Federal Migratory Birds Convention Act, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

SIGNED COPY ON FILE

Signed _____

Date _____

SCHEDULE A
Preliminary Road Dedication Plan (REDMS #5395734)

**SUBDIVISION PLAN OF
LOT 41 EXCEPT: PARCEL B (BYLAW PLAN 73014) PLAN 27115 AND
PARCEL B BYLAW PLAN 73014,
BOTH OF SECTION 28 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT**

PLAN EPP

BOSS 926.015

LEGEND

SCALE 1:500



THE INTENDED PLAT SIZE OF THIS PLAN
IS 11 INCHES IN HEIGHT BY 17 INCHES IN WIDTH (1:1000)
WHEN PRINTED AT A SCALE OF 1:500.

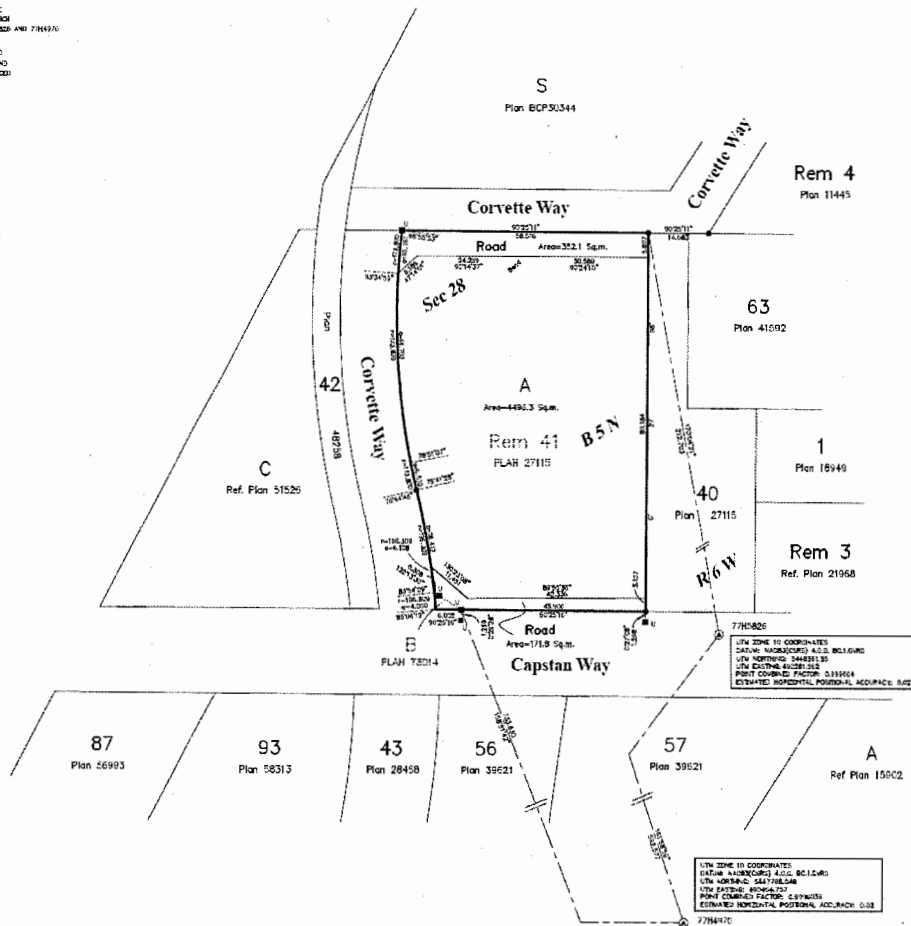
INTERFERED SURVEY: SEE ADJACENT RECORDS, B.C.
LAND SURVEY ACT, 1996.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
EXISTING CONTROL MONUMENTS 779524 AND 779410.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL
POSITIONAL ACCURACY ADHERE TO THE REQUIREMENTS OF THE
CONVENTIONAL SURVEY OBSERVATIONS TO EXISTING
CONTROL MONUMENTS 779524 AND 779410.

THIS PLAN SHOWS HORIZONTAL ORIGIN-LEVEL
DISTANCES UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES,
WALKER'S SPHEROIDAL FORMULAS BY THE
AVERAGE CURVED FACTOR CONVERSION WHICH
HAS BEEN DERIVED FROM MONUMENTS 779524 AND 779410.

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED



DRAFT

RLV AND ASSOCIATES
LAND SURVEYING LTD.
2015, 9028 - 122nd Street
Surrey, B.C. V3W 4C7
Ph: (604) 580-1014
Fax: (604) 580-0405

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICE FOR THE CITY OF RICHMOND.
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
CITY OF RICHMOND.
THE FIELD SURVEY REPRESENTED BY
THIS PLAN WAS COMPLETED ON
THE 14 DAY OF OCTOBER, 2016.
E/SEVE O. WONG BCL

gbl

GBL ARCHITECTS
110 EAST 1ST AVENUE, 10TH FLOOR
DENVER, CO 80202
TEL: 303.733.1111 FAX: 303.733.1179
WWW.GBLARCHITECTS.COM

REVISIONS

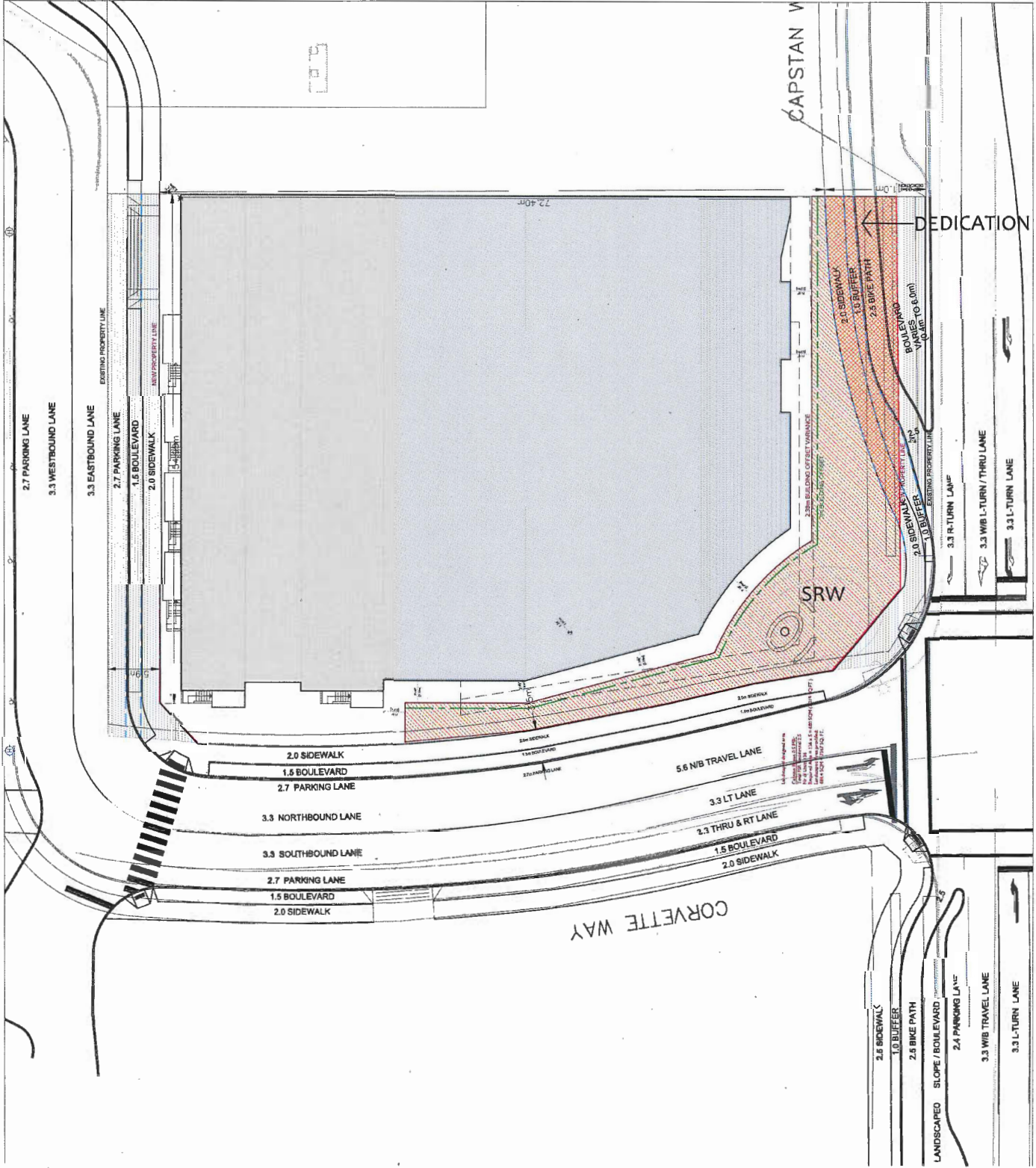
NO.	DATE	DESCRIPTION
1.	APRIL 2013	PRELIMINARY PLAN
2.	MARCH 2014	REVISIONS TO PLAN
3.	NOVEMBER 2014	REVISIONS TO PLAN
4.	MAY 2017	REVISIONS TO PLAN

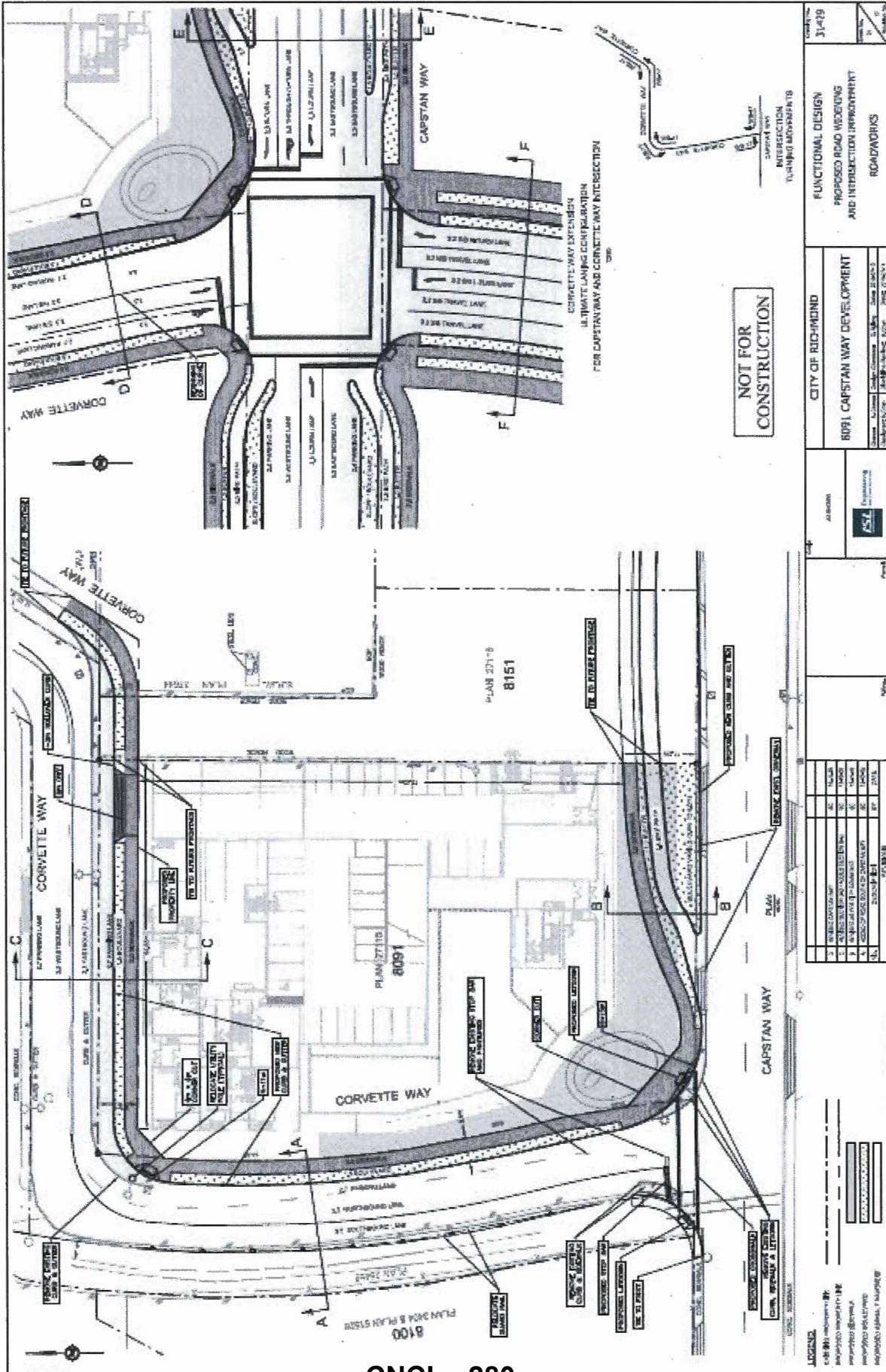
DEDICATIONS

Residential, Hotel
Retail and Office
8091 Capstan Way
Richmond, BC

DATE APRIL 2013
SCALE 1/8" = 1'-0"
JOB NUMBER 1227

A-0.01







**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9676 (RZ 15-699647)
8091 Capstan Way**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), is amended by repealing the second bullet in the definition of “Village Centre Bonus”, in Appendix 1 – Definitions, and inserting the following:
 - “- the minimum net development site size to which the additional density may be applied shall be as follows, unless otherwise determined to the satisfaction of the City:
 - a) to achieve a maximum net density of 3 FAR or less: 4,000 m² (1 ac.);
 - b) to achieve a maximum net density greater than 3 FAR: 8,000 m² (2 ac.).”
2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9676**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



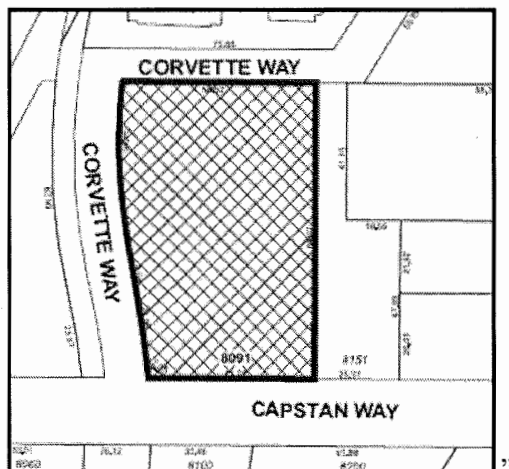


**Richmond Zoning Bylaw 8500
Amendment Bylaw 9677 (RZ 15-699647)
8091 Capstan Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting section 9.4.4.8 as follows:
 - “8. For the net **site** area of the **site** located within the **City Centre** shown on Figure 1 below, notwithstanding Section 9.4.4.4, the maximum **floor area ratio** for the RCL5 **zone** shall be 2.61 and, notwithstanding Section 9.4.4.5, the maximum **floor area ratio** for the RCL5 **zone** shall be 1.04, provided that the **owner**:
 - a) complies with the conditions set out in Section 9.4.4.4 and Section 9.4.4.5; and
 - b) dedicates not less than 183.9 m² of the **site** as **road**.

Figure 1



2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**RESIDENTIAL/LIMITED COMMERCIAL (RCL5)**”.

P.I.D. 004-231-643

Lot 41 Except: Parcel B (Bylaw Plan 73014), Section 28 Block 5 North Range 6 West New Westminster District Plan 27115

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9677"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

_____ _____ _____ _____ _____ _____ _____	<div>CITY OF RICHMOND</div> <div>APPROVED by <i>[Signature]</i></div> <div>APPROVED by Director or Solicitor <i>[Signature]</i></div>
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CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

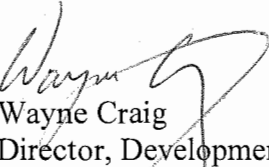
To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 8, 2017
File: RZ 15-701939

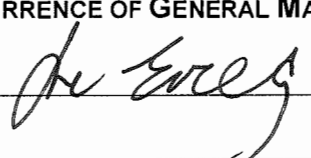
Re: Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.


Wayne Craig
Director, Development

EL:blg
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment A) from "Single Detached (RS1/F)" zone to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone in order to permit the development of four three-storey townhouse units with vehicle access from the adjacent property to the east and south at 7733 Turnill Street.

Background

A Report to Committee (Attachment B) was presented to Planning Committee on March 21, 2017. First Reading to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, was granted on March 27, 2017. The bylaw was considered at the April 18 Public Hearing. Based on public input, the following referral motion was passed:

"That the application be referred to staff to review issues raised at the Public Hearing regarding access; and

That staff advise the applicant to undertake communication with the strata council of 7733 Turnill Street."

This report provides additional staff comments related to vehicle access to the subject development site and a summary of the agreements between the applicant and the Strata Council of 7733 Turnill Street regarding vehicle access to 7760 Garden City Road from 7733 Turnill Street.

Findings of Fact

No change to the design or access configuration for the subject development proposal at 7760 Garden City Road is proposed in response to the Council referral. Please refer to the original Staff Report dated February 6, 2017 (Attachment B) for information pertaining to related City's policies and studies; staff comments on built form and architectural character, existing legal encumbrances, transportation and site access, tree retention and replacement, tandem parking, variance requested, amenity space, and site servicing and frontage improvements; and the Development Application Data Sheet.

Public Hearing

At the Public Hearing for the rezoning of the subject site held on April 18, 2017, three residents from 7733 Turnill Street attended the meeting and raised the following issues related to vehicle access from 7733 Turnill Street. Staff responses to each of the comments are provided below in '*bold italics*':

1. Increased traffic and safety for children's play on internal drive aisle.

Transportation staff advised that the addition of the four townhouse units will result in a marginal increase in traffic compared to the existing conditions generated by the existing 27 units at 7733 Turnill Street. It is anticipated that an additional three vehicles during the peak hour, or approximately one new vehicle every 20 minutes will be generated with this proposed four-unit townhouse development. This estimate is based on using recognized trip generation rates published by the Institute of Transportation Engineers. Staff endorse the proposal, as the minor increase in traffic can be accommodated via the existing drive aisles through 7733 Turnill Street with minimal traffic impact.

Although the drive aisle is intended for vehicle circulation, to address the concerns related to safety on the internal drive aisle, the applicant has committed to working with the Strata Council of 7733 Turnill Street to implement traffic calming measures and/or signage in 7733 Turnill Street as necessary (e.g., speed humps) to the satisfaction of the Strata Council of 7733 Turnill Street.

2. Maintenance costs on shared driveway.

There is no reference to maintenance cost sharing in the easement document registered on land title records. However, the developer advised that the sales contract for the four proposed townhouse units will identify that the purchasers will be responsible for the maintenance cost of the shared driveway on a proportionate basis.

3. Logistics of mail deliveries and garbage/recycling pickups.

Residents at 7733 Turnill Street do not wish service vehicles to access 7760 Garden City Road via the shared driveway on 7733 Turnill Street.

A mailbox and a garbage/recycling enclosure are proposed on the subject site along a pedestrian pathway connecting Garden City Road and the internal drive aisle of the subject townhouse development. Transportation staff confirmed that mail delivery trucks and garbage/recycling collection trucks can legally stop in front of the subject site on Garden City Road (for up to 5 minutes when involved in active loading and unloading), if necessary. Garbage/recycling pick-up will be arranged to occur on Garden City Road.

4. Potential impact on visitor parking spaces.

Residents at 7733 Turnill Street raised concerns that visitors of the proposed development at 7760 Garden City Road will park in the visitor parking stalls at 7733 Turnill Street. While this is a private enforcement issue, the developer has committed to install new signage stating "For Visitors of 7733 Turnill Street Only. Violators May Be Towed." at each of the visitor stalls in 7733 Turnill Street. Community Bylaws staff advised that the Strata Council can apply for a Towing Permit in accordance to the Vehicle For Hire Bylaw Regulations if they intend to have vehicles towed.

In addition, the applicant is also prepared to provide additional wayfinding signs guiding visitors to 7760 Garden City Road to the location of visitor's parking spaces.

5. Direct driveway to Garden City Road.

Residents at 7733 Turnill Street suggested that the City allow direct access to and from the future townhouse development at 7760 Garden City Road to Garden City Road. Transportation staff reviewed the proposal and advised that access for 7760 Garden City Road through 7733 Turnill Street, as proposed, is preferred based on the following considerations:

- *Access via the easement on 7733 Turnill Street would be consistent with the City's access strategy (i.e., to minimize new driveways onto Garden City Road, which is a major arterial road).*
- *As Garden City Road is classified as an arterial road, new driveways would introduce new conflict points which may compromise the overall traffic operations and safety.*
- *Garden City Road is a designated cycling route and greenway, and introducing a new driveway would introduce new conflict points which may compromise the safety of cyclists and pedestrians.*
- *Access to the subject property has been planned to be through 7733 Turnill Street with the easement already registered in favour of 7760 Garden City Road on August 1, 2003.*

It is also noted that all townhouse developments along the east side of Garden City Road between Granville Avenue and Blundell Road were designed to have accesses through the internal streets with no direct access to Garden City Road.

The implications of granting access on Garden City Road is inconsistent with the access arrangement of previous townhouse developments north and south of the subject site which were required to remove access to Garden City Road in order to create a greenway along the frontage. Introducing a direct access for 7760 Garden City Road would diminish the pedestrian and cycling environment established on this 800 m block of Garden City Road.

Consultation

In response to the Council's referral, the developer held a meeting with the President of the Strata Council of 7733 Turnill Street and three strata Council members on Saturday April 22, 2017. The purpose of the meeting was to address the concerns brought up at the Public Hearing on Monday, March 20, 2017. While the residents at 7733 Turnill Street are still insistent on requesting Council to allow direct vehicle access to the development site from Garden City Road, the developer and the representatives from 7733 Turnill Street reached an agreement on the following terms for access from 7733 Turnill Street:

- Construction of speed bumps and/or signs at 7733 Turnill Street with directions from Strata Council.

- Placement of signage at the visitor parking stalls at 7733 Turnill Street stating "For Visitors of 7733 Turnhill Street only. Violators May Be Towed".
- Placement of signage at the vehicle entrance of 7733 Turnill Street; stating that access to the 7760 Garden City Road development is via a private property and all strata rules and regulations of 7733 Turnill Street be followed.
- Placement of signage at the vehicle entry to the subject site at 7760 Garden City Road from 7733 Turnill Street (on the common property line) to indicate the access point to the 7760 Garden City Road project.
- Developer to pay a one-time lump sum fee of \$10,000 to the Strata Council at 7733 Turnill Road for expenses including, but not limited to exterior power wash of the buildings at 7733 Turnill Street, easement road maintenances, and landscape upgrades.
- Employment of a different unit numbering system (i.e., Unit 101 instead of Unit 1) to differentiate the units in the two complexes and to avoid addressing confusion.
- The developer acknowledges and confirms that no construction access to 7760 Garden City Road from 7733 Turnill Street will be allowed until the project at 7760 Garden City Road is completed and final occupancy is granted. This arrangement will be included in the Construction Parking and Traffic Management Plan for the subject development, which will be required at the Building Permit stage.

The minutes of the meeting between the developer and the representatives of 7733 Turnill Street can be found in Attachment C and an Offer Agreement signed by the developer and the Strata Council of 7733 Turnill Street can be found in Attachment D. In order to ensure the commitment made by the developer to the residents at 7733 Turnill Street will be fulfilled, prior to final adoption of the rezoning bylaw, the applicant will be required to:

1. Provide a bond in the amount of \$10,000.00 for the installation of various traffic management measures, including but not limited to speed humps and signage, as per items #1 to #5 of the Offer Agreement (Attachment D). The bond will be released upon completion of the installation of all traffic management measures as identified in the Offer Agreement (Attachment D). Should the Strata Council of 7733 Turnill Street decide not to allow any of the listed traffic management measures installed on-site, the bonded amount for those works will be refunded to the developer upon:
 - a. Completion of all other items on the list of traffic management measures; and
 - b. Submission of a written confirmation from the Strata Council of 7733 Turnill Street indicating the specific items on the list of traffic management measures that are no longer desired by the Strata Council.
2. Registration of a legal agreement on Title to ensure the following items are completed prior to (or concurrently) final Building Permit inspection or stratification of the subject four unit townhouse development at 7760 Garden City Road:
 - a. The developer has provided a proof of payment of \$10,000.00 to the Strata Council of 7733 Turnill Street for maintenance expenses including, but not limited to exterior

power wash of the buildings at 7733 Turnill Street, easement road maintenance, and landscape upgrades; and

- b. An easement maintenance cost sharing agreement, as per item #8 of the Offer Agreement, between the strata corporation of the subject development at 7760 Garden City Road and the Strata Council of 7733 Turnill Street has been reached.

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The developer has agreed to install various traffic management measures at 7733 Turnill Street, provide a one-time lump sum initial maintenance fee to the Strata Council of 7733 Turnill Street, and agreed to a new easement road maintenance cost sharing schedule in order to address concerns raised by residents at 7733 Turnill Street (see details in Attachment E). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.



Edwin Lee
Planner 1

EL:blg

Attachments:

- Attachment A: Location Map
- Attachment B: Report to Committee dated February 6, 2017
- Attachment C: April 22, 2017 Meeting Minutes
- Attachment D: Offer Agreement
- Attachment E: Rezoning Considerations

PROPOSED REZONING

JONES RD

RAM1

TURNHILL ST

ZT33

ZT48

RS1/E

SI

RS1/F

GARDEN CITY RD

RS1/F

ZT49

RS1/F

ZT51

CP2

ZT45

ZT46

RI1

RS1/F

HEATHER ST

BLUNDELL RD

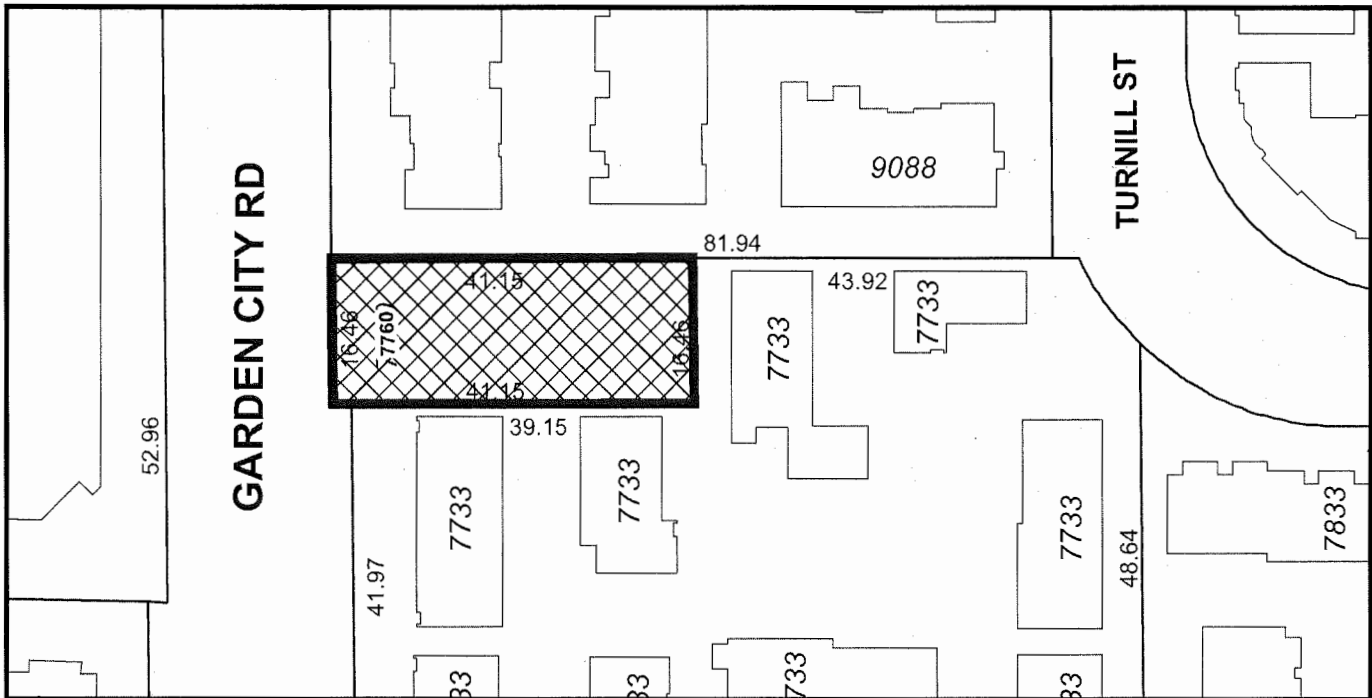
RTL1

RAM1

CN

CC

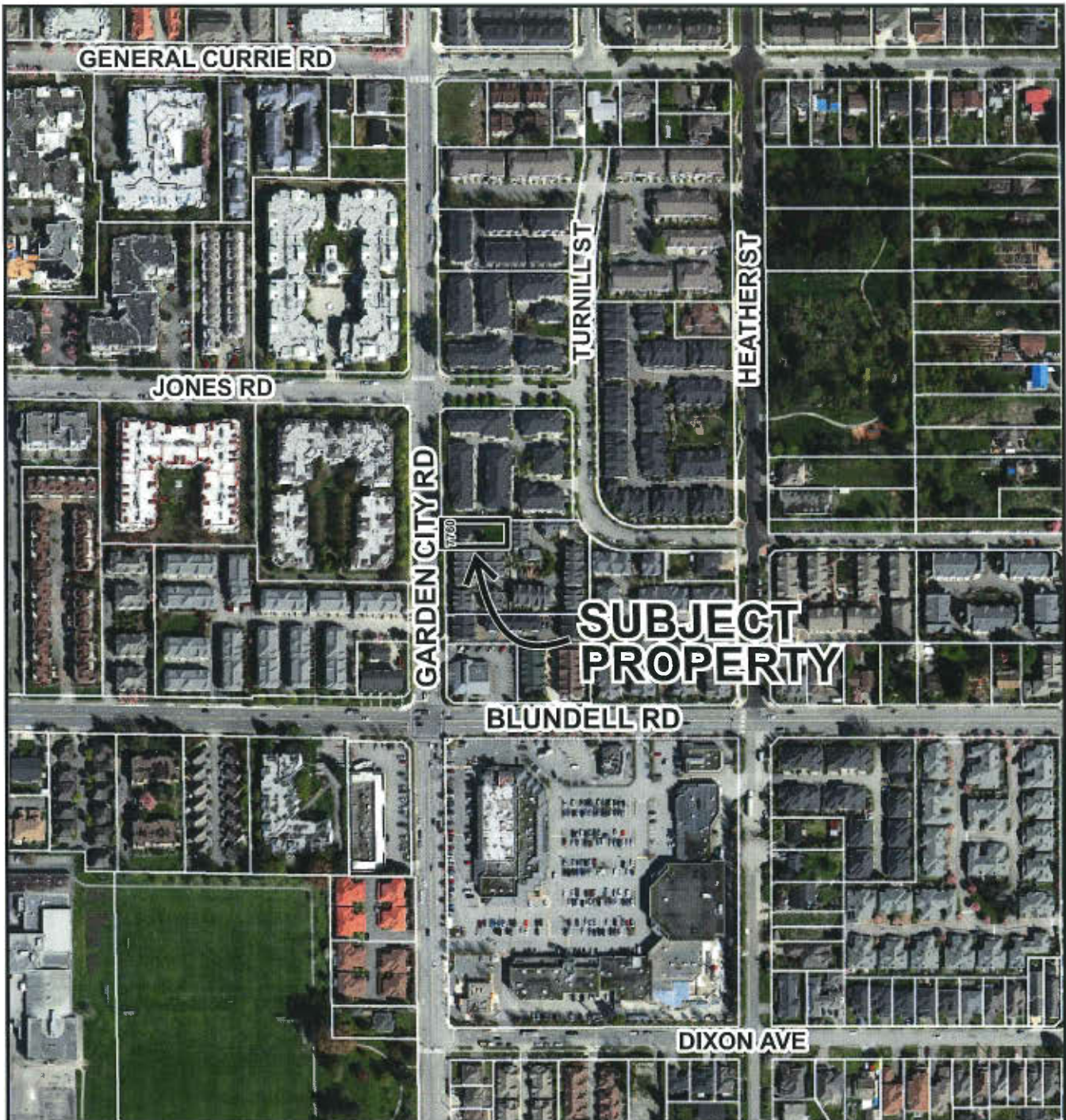
RTL1



Note: Dimensions are in METRES



City of
Richmond



RZ 15-701939

Original Date: 07/14/15

Revision Date:

Note: Dimensions are in METRES



**City of
Richmond**

Report to Committee
Planning and Development Division

To: Planning Committee

Date: February 6, 2017

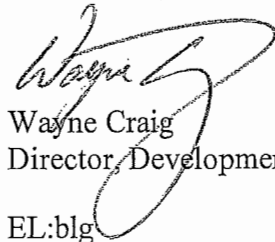
From: Wayne Craig
Director, Development

File: RZ 15-701939

Re: Application by Incircle Projects Ltd. for Rezoning at 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)"

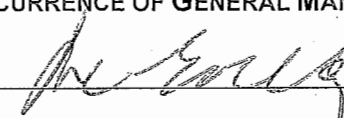
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be introduced and given first reading.



Wayne Craig
Director, Development

EL:blg
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Incircle Projects Ltd. has applied to the City of Richmond for permission to rezone 7760 Garden City Road (Attachment 1) from “Single Detached (RS1/F)” to the “Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)” zone in order to permit the development of four three-storey townhouse units with vehicle access via a statutory right-of-way from the adjacent property at 7733 Turnill Street. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single-family home; which will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: A 38-unit townhouse development on a site zoned “Town Housing (ZT33) – South McLennan (City Centre)”.

To the East and South: A 27-unit townhouse development on a site zoned “Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)”.

To the West: Across Garden City Road, a 172-unit low-rise apartment development on a site zoned “Medium Density Low Rise Apartments (RAM1)”.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single-family, two-family and multiple family housing (specifically townhouses). This proposal is consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood A” for residential developments up to three storeys over one parking level. The current proposal of three-storey townhouse development in duplex form is consistent with the Sub-Area Plan.

Site Assembly Size

The subject site is an orphaned lot landlocked by existing townhouse developments to the north, east and south. Since a cross-access easement was secured from 7733 Turnill Street in anticipation of the development of the subject site, the proposed development can be considered as an extension of this adjacent townhouse development. A high quality pedestrian environment along the fronting street (i.e., Garden City Road) will be created, as no driveway access will be required or permitted.

Project Density

The base density permitted on the subject site is 0.75 FAR, and the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The proposed rezoning to "Town Housing (ZT49) - Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" would allow a maximum density of 0.78 (i.e., total buildable area approximately 502.5 m² or 5,410 ft²). This density would be in keeping with the range of densities of other projects in the area, and is supportable to staff.

Staff support the proposed density based on the following:

- As describe above, the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City's Affordable Housing Strategy supports the use of density bonusing to achieve the objectives of the Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$21,638.49 (\$4.00 per buildable square foot) to the City's Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments.
- The subject development is considered an extension of the townhouse development at 7733 Turnill Street as access to the proposed new townhouse units will be via the access easement registered on 7733 Turnill Street. The proposal is to rezone the subject site to the same zoning district as the adjacent townhouse development at 7733 Turnill Street.
- The Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two convertible housing units.
- A 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m wide Public Rights-of-Passage (PROP) along the new Garden City Road property line will be provided.
- Frontage improvements along Garden City Road; including a new concrete sidewalk and a grass and treed boulevard matching the existing frontage improvements works to the north and south of the subject site will be provided.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

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

Built Form and Architectural Character

The applicant proposes to construct a total of four three-storey townhouse units in a total of two townhouse clusters. Two units will front onto Garden City Road, and the remaining two units will front onto the internal drive aisle. The amenity area will be situated along the north property line at the end of the internal drive aisle.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Ensure the proposal follows the conditions stipulated by the project arborist related to driveway, sidewalk and patio/fence constructions/installations within the Tree Protection Zones.
- Review of size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on-site.
- Address potential privacy concerns through landscaping and built form.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire west property line of the site (i.e., along Garden City Road) registered on Title of the subject site for the existing sanitary sewer. A portion of this SRW is located outside of the required 2.0 m wide road dedication along Garden City Road will fall with the land after the road dedication. The 3.0 m wide Public Rights-of-Passage (PROP) along the new property line required for this rezoning and development will also allow for sanitary main maintenance.

Transportation and Site Access

No direct vehicular access is permitted to Garden City Road. Vehicular access to the subject site will be provided via the access easement over the internal drive-aisle at 7733 Turnill Street (registered under BV299944). This access arrangement was envisioned and secured when the adjacent townhouse development at 7733 Turnill Street developed in 2003. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. The applicant also confirmed that the strata council and residents at 7733 Turnill Street have been informed. Staff have not received any feedbacks or comments on this issue from the residents at 7733 Turnill Street. Registration of a legal agreement on Title, ensuring vehicle access is limited to the SRW on 7733 Turnill Street and prohibiting access to Garden City Road, will be required prior to final adoption of the rezoning bylaw.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property and three trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the arborist's findings, with the following comments:

- Six trees (tag# 101, 102, 103, 104, 105 and 106) located on the development site have all been previously topped and as a result, are not good candidates for retention. These trees should be removed and replaced.
- Three trees (tag# 107, 108, 109) located on adjacent neighbouring properties are identified to be retained and protected. Developer is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove all bylaw-sized trees on-site (i.e., six trees). The 2:1 replacement ratio would require a total of 12 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 17 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Three trees (tag #107, 108 and 109) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.
- Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$3,000 to ensure the replacement planting will be provided.

Tandem Parking

Richmond Zoning Bylaw 8500 permits 100% tandem parking arrangement in a number of site specific townhouse zones including "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)". The proposal will feature two units with a total of four stalls (50% of resident parking spaces proposed) in a tandem arrangement, which is consistent with the tandem parking provision of Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption.

Variance Requested

The proposed development is generally in compliance with the "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)" zone with one proposed variance. The applicant has requested a variance to reduce the rear yard setback from 4.57 m to a minimum of 3.0 m; in order to accommodate a projection on the ground floor and open deck spaces on the second floor of the proposed Building #1 (i.e., the east building). This proposed rear yard (east) setback is similar to the setback provided on the adjacent townhouse units to the east of the subject site (i.e., approximately 3.0 m between the second floor balcony and the common property line). The setbacks to the second and third floor living space will remain at a minimum of 4.57 m from the east property line. This variance will be reviewed in the

context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$4.00 per buildable square foot; for a contribution of \$21,638.49.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant; specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$4,000 as per the Official Community Plan (OCP) and with Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) minimum requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Garden City Road development frontage and a 3.0 m Public Rights- of-Passage (PROP) SRW along the new property line to align with the property line and the PROP SRW to the south along the Garden City Road frontage.

Then, prior to issuance of the Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontages, as well as service connections (see Attachment 6 for details). All works are at the developer's sole cost. The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9682 be introduced and given first reading.



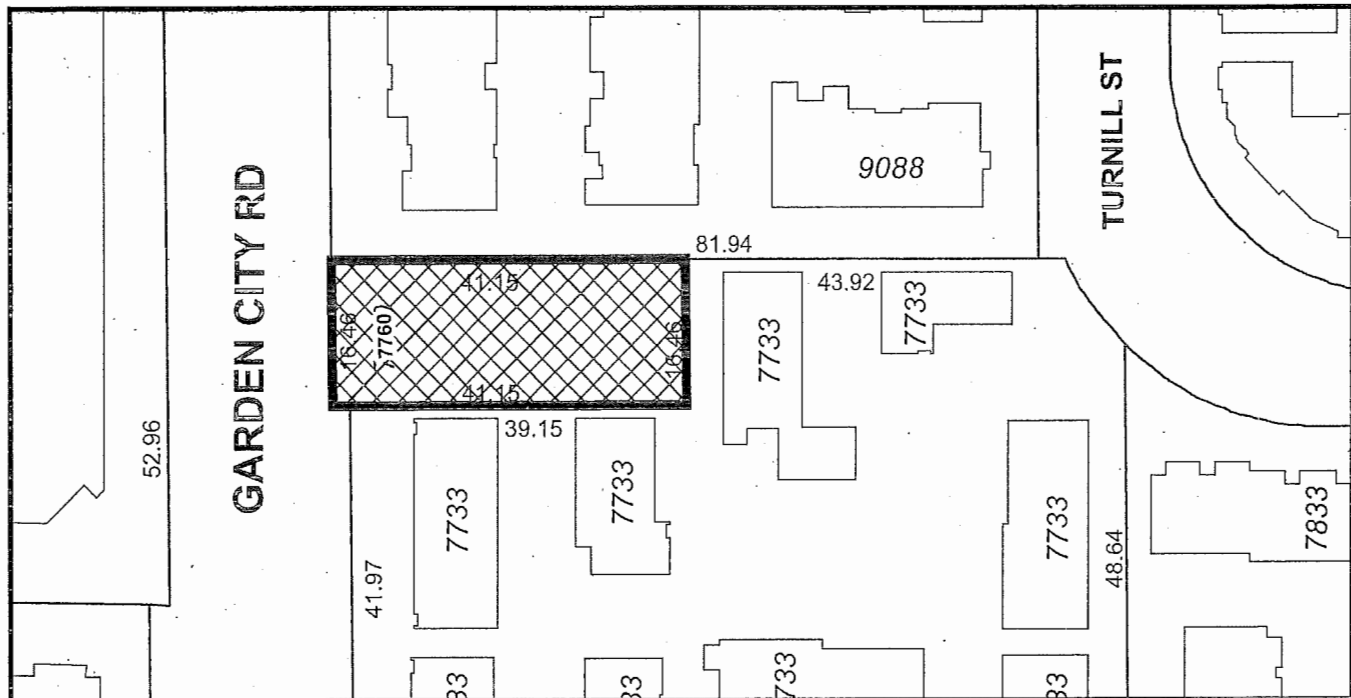
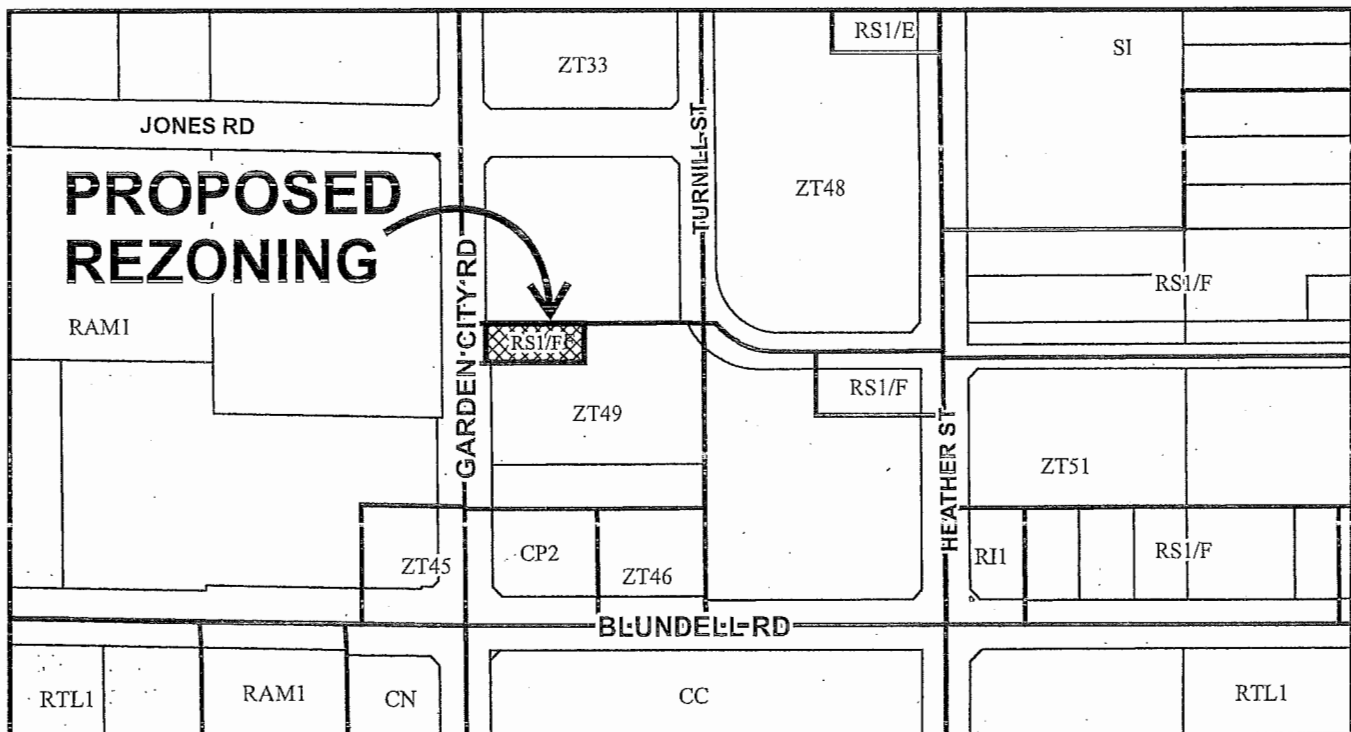
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-701939

Original Date: 07/14/15

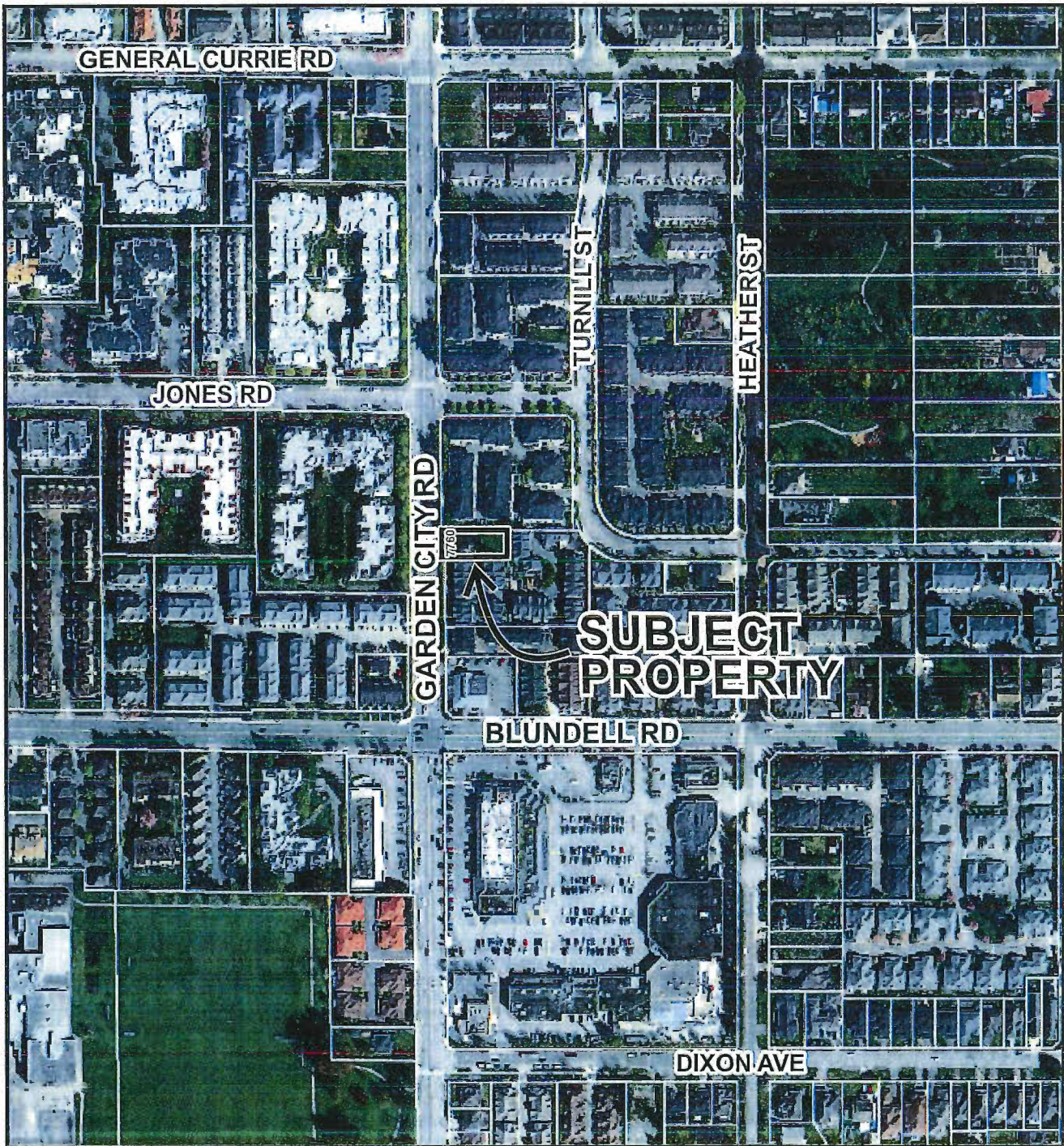
Revision Date: 02/02/17

Note: Dimensions are in METRES

CNCL - 300



City of
Richmond



RZ 15-701939

Original Date: 07/14/15

Revision Date:

Note: Dimensions are in METRES

FLOOR AREA BREAKDOWN (UNITS, BLDGS)							
UNIT TYPE	FAR AREA UNIT	GROSS AREA/BLDG	GARAGE AREA	GARAGE EXEMPT	STAR & EXEMPT	FAR AREA EXEMPT	
1 (A)	1233 sf	1,265 sf	BLDG 1 (A-47)	3,786sf	622 sf	312 sf	2,356 sf
2 (A)	1233 sf	1,505 sf	BLDG 2	622 sf	942 sf	312 sf	2,616 sf
3 (B)	1400 sf	1,958 sf	BLDG 3	3,072sf	942 sf		
4 (B)	1400 sf	1,508 sf	TOTAL	7,382sf	1,724sf	624sf	5,004 sf

GENERAL PERMITS		
CONCRETE PERMIT APPLICATION		RZ 15-701939
TEMPORARY PERMIT APPLICATION		
BUILDING PERMIT APPLICATION		
SEWERING PERMIT APPLICATION		

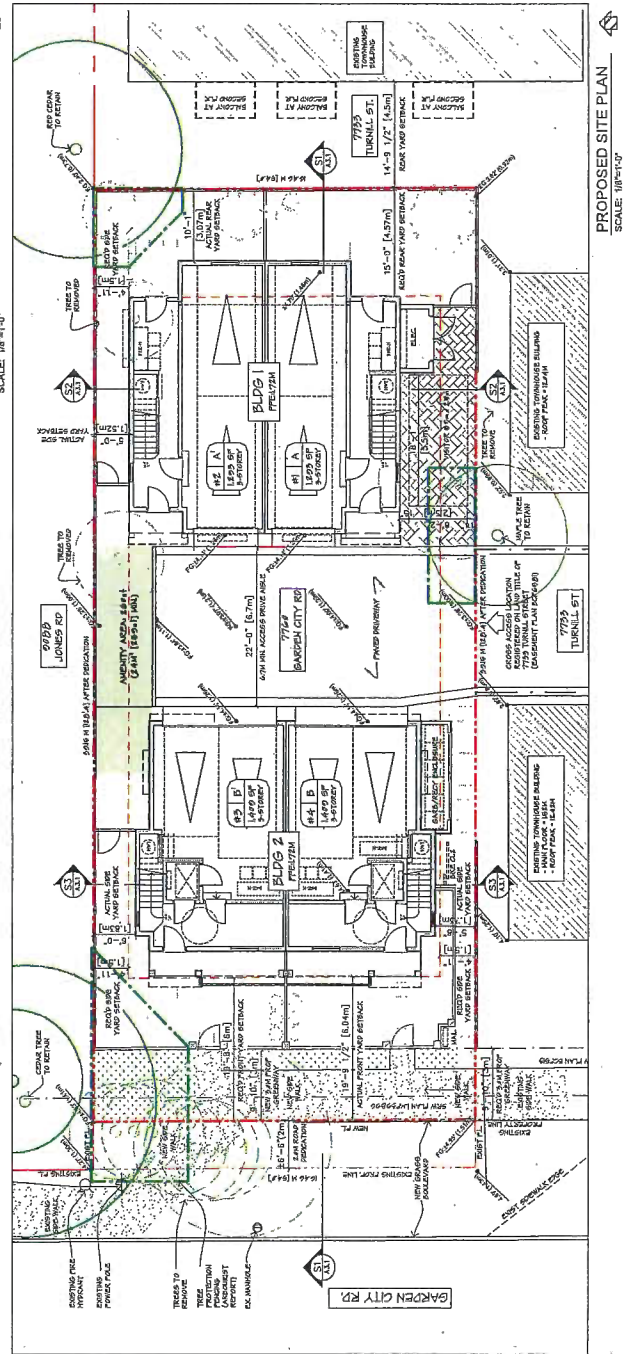
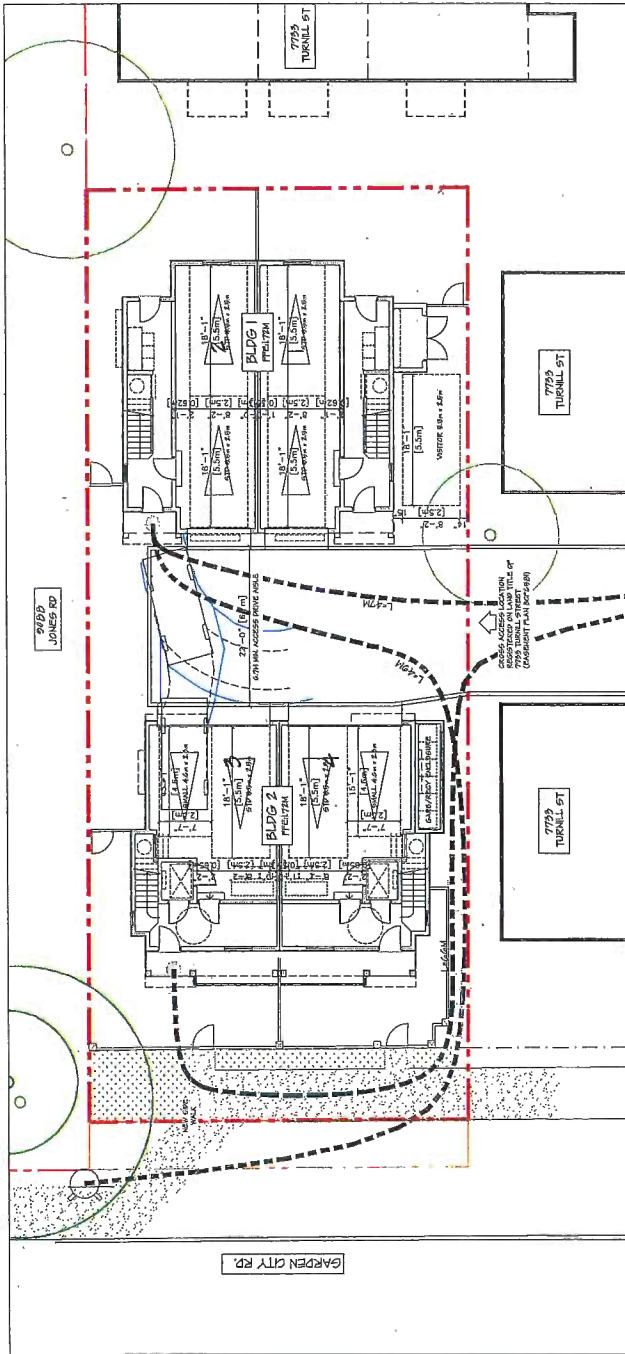
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REVISIONS	
JAN 24, 2017	RE Transmittals
SEP 14, 2016	RE Resubmission
FEB 24, 2016	RE Transmittals
JAN 24, 2016	RE Transmittals
DEC 24, 2015	RE Resubmission
NOV 24, 2015	Issued for IFC Application
CONSULTANTS	
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SEA	

INTERFAC
 Suite 230
 11000 Garden City Road
 Gaithersburg, MD 20878
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 Fax: 301.941.1123
 www.interfacinc.com

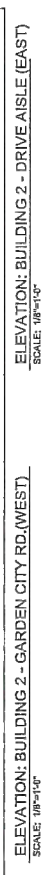
PROJECT	Proposed 44 Unit Townhouse Development 7780 Garden City Road Bethesda, MD
PROJECT NO.	1111
SCALE	As Shown
DATE	May 05, 2014
DRAWN BY	KYC, SRS, AL
CHECKED BY	KYC
SHEET TITLE	SITE PLAN AND FIRE PROTECTION AND PARKING PLAN
DRAWING	

A1.2



INTERFACE:
Suite 230
11500 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1145
www.interfacearchitect.com

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- 1

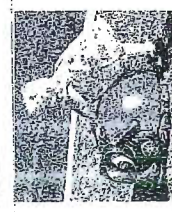
INTERFACE:
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11590 Camblo Road
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Canada V6X 3Z5
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F 604 821 1146
www.interfaceanesthesia.com



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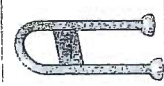
Seat



Play - Ladybug

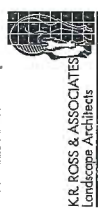


Play - Pods



Bike Rack

RZ 15 - 701939



7760 GARDEN CITY ROAD
4-UNIT RESIDENTIAL DEVELOPMENT
Richmond, B.C.

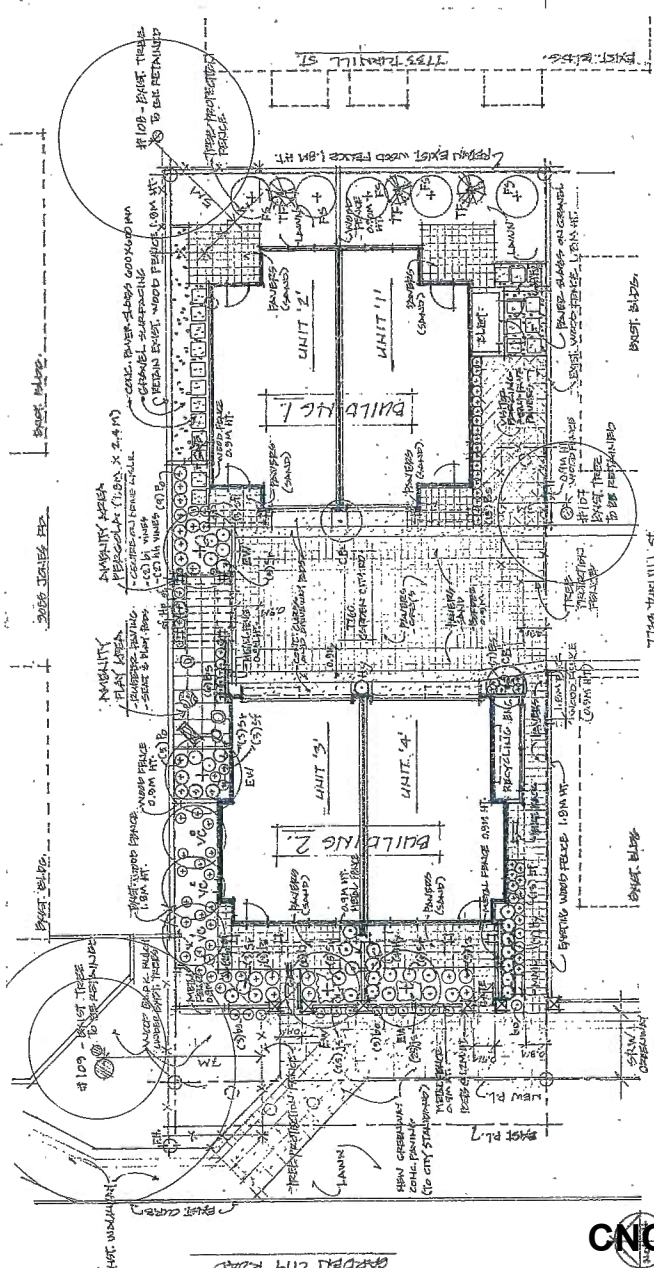
LANDSCAPE PLAN	
DATE	2019-09-23
BY	2019-09-23
REVISED	
SCALE	1" = 1'-0"
PROJECT NO.	L-1

PROJECT NOTES

- GENERAL:**
- 1. All work shall be in accordance with the City of Richmond Standard Specifications for Road and Bridge Construction, 2019 Edition.
 - 2. Provide underground ducts under paved areas for irrigation as required.
 - 3. Provide underground ducts under paved areas for irrigation as required.
 - 4. Provide underground ducts under paved areas for irrigation as required.
- PLANTING AREAS:**
- 1. All plantings shall be in accordance with the City of Richmond Standard Specifications for Road and Bridge Construction, 2019 Edition.
 - 2. Provide underground ducts under paved areas for irrigation as required.
 - 3. Provide underground ducts under paved areas for irrigation as required.
 - 4. Provide underground ducts under paved areas for irrigation as required.
- PROTECTION OF EXISTING TREES:**
- 1. All trees to be protected shall be in accordance with the City of Richmond Standard Specifications for Road and Bridge Construction, 2019 Edition.
 - 2. Provide underground ducts under paved areas for irrigation as required.
 - 3. Provide underground ducts under paved areas for irrigation as required.
 - 4. Provide underground ducts under paved areas for irrigation as required.
- PAVING AREAS:**
- 1. All paving shall be in accordance with the City of Richmond Standard Specifications for Road and Bridge Construction, 2019 Edition.
 - 2. Provide underground ducts under paved areas for irrigation as required.
 - 3. Provide underground ducts under paved areas for irrigation as required.
 - 4. Provide underground ducts under paved areas for irrigation as required.
- WOOD STRUCTURES:**
- 1. All wood structures shall be in accordance with the City of Richmond Standard Specifications for Road and Bridge Construction, 2019 Edition.
 - 2. Provide underground ducts under paved areas for irrigation as required.
 - 3. Provide underground ducts under paved areas for irrigation as required.
 - 4. Provide underground ducts under paved areas for irrigation as required.

PLANT LIST

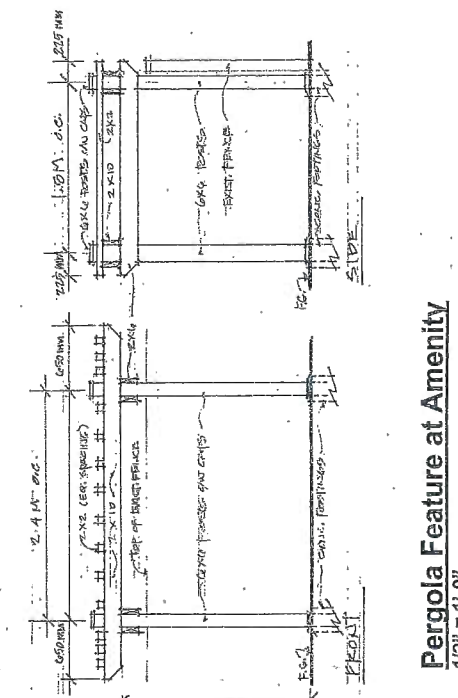
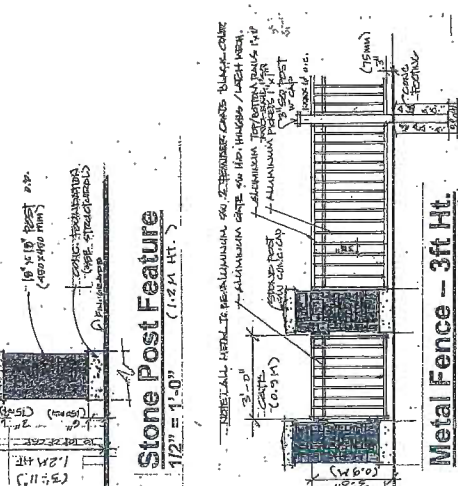
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AC	3	Acer circinnatum	Vine Maple	4.5m cal.
CB	2	Corylus latifolia	Fraxinifolia	6.5m cal.
EW	4	Elaeagnus argentea	Colburn's Honeysuckle	6.5m cal.
FS	3	Ficus sylvatica	White Wister	6.5m cal.
TF	3	Thuja occidentalis	Pyramidal Cedar	2.4M HL
UN	31	Juniperus communis	Common Juniper	2.4M HL
HY	14	Hydrangea paniculata	Climbing Hydrangea	8' pot
PO	14	Potamogeton amplifolius	Old Lytle Laurel	8' pot
SR	22	Spiraea bumalda	Spirea bumalda	8' pot
HY	12	Hydrangea paniculata	Hydrangea paniculata	1.2M HL
PER	13	Perennials	Perennials	8' pot
GR	50	Grasses & Ferns	Grasses & Ferns	10m pot
LA	8	Lamproloma angustifolia	Japanese Spurge	10m pot
ST	43	Stachys recta	Stachys recta	8' pot
CL	2	Climbing Vines	Climbing Vines	8' pot
BI	2	Boston Ivy	Boston Ivy	8' pot



CNCL 306

Landscape Plan

1/8" = 1'-0"



Pergola Feature at Amenity

1/2" = 1'-0"



RZ 15-701939

Attachment 3

Address: 7760 Garden City Road

Applicant: Incircle Projects Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed
Owner:	Earl Kim Wing Luk Queenie Yu Yuk Law	To be determined
Site Size (m²):	677.0 m ²	644.3 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family, with 0.75 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT49) - Moffatt Road; St. Albans Sub-Area and South McLennan Sub-Area (City Centre)
Number of Units:	2	4
Other Designations:	N/A	No Change

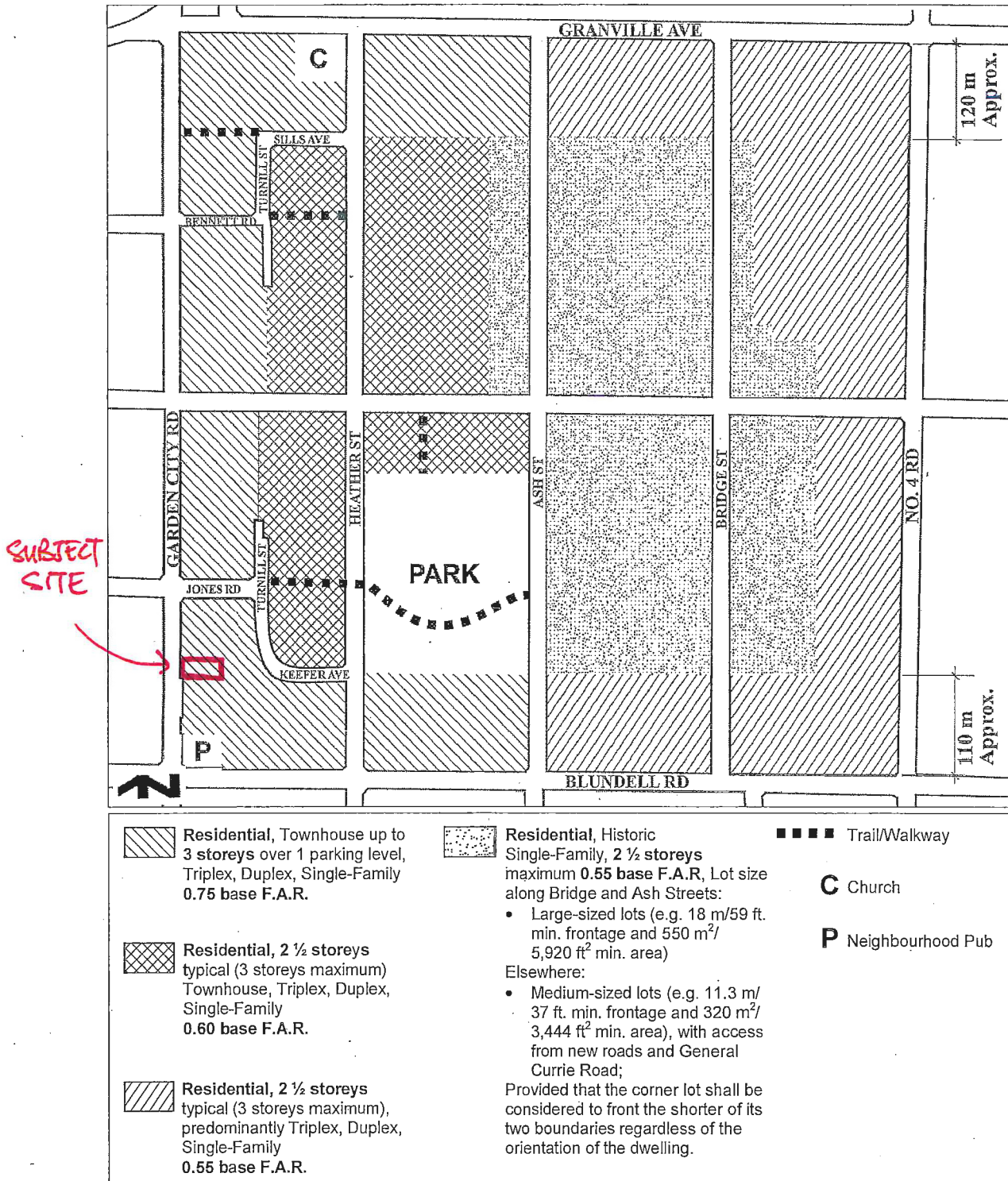
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78 + 0.04 covered area	0.78	none permitted
Lot Coverage (% of lot area):	Building: Max. 40%	Building: Max. 40%	none
Setbacks (m):	Public Roads: Min. 6.0 m North: Min. 1.5 m South: Min. 1.5 m East: Min. 4.57 m	Public Roads: 6.04 m North: 1.52 m South: 1.73 m East: 3.07 m	Variance Requested
Height (m):	Max. 12 m or 3 Storeys	10.78 m and 3 storeys	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	8 (R) and 1 (V)	none
Standard Parking Spaces:	7	7	none
Small Car Parking Spaces:	None when fewer than 31 residential spaces are required on site	2 (surplus stalls)	none

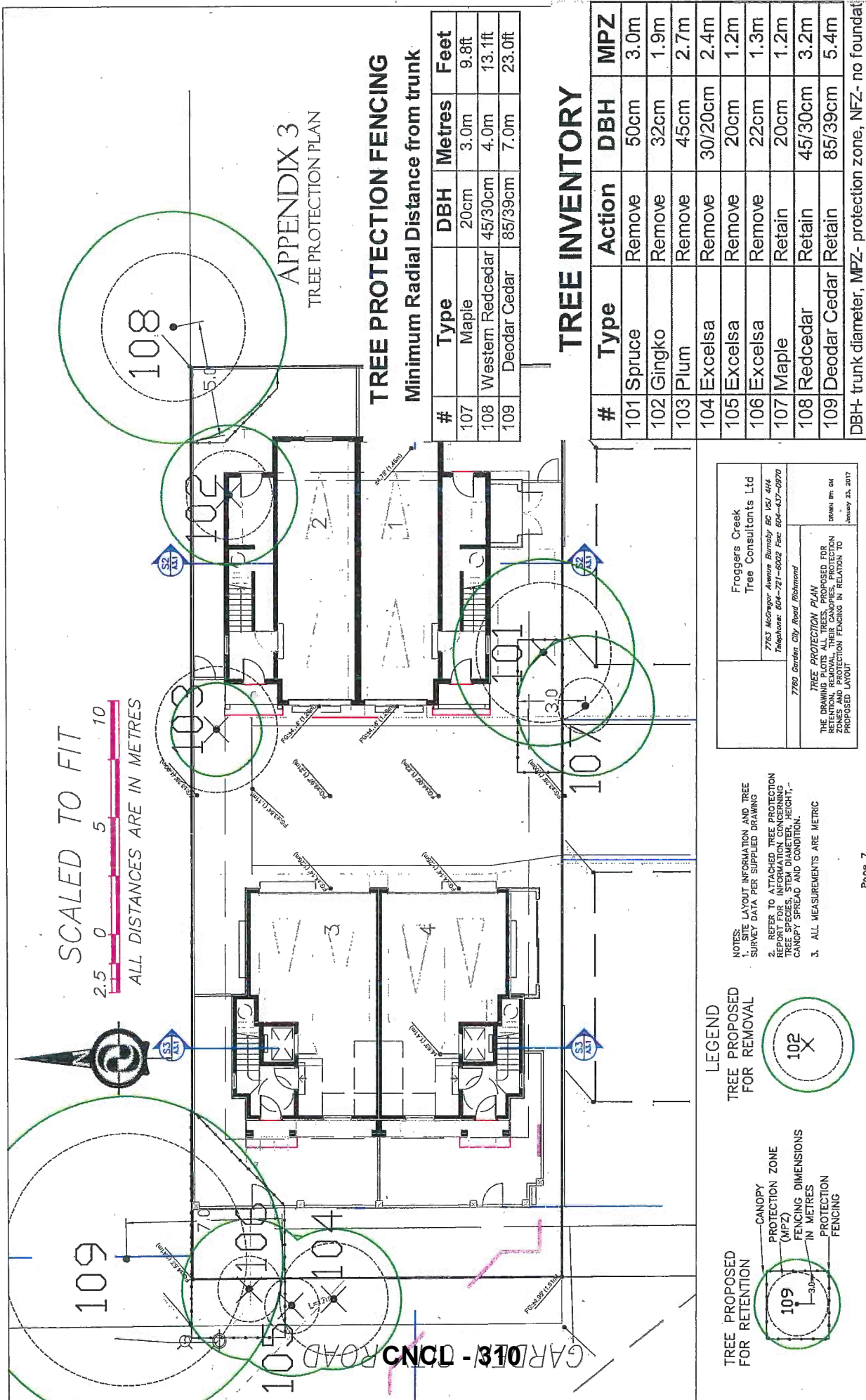
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted	4	none
Handicap Parking Spaces:	None when fewer than 3 visitor parking spaces are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.5 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	24 m ² Min.	none

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

City of Richmond

Land Use Map

Bylaw 9106
2015/09/14





Address: 7760 Garden City Road

File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

1. Dedicate 2.0 m across the entire Garden City Road frontage.
2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at 7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. 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.
8. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
9. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.

minutes

7760 Garden City Development			
4.22.2017		4:00pm	7760 Garden City Rd
Meeting called by	King Luk from 7760 Garden City Project		
Type of meeting	Meeting to discuss items to address if council approves access from 7733 Turnill St. <u>Note: 7733 Strata Council is still insistent on access from Garden City Rd</u>		
Facilitator	King Luk		
Note taker	Megan Luk		
Attendees	King Luk, Megan Luk, Ken Fung (Strata President) and three Strata Council Members		
#1			
Discussion	Safety concerns affecting current families living at the complex due to increase in traffic flow		
Conclusions -Construction of speed bumps and/ or signs at 7733 Turnill St with directions from Strata Council -Place signage at 7733 Turnill St property entrance stating that guest is entering private property to reach 7760 Garden City and must adhere to neighbor properties' regulations (exact wording to be determined) -Place signage at common property line stating "Now entering 7760 Garden City complex" (exact wording to be determined)			
#2			
Discussion	Potential impact on visitor parking spaces		
Conclusions -Place signage at 7733 Turnill Street visitor stalls stating "For visitors of 7733 Turnill St only. Violators may be tolled" (exact wording to be determined) -No overnight parking to be considered -Visitor Passes to be considered			
#3			
Discussion	Potential Road Maintenance issues and cost sharing		
Conclusions -Do not use same Strata Management company due to conflict of interest -Initial deposit funding from the Developer -New owners of 7760 Garden City project will have written in their sales contract that they will have to cost share the road maintenance of 7733 Turnill St.			
#4			
Discussion	Other Related issues		
Conclusions -Use different unit numbers to separate the two complexes such as 101 instead of 01 to reduce confusion -Exterior Powerwash of windows and siding of 7733 Turnill St after completion of 7760 Garden City Road. (cost to be agreed upon and which/how many units) -No access from Turnill property during construction to reduce inconvenience and dirtying neighbor property -Use of front signage area to be limited to the left side and not affecting 7733 Turnill St current sign -Mailbox of 7760 Garden City to be within own property -Use of play area to be deleted from previous letter -All agreed upon items will be written in a formal letter and notarized to ensure the Owners of 7733 Turnill St that the items listed with be guaranteed by the developer.			

INCIROLE PROJECTS

May 9th, 2017

7733 Turnill St
Richmond BC V6Y 4H9

Dear Strata Management, Council and Owners of 7733 Turnill St property:

Enclosed are three copies of the offer agreement between Incircle Projects Ltd on behalf of Earl Luk, Owner of current project address 7760 Garden City Road, and Strata Management, Council and Owners of 7733 Turnill St property. This agreement is to provide protection and assurance for the Owners of 7733 Turnill St property during and after the construction of the pending approval project, 7760 Garden City Rd. Please note that 7760 Garden City Rd final property address will be determined and changed by the City of Richmond.

This agreement is only valid if the City of Richmond Mayor and Council approve the easement access between 7760 Garden City Rd and 7733 Turnill St. Please read the agreement carefully prior to signing and returning to Incircle Project Ltd. office at 7760 Garden City Rd, Richmond BC V6Y 2N6.

Note items 1-5, page 1 of the contract, that all final wording, visual look and location will need the approval from 7733 Turnill St Strata Council prior to manufacturing and installation.


Note also in item 7 that the one-time lump sum fee of \$10,000.00 will be paid to the 7733 Turnill St Strata Management after final building inspection approval. The strata management company will hold and manage this money in trust for 7733 Turnill St. The use of the money is for, but not limited to exterior power wash of the whole complex, easement road maintenance and landscape upgrade.

Note also in item 8 that the total monthly road maintenance cost of 7733 Turnill St will be divided evenly among 31 units (27 units from 7733 Turnill St and 4 units from 7760 Garden City Rd). For example, monthly fee of road maintenance of 7733 Turnill St divided by 31 units. The road maintenance cost of 7760 Garden City will only be shared between the owners of 7760 Garden City property. Therefore, the Owners of 7760 Garden City property will be contributing to both 7733 Turnill St and 7760 Garden City Rd road maintenance.

Please consider signing all three copies and returning two copies of this offer agreement to Incircle Projects Ltd prior to Monday May 22nd, 2017 before 5:00pm. (One copy is for City of Richmond and one copy is for Incircle Projects Ltd) This offer agreement is intended to protect the Owners of 7733 Turnill St property and holds the Developer liable to the items written in the offer agreement.

Please call 604-722-8828 if you have any questions.

Sincerely,



King Luk

THIS OFFER AGREEMENT made on the 9th day of May in the year 2017.

BY AND BETWEEN

Incircle Projects Ltd on behalf of Earl Luk, Owner of 7760 Garden City Rd

Hereinafter call the "Developer"

AND

Strata Management, Council and Owners of 7733 Turnill St property

Hereinafter called the "Strata Council"

WITNESSETH: that the Developer and Strata Council undertake and agree as follows:

The Developer shall:

- (1) Construct speed bumps and install speed limit caution signs at 7733 Turnill St property prior to opening the easement access to reduce safety concerns due to increase in traffic flow.
- (2) Construct and install signs at all visitor parking stalls within 7733 Turnill St property stating "For visitors of 7733 Turnill Street property only. Violators may be tolled" prior to opening the easement access.
- (3) Construct and install sign at the front entrance 7733 Turnill St property stating "All guests entering 7733 Turnill St complex must adhere to property regulations" prior to opening the easement access.
- (4) Construct and install fire access sign and 7760 Garden City Rd address sign at the front entrance of 7733 Turnill St property prior to opening the easement access. (Refer to Note A)
- (5) Construct and install sign at common property line between 7760 Garden City Rd and 7733 Turnill St indicating the entrance of 7760 Garden City Rd property. This sign will be installed during landscaping. (Refer to Note A)
- (6) Address the units within 7760 Garden City property as 101, 102, 103 and 104 to reduce confusion of visitors and postal, or as directed by the City of Richmond. (Refer to Note A)
- (7) Pay a one-time lump sum fee of \$10,000.00 to Strata Council 10 business days after final building permit approval. The strata management company will hold and manage the money in trust for the Strata council. The use of the money is for, but not limited to exterior power wash of the whole complex, easement road maintenance and landscape upgrades.
- (8) Amend the road maintenance fee of 7733 Turnill St to be divided evenly between all 27 owners of 7733 Turnill St and 4 owners of 7760 Garden City Rd, for a total of 31 units. (ex monthly fee of road maintenance of 7733 Turnill St divided by 31 units). The new road maintenance fee will commence 1st day of the month after 45 days from final building permit approval. (Refer to Note A)
- (9) Restrict access from 7733 Turnill St at anytime during the construction of 7760 Garden City Rd except landscaping and near final inspection. All trades will be required to access the site from Garden City Rd. (Refer to Note A)

Note:

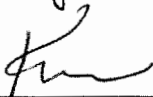
- A. 7760 Garden Rd final property address will be determined and changed by the City of Richmond.

Sincerely,



King Luk

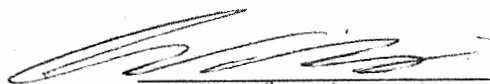
Date: May 9th, 2017



Strata Council

Date: May 16, 2017

Signature of Notary Public



Witness for King Luk
Date: May 9, 2017

WENWEI LIU

A NOTARY PUBLIC IN AND FOR
THE PROVINCE OF BRITISH COLUMBIA
8175 PARK ROAD
RICHMOND, B.C., CANADA
V6Y 1S9 (604) 278-1176



Address: 7760 Garden City Road

File No.: RZ 15-701939

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, the developer is required to complete the following:

1. Dedicate 2.0 m across the entire Garden City Road frontage.
2. The granting of 3.0 m Public Rights-of-Passage (PROP) Statutory Right of Way (SRW) for sidewalk and boulevard along the entire new west property line (Garden City Road) to match the current alignment and frontage improvements to the south of the development site. Utilities should be allowed within this SRW.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement or measures, as determined to the satisfaction of the Director of Development; ensuring that the only means of vehicle access to and from 7760 Garden City Road is from the access easement (BV299944) burdening the adjacent property at 7733 Turnill Street; and that there be no direct vehicle access to or from Garden City Road.
5. Registration of a legal agreement on Title; prohibiting the conversion of the tandem parking area into habitable space.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Registration of a legal agreement on Title to ensure that, if vehicle access to and from 7760 Garden City Road is via the access easement registered on title of 7733 Turnill Street, the following items are completed prior to (or concurrently) final Building Permit inspection or stratification of the four unit townhouse development at 7760 Garden City Road:
 - a. The developer has provided a proof of payment of \$10,000.00 to the Strata Council of 7733 Turnill Street for maintenance expenses including, but not limited to exterior power wash of the buildings at 7733 Turnill Street, easement road maintenance and landscape upgrades; and
 - b. An easement maintenance cost sharing agreement between the strata corporation of the subject development at 7760 Garden City Road and the Strata Council of 7733 Turnill Street has been reached. The easement maintenance cost sharing agreement must include the following terms:
 - i. The road maintenance fee of 7733 Turnill Street to be divided evenly between all 27 owners of 7733 Turnill Street and 4 owners of 7760 Garden City Road development; for a total of 31 units; and
 - ii. The new road maintenance fee will be commenced on the 1st day of the month after 45 days from the Final Building Permit Inspection is granted by the City of Richmond.
8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$21,638.49) to the City's affordable housing fund.
10. Contribution of \$1,000 per dwelling unit (e.g. \$4,000) in-lieu of on-site indoor amenity space.
11. Provide a bond in the amount of \$10,000.00 for the installation of various traffic management measures, including but not limited to:
 - a. Speed bumps and speed limit caution signs.
 - b. Signs at all visitor parking stalls within 7733 Turnill Street with wording indicating that those parking stalls are for the visitors of 7733 Turnill Street property only, and violators may be towed.

- c. Sign at the front entrance of 7733 Turnill Street indicating that all guests entering 7733 Turnill Street complex must follow the strata's regulations.
- d. Fire access sign and address sign for the 7760 Garden City Road development (exact address to be determined) at the front entrance of 7733 Turnill Street.
- e. Sign at common property line of 7760 Garden City Road and 7733 Turnill Street indicating the entrance of 7760 Garden City Road development.

The bond will be released upon completion of the installation of all traffic management measures listed above. Should the Strata Council of 7733 Turnill Street decide not to allow any of the listed traffic management measures installed on-site, the bonded amount for those works will be refunded to the developer upon:

- a. Submission of a written confirmation from the Strata Council of 7733 Turnill Street indicating the specific items on the list of traffic management measures that are no longer desired by the Strata Council.
- b. Completion of all other items on the list of traffic management measures.

This bond will be not required if access to the subject site is not to be via the the access easement registered on title of 7733 Turnill Street.

12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw, the applicant will be required to obtain a Tree Permit and submit a landscape security (i.e. \$3,000) to ensure the replacement planting will be provided.
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. The developer acknowledges and confirms that no construction access to 7760 Garden City Road from 7733 Turnill Street will be allowed until the project at 7760 Garden City Road is completed and final occupancy is granted.
3. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 746.0 L/s of water available at a 20 psi residual at the Garden City Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- b. The Developer is required to:

- 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 Stage and Building designs.
- c. At Developers cost, the City is to:
 - Cut and cap the existing water service connection along the Garden City Road frontage.
 - Install a new water service connection complete with meter and meter box (to be placed on-site).

Storm Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Cut and cap the existing storm service connection at the southwest corner of the development site.
 - Upgrade the existing storm service connection and IC, located along the Garden City Road frontage.

Sanitary Sewer Works:

- a. At Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection and remove the existing IC.
 - Install one new sanitary service connection complete with new IC within the existing SRW.

Frontage Improvements:

- a. Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City.
- b. The Developer is required to:
 - Provide 2.0 m wide concrete sidewalk within the proposed 3 m wide PROP to connect the existing sidewalk both north and south ends.
 - Provide the sidewalk around the existing trees (if they are required to retain).
 - Provide grassed boulevard between existing road curb and the new sidewalk, and between the new sidewalk and east edge of the PROP SRW boundary.

General Items:

- a. Provide, prior to first Servicing Agreement design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the adjacent developments and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first Servicing Agreement design submission or if necessary prior to pre-load.
 - b. 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.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9682 (RZ 15-701939)
7760 Garden City Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT49) - MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)"**.

P.I.D. 000-885-584

Lot 72 Section 15 Block 4 North Range 6 West New Westminster District Plan 46184

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9682"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





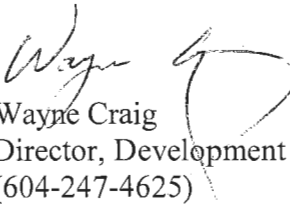
City of Richmond

Report to Committee Planning and Development Division

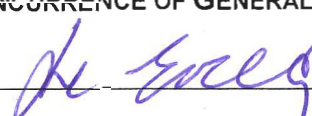
To: Planning Committee
From: Wayne Craig
Director, Development Applications
Date: June 14, 2017
File: RZ 15-715406
Re: Application by Eric Law Architect Inc. for Rezoning at 9620, 9640, 9660 and 9680 Williams Road from Single Detached (RS1/E) to Medium Density Town Housing (ZT82) – Williams Road

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the “Medium Density Town Housing (ZT82) – Williams Road” zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” to “Medium Density Town Housing (ZT82) – Williams Road”, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Eric Law Architect Inc. has applied to the City of Richmond for permission to create a new site-specific zone “Medium Density Town Housing (ZT82) – Williams Road” and to rezone 9620, 9640, 9660 and 9680 Williams Road (Attachment 1) from “Single Detached (RS1/E)” to the “Medium Density Town Housing (ZT82) – Williams Road” zone in order to develop a 28-unit townhouse project with access from Williams Road. The development will provide six (6) affordable housing units that combined have not less than 15% of the total floor area and will be secured through a Housing Agreement. The subject site consists of four (4) lots each of which currently contains one (1) single-family dwelling that will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site includes the following:

- To the North are single family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/K)” and “Compact Single Detached (RC1)” on Williams Road.
- To the South are single family dwellings on lots zoned “Single Detached (RS1/E)” along Swansea Drive.
- To the East is the site for RZ 15-700431 to rezone 9700, 9720 and 9800 Williams Road, from “Single Detached (RS1/C)” and “Single Detached (RS1/K)” to the “Town Housing (ZT81) – Williams Road” zone for 17 town housing units, which has reached third reading, as well as a north-south dedicated City walkway.
- To the West is the site for DVP 16-733949 to expand the Fraserview Care Lodge at 9580 and 10060 Gower Street that is zoned “Health Care (HC)”.

Related Policies & Studies

Official Community Plan (OCP)

The OCP Bylaw 9000 land use designation for the subject site is “Neighbourhood Residential” where single-family, two-family, and multiple family housing are the principal uses. This development proposal is consistent with the land use designation.

Arterial Road Policy

On December 19, 2016, Council adopted the amended OCP Arterial Road Policy. Under the amended policy the subject site is designated as “Arterial Road Townhouse” in the OCP.

The proposal is consistent with the Arterial Road Policy for the siting of townhouse developments as follows:

- The townhouse development would have a frontage of greater than 80 m along a minor arterial road (i.e. Williams Road);

- Shared vehicle access in favour of the site to the west for future townhouse development will be secured through a legal agreement registered on title prior to rezoning approval;
- Vehicle access points to the subject townhouse development site will be located at a distance of more than 50 m from the intersection of a minor arterial road (Williams Road) with a major arterial road (No. 4 Road).

The amended Arterial Road Policy allows additional density along arterial roads to be considered subject to provision of Low End Market Rental (LEMR) housing units, as per the below conditions:

- Bonus density is used to provide built LEMR units secured through a Housing Agreement;
- Built LEMR units will comply with the City's Affordable Housing Strategy with respect to housing unit sizes, tenant eligibility criteria and maximum monthly rental rates; and
- The overall design of the development is generally in compliance with the Development Permit Area design guidelines for arterial road townhouse development.

The proposed development under this application is generally consistent with this policy.

Floodplain Management Implementation Strategy

The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731.

Public Consultation

A rezoning sign is installed on the subject property. No comments have been received to date as a result of the sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, it will be forwarded to a Public Hearing, where area residents and other interested parties will have the opportunity to comment. Public notification for the Public Hearing will occur as per *Local Government Act* requirements.

Analysis

Built Form and Architectural Character

The Arterial Road Policy specifies a typical density of 0.60 to 0.70 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to a minimum land assembly of 80 m on a minor arterial road and provision of additional community benefits. Specifically, the applicant has committed to provide the public benefit of new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway on the east side of the site, from Williams Road south to Swansea Drive.

This policy further provides for consideration of additional density for townhouse development if the proposal includes built affordable housing units. The applicant is proposing medium density townhouses with a total of 0.73 FAR, including six (6) stacked units of low-end market rental (LEMR) in one building that will be secured through the City's standard Housing Agreement.

Conceptual development plans are contained in Attachment 3. The proposed development will have eight (8) buildings, and a total of 28 units. Four (4) units front Williams Road in four (4) buildings with east/west configurations including one (1) triplex along the west property line, two (2) five-plexes, in the front middle of the site, and one (1) six-plex facing the public path. Along the rear property line are one (1) two-storey triplex, in the middle, and three (3) two-storey duplexes, one of which is also oriented to face the walkway. The six (6) LEMR units are located in the northeast corner building, which is next to the common outdoor amenity and child play area.

The buildings at the rear will have a setback of 4.5 m at ground level, and 6.0 m above the first storey. As this application was in-stream prior to Council adoption of the new Arterial Road Policy for townhouses, this does not conform with the new guideline for not more than 50% of the first storey to have a rear yard setback of less than 6 m. However, it is consistent with the design intent to ensure a visual transition from the single detached housing to the south as envisioned in the Arterial Road design guidelines for townhouse development.

A new site-specific zone "Medium Density Town Housing (ZT82) – Williams Road" is proposed to accommodate this townhouse development with a maximum density of 0.60 FAR, subject to the provision of cash-in-lieu contributions for affordable housing, and bonus density of 0.13 FAR, up to a total maximum of 0.73 FAR. The bonus density is conditional upon the provision of six (6) affordable housing units with a combined floor area of not less than 15% of total floor area. The LEMR units would be secured through a Housing Agreement to be registered on title, prior to Council approval of rezoning.

The proposed "Medium Density Townhousing (ZT82) – Williams Road" zone will also reflect the inclusion of the following dimensions that differ from standard town housing zones:

- A maximum projection of 0.80 m into the front yard setback, for unenclosed single storey entry porches only; and
- A minimum 4.5 m front yard setback in favour of a minimum 6.0 m rear yard setback for a building above first storey to transition to existing single detached housing to the south.

Transportation and Site Access

A new driveway entrance from Williams Road is proposed and each townhouse garage door entry is sited along the internal east-west or north/south drive aisles. A Statutory Right-of-Way for public passage is required to be registered on title, prior to Council approval of the proposed rezoning, for access to future development adjacent to the west.

Outdoor amenity space is well-sited for direct access for pedestrians from the walkway to the east and the internal driveway to the west. The rezoning conditions (Attachment 4) include the

registration on title of a 1.0 m Statutory Right-of-Way for public passage along the east property line of the subject site to accommodate provision of new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway from Williams Road to Swansea Drive. The City will maintain all the improvements in the Statutory Right-of-Way.

As per Richmond Zoning Bylaw 8500, the proposal requires a total of 56 parking spaces including 50 spaces for resident parking (44 for strata townhouses, 6 for affordable housing units) and six (6) spaces for visitor parking. The proposal satisfies this requirement with a total of 50 spaces for residents of which 10 spaces are tandem in arrangement. Another 40 resident spaces are side-by-side stalls with 28 standard spaces and 12 small sized spaces. Five (5) visitor spaces and one (1) parking space for disabled visitors are proposed. Registration of a legal agreement that prohibits conversion of tandem parking spaces into habitable area is included in the rezoning conditions.

The plan also includes a total of 36 resident bicycle parking spaces (Class 1) in individual garages and a visitor bicycle rack (Class 2) with six (6) spaces located within the outdoor amenity space.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report that identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal in relation to the proposed development. The Report assesses 24 bylaw-sized trees on the subject property, one (1) tree along the property line shared with the City walkway, and two (2) trees located on adjacent properties (i.e. 9580 Williams Road and 9891 Swansea Drive).

The City's Tree Preservation Coordinator and a City staff arborist have reviewed the Arborist's Report, and support the applicant's Arborist's findings with the following comments:

- Two (2) trees (tags #A and B) located off-site must be retained and protected with measures that comply with the City's Tree Protection Information Bulletin Tree-03.
- 24 trees (tag# 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646) on the subject site should be removed due to existing poor condition.
- One (1) tree (tag #647) located on the property line shared with the City walkway should be removed due to existing poor condition.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 24 on-site trees and one (1) tree (tag #647) located on the property line shared with the City walkway. The 2:1 replacement ratio would require a total of 50 replacement trees. The applicant has agreed to plant 27 trees on the development site. However, staff will work with the applicant on the refinement of the landscape design in the Development Permit application process to try to accommodate more than 27 trees onsite. Replacement trees must have the following minimum sizes based on the size of the trees being removed as per the Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	N/A		2 m
25	6 cm		N/A

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$11,500 to the City's Tree Compensation Fund in lieu of the remaining 23 trees that cannot be accommodated on the subject property after redevelopment. The applicant will provide the additional amount of \$1,300 (\$650 per tree) cash-in-lieu to satisfy the 2:1 replacement ratio for the removal of one (1) tree located on the property line shared with the City walkway.

Tree Protection

Two (2) trees located off-site are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected during construction, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, provide \$2,000 (\$1,000 per tree) as security to ensure the protection of trees.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is proposing to build six (6) LEMR units with a combined floor area of not less than 15% of the total floor area. Consistent with the OCP policies for a variety of housing, the proposed affordable housing units would be ground-oriented in design, and family-oriented in type and size, as detailed in the table below:

Number of Units	Unit Type	Minimum Unit Area as per Affordable Housing Strategy	Proposed Unit Size
2	Studio	37.06 m ² (400 ft ²)	41.25 m ² (444 ft ²)
4	2 Bdrm	91 m ² (980 ft ²)	102.94 m ² (1,108 ft ²)
Total: 6			Total: 494.24 m ² (5,320 ft ²) (approx. 15% of total floor area proposed)

All LEMR units will be secured through a Housing Agreement to be registered on title, prior to Council approval of the rezoning, and must conform to applicable policies in the City's Affordable Housing Strategy, including the rental rates and the tenant eligibility criteria.

Townhouse Energy Efficiency and Renewable Energy

Consistent with the OCP energy policy for townhouse rezoning applications, the applicant has committed to design and build each townhouse unit so that it scores 82 or higher on the EnerGuide scale, and so that all units will meet the BC Solar Hot Water Ready Regulations.

Prior to adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, the applicant is required to meet the complete the following as rezoning conditions:

- Registration on title of a restrictive covenant to secure the design and construction of all townhouse units in compliance with the Building Energy Report and to comply with BC Solar Hot Water Ready Regulations.
- Submit a Building Energy Report prepared by a Certified Energy Advisor that confirms the proposed design and construction will achieve EnerGuide 82, or higher, based on the energy performance of at least one unit built to building code minimum requirements including the unit with the poorest energy performance of all the proposed units; and

Amenity Space

Consistent with the OCP and Council Policy 5041, the applicant will provide a cash-in-lieu contribution in the amount of \$28,000 (\$1,000/unit), prior to Council approval of Richmond Zoning Bylaw Amendment Bylaw 9731, in-lieu of the provision of an on-site indoor amenity space.

For individual outdoor amenity space, the 22 strata units would each have more than 30 m² (323 ft²) provided through a combination of private yards and balconies. Two (2) of the three (3) two-bedroom LEMR units would slightly less than standard amenity (26m² or 281 ft²) and the two (2) studio LEMR units would have no private outdoor area. However, the LEMR units are all located immediately adjacent to the communal outdoor amenity space, and child play area.

Outdoor amenity space is proposed to be located on the east side of the subject site between the buildings that face the walkway. In the preliminary plan, the proposed outdoor amenity space is 168 m² which meets the OCP requirement of 6 m² per unit (168 m²). Staff will continue to work with the applicant at the Development Permit application review stage to ensure that the design of this outdoor amenity space will comply with all the applicable design guidelines in the OCP.

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant proposes a voluntary contribution to the City's Public Art Reserve Fund at a rate of \$0.79 per buildable square foot (not including the affordable housing units) and a total contribution in the amount of \$21,317.

Site Servicing and Frontage Improvements

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades, and frontage improvements as outlined in the rezoning conditions. These works include, but are not limited to: review of street lighting levels along the Williams Road frontage of the development site for any additional street lighting requirements or upgrades; new pedestrian lighting, widened sidewalk and grass boulevard improvements along the full extent of the walkway along the east property line; removal of the existing driveways from Williams Road; and new sidewalk, curb and gutter on Williams Road.

Development Permit Application Considerations

A Development Permit application is required for the proposal to ensure consistence with the applicable OCP policies and design guidelines for townhouses.

Further refinements to architectural, landscape and urban design will be made as part of the Development Permit application review process including, but not limited to, the following:

- A detailed design of the outdoor amenity space.
- Materials for perimeter fencing along Williams Road and the walkway to the east.
- A detailed landscape design that maximizes the number of replacement trees onsite, and also includes shrubs, plantings and hard surface treatments.
- Architectural expression, detailing and colour palette and exterior building materials.
- Features that incorporate Crime Prevention through Environmental Design (CPTED).

Interior plans must demonstrate that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design and that aging-in-place (i.e. adaptable unit) features can be incorporated into all units.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as road works, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to create a new site-specific “Medium Density Town Housing (ZT82) – Williams Road” zone and to rezone 9620, 9640, 9660 and 9680 Williams Road from “Single Detached (RS1/E)” zone to the “Medium Density Town Housing (ZT82) – Williams Road” zone in order to permit the development of 28 townhouses, including six (6) LEMR units.

The townhouse proposal is consistent with the OCP land use designation and is generally consistent with the OCP Arterial Road Policy for townhouses. The conceptual development plans attached are generally consistent with all applicable OCP design guidelines and will be further refined in the Development Permit application review process.

The application includes the significant benefit of two (2) studio and four (4) two-bedroom LEMR units that will be secured through a Housing Agreement, prior to rezoning adoption.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, be introduced and given first reading.

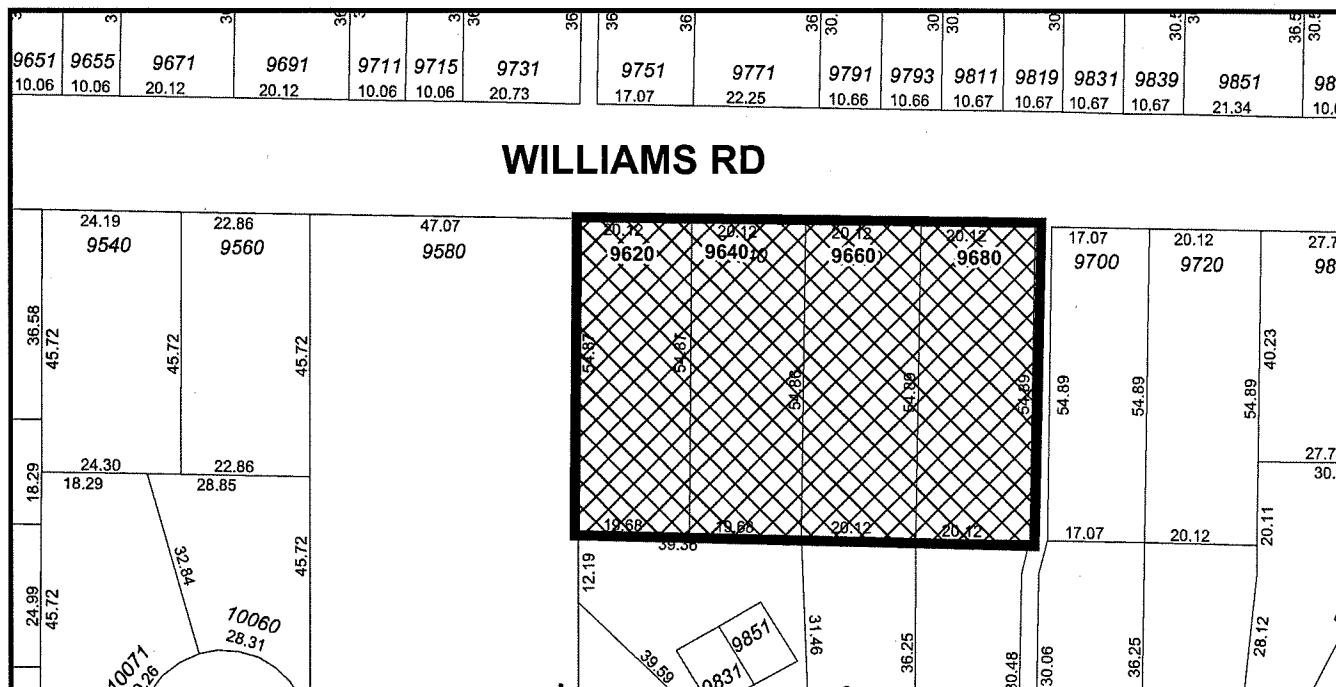


Helen Cain, MCIP
Planner 2, Heritage, Policy Planning

HC:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Conceptual Development Plans
- Attachment 4: Rezoning Considerations
- Attachment 5: Tree Retention Plan

City of
Richmond

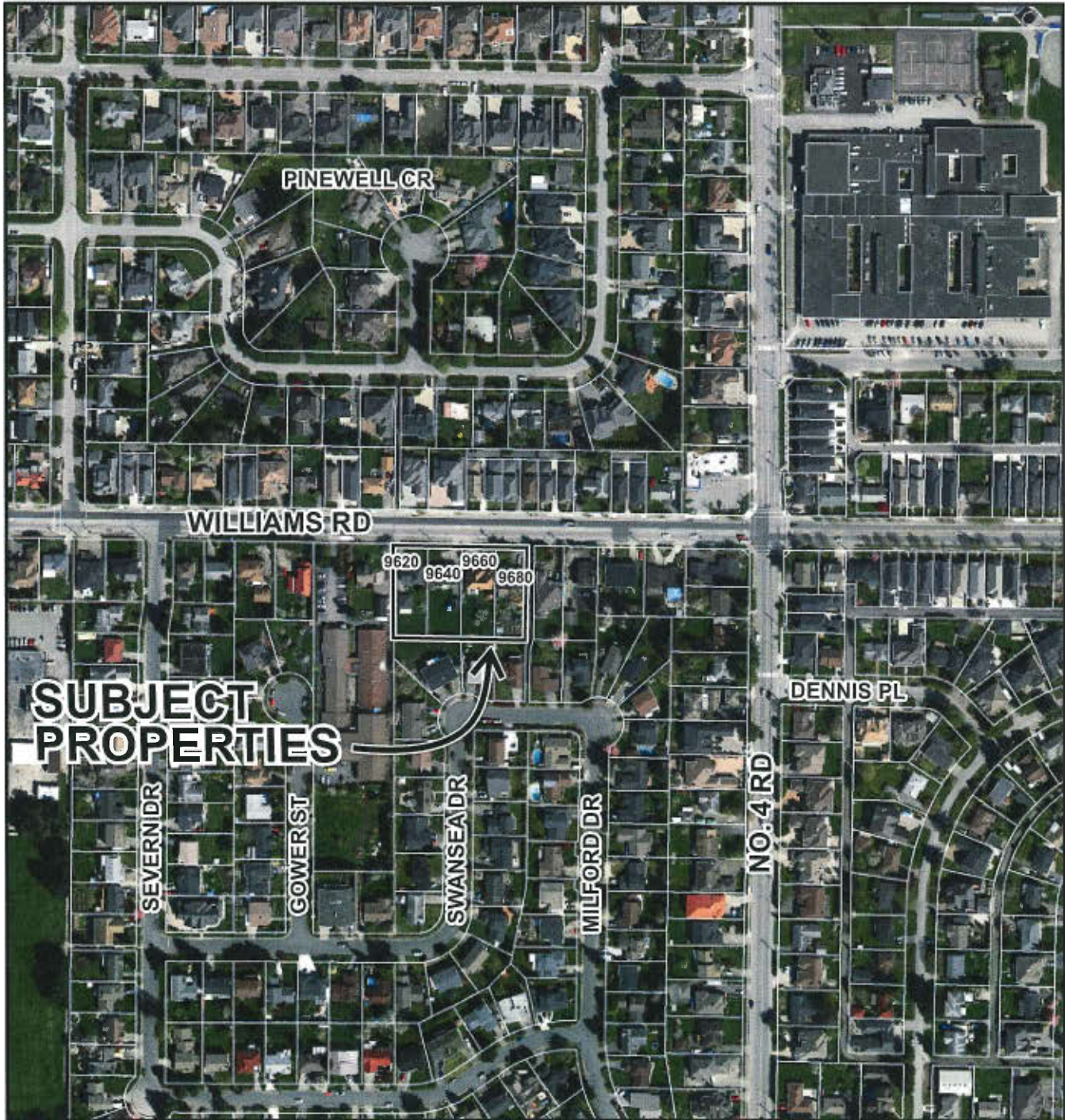


RZ 15-715406

Note: Dimensions are in METRES



City of Richmond



RZ 15-715406

Original Date: 01/05/16

Revision Date: 06/12/17

Note: Dimensions are in METRES

CNCL - 330



RZ RZ 15-715406

Attachment 2

Address: 9620, 9640, 9660 and 9680 Williams Road

Applicant: Sian Group Investment Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sian Group Investment, Inc.	No change
Site Size (m²):	4,393.5 m ² (47,291ft ²)	4,393.5 m ² (47,291ft ²)
Land Uses:	Single-detached dwelling	28 townhouse units
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Medium Density Town Housing (ZT82) – Williams Road
Number of Units:	4	28
Other Designations:	The Arterial Road Policy for location of new townhouses	Consistent with the Arterial Road Policy.

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.73	Max. 0.73	none permitted
Lot Coverage (% of lot area):	Building: Max. 44% Non-porous Surfaces: Max. 65% Total: Max. 65%	Building: Max. 44% Non-porous Surfaces: Max. 64% Total: Max. 64%	none
Lot Size:	N/A	N/A	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 35 m	none
Setback – Front Yard (m):	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.8 m	Min. 4.5 m Except for projection of unenclosed single-storey entry porch only to max. 0.8 m	none
Setback – Rear Yard (m):	4.50 m for 1 st storey 6.00 m above 1 st storey	4.50 m for 1 st storey 6.00 m above 1 st storey	none
Setback – Side Yard (m):	Min. 3.0 m	Min. 3.0 m	
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	50 (R) and 6 (V) per unit	50 (R) and 6 (V) per unit	none
Off-street Parking Spaces – Total:	56	56	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	10	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² per unit (168 m ²)	168 m ² (1808.34 ft ²)	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

REZONING FOR PROPOSED TOWNHOUSE AT 9620, 9640, 9660 & 9680 WILLIAMS ROAD, RICHMOND, BC

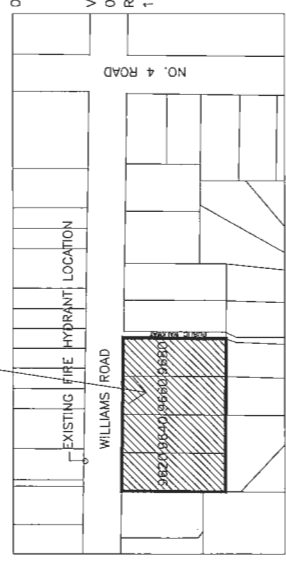
DEVELOPMENT DATA

- (A) CIVIC ADDRESS: 9620, 9640, 9660 AND 9680 WILLIAMS ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 302, EXCEPT EAST HALF AND THE EASTERLY PORTION OF LOT 302, BOTH OF PLAN 43362, LOT 6, EXCEPT PART SUBDIVIDED BY PLAN 44851 AND LOT 7, EXCEPT PART SUBDIVIDED BY PLAN 4427, BOTH OF PLAN 11454, ALL SECTION 34, BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT
(C) LOT AREA: 4,393.5 SM (47,291.25F)
(D) ZONING USE: CURRENT: RS1/E,

	CURRENT ZONING (UNDER RS1 ZONING)	PROPOSED REZONING (SITE SPECIFIC)	PROPOSED
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.73 TOTAL GROSS FLOOR AREA 0.73 X 4,393.5 SM = 3207.2 SM (34,520 SF) 28 UNITS	0.73 34,520 GROSS FLOOR AREA [INCLUDE TWO A3 (444 SQ. FT.) AND FOUR A4 (1108 SQ. FT.) AFFORDABLE RENTAL UNIT TOTAL APPROX AREA: 5320 SF 15.4%] 28 UNITS
(F) NUMBER OF UNIT:	1 PER LOT		42.9% (20298 SQ. FT.)
(G) BUILDING COVERAGE:	MAX - 45%	MAX - 45%	
(H) BUILDING HEIGHT:	MAX HEIGHT - 9M FRONTYARD - 6M SIDEYARD - 2M REARYARD - 6M	MAX MAIN BUILDING HEIGHT - 12M FRONTYARD FACING WILLIAMS - 4.5M EAST AND WEST SIDEYARD - 3M REAR YARD - 4.5M AT 1/F; 6M AT 2/F	BUILDING HEIGHT - 12M FRONTYARD FACING WILLIAMS - 4.5M (14'9") EAST SIDEYARD - 4.0M (13'2") WEST SIDEYARD - 3.0M (9'8") REAR YARD - 4.5M (14'9") AT G/F - 6.0M (19'7") AT 2/F
(J) OUTDOOR AMENITY		6.0 SM (64.58 SF) PER UNIT 6SM X28 = 168 SM (1808 SF)	PROVIDED 168.3 SM (1812 SQ. FT.)
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X28 = 44 1 PER RENTAL UNIT X6=6	RESIDENTIAL PARKING: 18 REGULAR 12 SMALL 20 REGULAR (10 TANDEM)



SITE



A1

REZONING

PROPOSED TOWNHOUSE
AT 9620-9680
WILLIAMS ROAD
RICHMOND BC

DEVELOPMENT SUMMARY

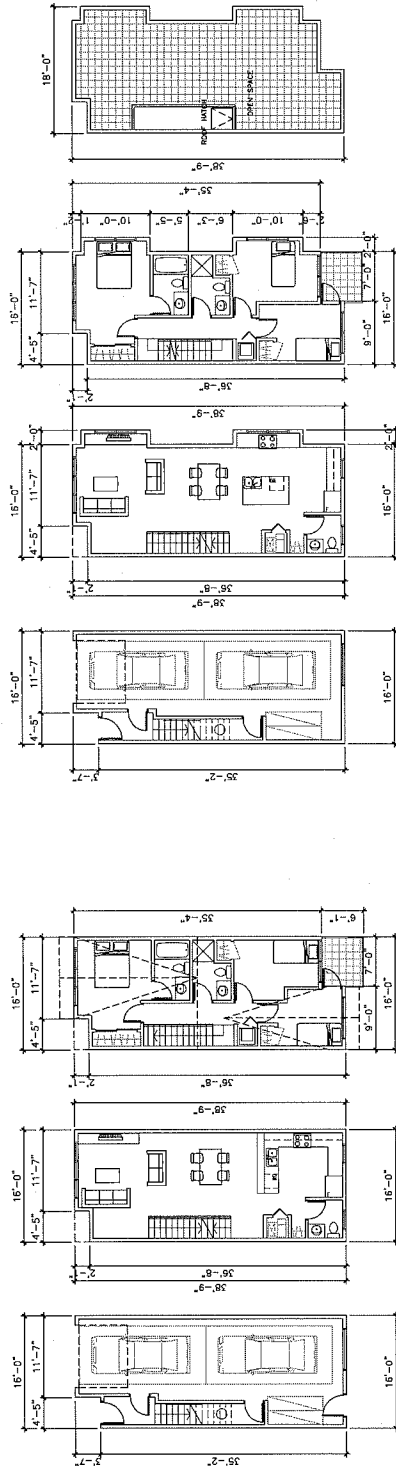
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SSU: 5/26/2017
DRAWN BY: EL
CHECKED BY: EL
TELEPHONE: 1-800-777-1700

ERIC LAW ARCHITECT
2111 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6L 2M6
TEL: (604) 263-2884
FAX: (604) 263-2887
OWNER: REZONING, THE CITY AND DISTRICT OF RICHMOND
PROJECT: REZONING FOR CITY RESIDENCE COMPLEX
DATE: 5/26/2017
PROJECT: REZONING FOR CITY RESIDENCE COMPLEX
DATE: 5/26/2017





1. 2017/03/01 FOR REZONING APPLICATION
2. 2017/03/01 FOR CITY REZONING COMMITTEE
3. 2017/03/01 FOR CITY REZONING COMMITTEE
4. 2017/03/01 FOR CITY REZONING COMMITTEE



TYPE A1
3 BEDROOM

1. LEVEL 1
1/8" TO 1"=0"
TYPE-A1-1F
TOTAL UNIT AREA: 81397 SQ. FT.
INCLUDING STAIR

TYPE A2
3 BEDROOM

4. LEVEL 1
1/8" TO 1"=0"
TYPE-A2-1F
TOTAL UNIT AREA: 81374 SQ. FT.
INCLUDING STAIR

LEVEL 3
1/8" TO 1"=0"

TYPE-A3-3F

LEVEL 2
1/8" TO 1"=0"

TYPE-A2-2F

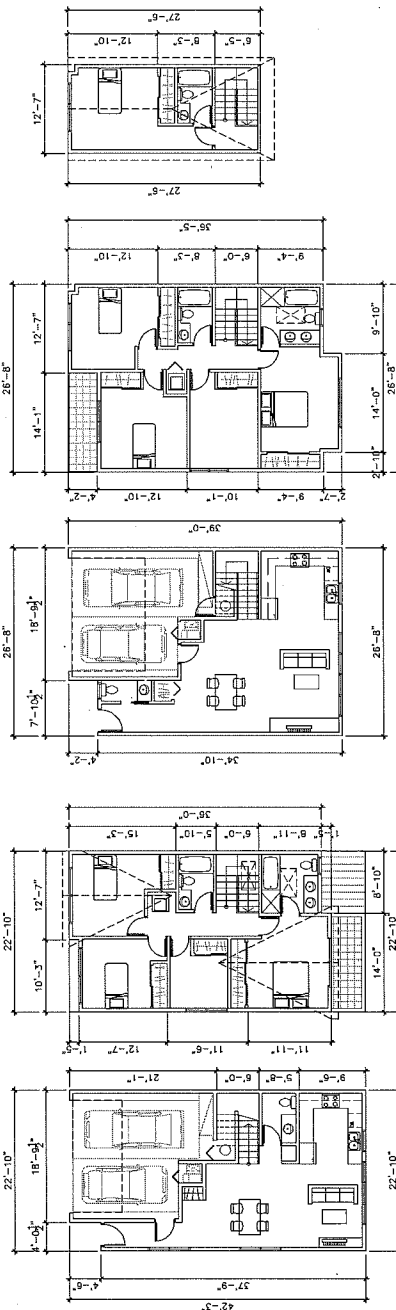
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1/8" TO 1"=0"

TYPE-A2-1F

LEVEL 0
1/8" TO 1"=0"

TYPE-A2-0F

CNCL - 338



TYPE B1
3 BEDROOM

8. LEVEL 1
1/8" TO 1"=0"
TYPE-B1-1F
TOTAL UNIT AREA: 81405 SQ. FT.
INCLUDING STAIR

TYPE B2
3 BEDROOM

10. LEVEL 1
1/8" TO 1"=0"
TYPE-B2-1F
TOTAL UNIT AREA: 81384 SQ. FT.
INCLUDING STAIR

LEVEL 2
1/8" TO 1"=0"

TYPE-B2-2F

LEVEL 3
1/8" TO 1"=0"

TYPE-B2-3F

PROPOSED TOWNHOUSE
AT 8620-8680
WILLIAMS ROAD
RICHMOND BC
UNIT PLANS

PROJECT NUMBER: 14-10
ISSUED: 5/26/2017
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-12_WW_170528-RZ.DWG

A6

REZONING

ERIC LAW ARCHITECT

1100 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: (303) 733-1100
FAX: (303) 733-1101

OWNER: 1000 WEST 10TH AVENUE, SUITE 200
1000 WEST 10TH AVENUE, SUITE 200
1000 WEST 10TH AVENUE, SUITE 200
1000 WEST 10TH AVENUE, SUITE 200

1. PREPARED FOR REVIEW APPLICATION

2. PREPARED FOR CITY REVIEW COMMENTS

3. PREPARED FOR CITY REVIEW COMMENTS

4. PREPARED FOR CITY REVIEW COMMENTS

1. PREPARED FOR REVIEW APPLICATION

2. PREPARED FOR CITY REVIEW COMMENTS

3. PREPARED FOR CITY REVIEW COMMENTS

4. PREPARED FOR CITY REVIEW COMMENTS

PROPOSED TOWNHOUSE

AT 9620-9680

WILLIAMS ROAD

RICHMOND BC

ELEVATIONS

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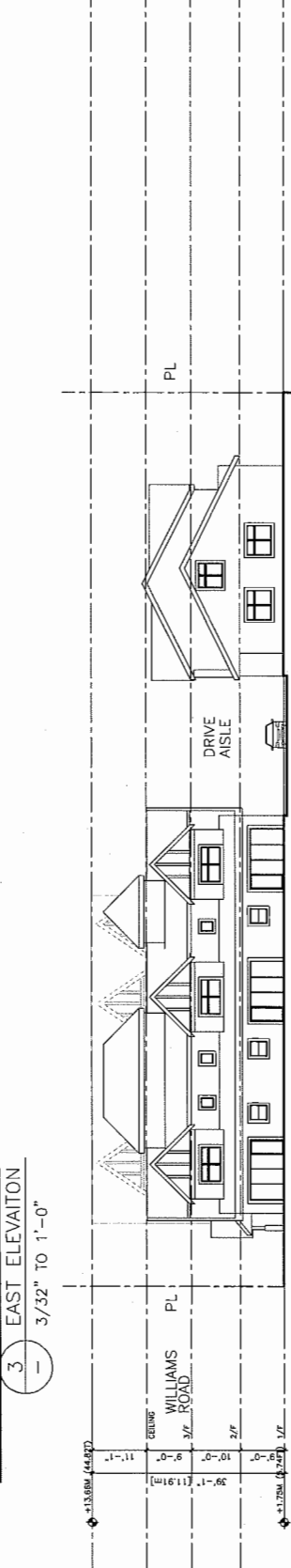
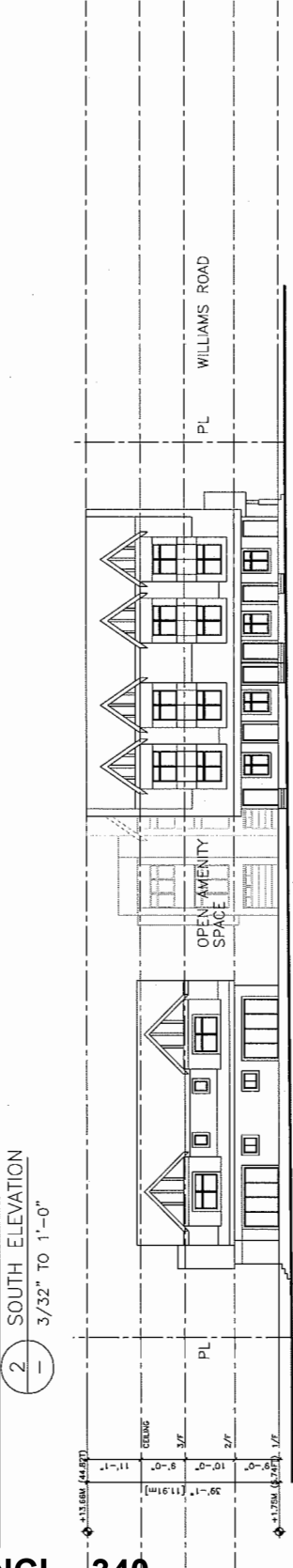
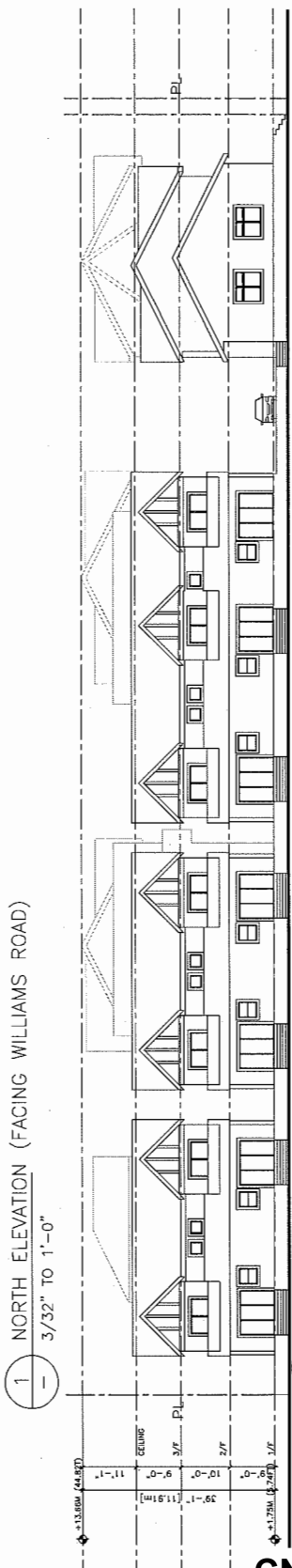
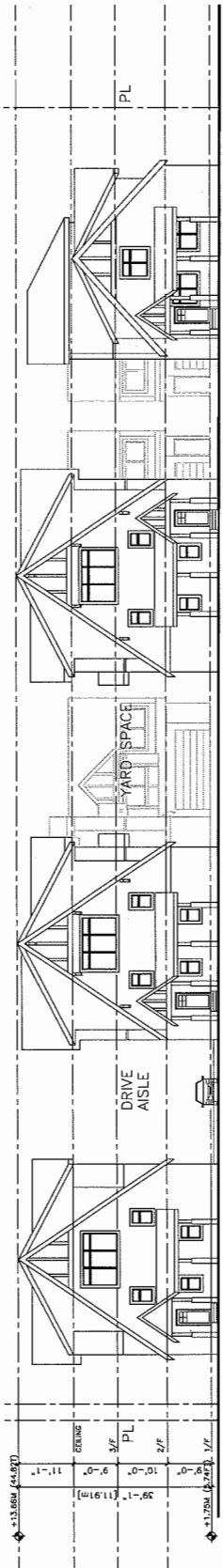
ISSUED: 5/26/2017

CHECKED BY: EL

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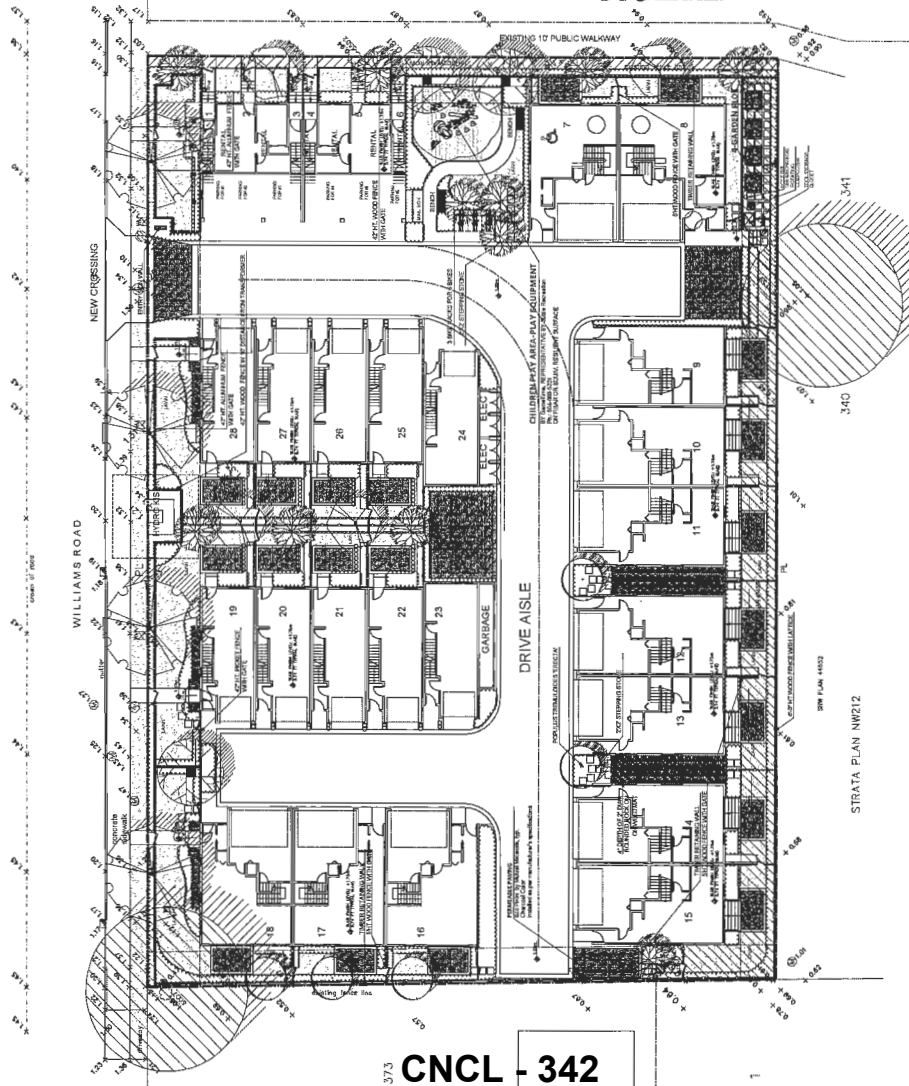
REZONING



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pmg
LANDSCAPES
ARCHITECTS
1000-10100
Brentwood, British Columbia, V0C 0G3
P: 604-294-0011 F: 604-294-0022

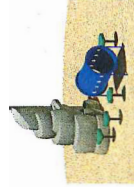
EAAL



1. **VIEW FROM THE STREET**
BY: P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS



2. **VIEW FROM THE STREET**
BY: P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS



3. **VIEW FROM THE STREET**
BY: P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS
P.M.G. LANDSCAPES ARCHITECTS

PLANT SCHEDULE		P.M.G. PROJECT NUMBER: 12-002	
NO.	PLANT	COMMON NAME	PLANTER SIZE / REMARKS
1	ACER PALMUM	JAPANESE MAPLE	10" CAL. 10" HIG. 8" B&B
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TOWNHOUSE DEVELOPMENT
8620/8660/8660/8680 Williams Road
RICHMOND

DRAWING TITLE:
**LANDSCAPE
PLAN**

DRAWING NUMBER:
L1
DATE: MAY 23, 2017
SCALE: 1/8"=1'-0"
DESIGN: DO
CHECK: FCM
P.M.G. PROJECT NUMBER:
17-093



City of
Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9620, 9640, 9660 and 9680 Williams Road

File No.: RZ 15-715406

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9713, the applicant is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. City acceptance of the developer's offer to voluntarily contribute \$12,800 (\$11,500 to replace 23 trees removed onsite and \$1,300 to replace one (1) tree removed from a City walkway) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the 2 trees to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. The granting of a 1 m wide x 55 m long Statutory Right-of-Way (SRW) for public right-of-passage along the east property line to accommodate new pedestrian lighting, widened sidewalk and grass boulevard on the east side of the existing City walkway that the City will maintain in perpetuity.
7. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage over the entire north-south and east-west internal drive aisle to provide legal means of public/vehicular access to future developments located west of the subject site. The drive aisle is to be constructed by the developer and to be maintained by the strata.

Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

8. Registration of a flood indemnity covenant on title.
9. Registration of the City's standard Housing Agreement to secure six (6) affordable housing units, the combined habitable floor area of which shall comprise not less than 15% 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 the outdoor amenity space. 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**
Studio	2	37.06 m ² (400 ft ²)	\$850	\$34,000 or less
2 Bedroom	4	90 m ² (980 ft ²)	\$1,437	\$57,500 or less

** May be adjusted periodically as provided for under adopted City policy.

10. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development that must include the following items related to Transportation aspects of the development:
 - a) Contrast decorative surface treatment on the east drive aisle from the property line to 9 m south onsite; and
 - b) Units in the northeast corner building between the east drive aisle and the City walkway must have carports and not enclosed garages.

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Initial: _____

11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$21,317) to the City's public art fund.
12. Contribution of \$28,000 (\$1,000) per dwelling unit in-lieu of on-site indoor amenity space.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 652.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- At Developer's cost, the City will:
 - Cut and cap all existing water service connections along the Williams Road frontage.
 - Install one (1) new water service connection complete with meter and meter box (to be placed on-site) along Williams Road frontage.

Storm Sewer Works:

- The Developer is required to:
 - Provide a 3m x 1.5m SRW for future storm IC within development site.
 - Provide walkway drainage between Williams Rd and south property line.
- At Developer's cost, the City will:
 - Cut and cap all existing service connections and remove all existing IC's along Williams Road frontage.
 - Cut and cap the existing storm sewer service connections at the northwest and northeast corners of the development site.
 - Install one new storm service connection complete with IC at the Williams Road frontage.

Sanitary Sewer Works:

- At Developers cost, the City will:
 - Cut and cap the existing sanitary service connections and remove the existing ICs located at the south property line of the development site.

- Upgrade the existing sanitary service connection and install a new IC at MH2162 located on the west property line, 8 metres north of the south property line. IC to be located within existing Statutory Right-of-Way.
- All sanitary works to be completed prior to any onsite construction.

Frontage improvements:

- Williams Road
 - Remove existing driveways and replace with barrier curb.
 - Green bike paint with bike stencil along the bike lane in front of the driveway.
 - Construct new 1.5m wide concrete sidewalk next to the existing property line along the north side of the development site. This should be along entire frontage plus up to west property line of 9600 Williams Road.
 - Provide remainder width to existing curb, with landscaped/treed boulevard between the proposed concrete sidewalk and existing road curb.
 - Provide transition to connect the existing sidewalks east and west of the development site.
- East side of the walkway, along the east property line of the development
 - Provide pedestrian lighting from Williams Road to Swansea Drive to a standard that is satisfactory to the City.
 - Provide 2.0m wide concrete sidewalk and 1.0m wide grassed boulevard.
 - Allow a wider access for the existing walkway on Williams Road - 1m x 1m corner cut.
- The Developer is also required to coordinate with BC Hydro, Telus and other private communication service providers in order to:
 - Underground Hydro service lines.
 - Relocate or modify any existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate locations onsite (Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) prior to a Development Permit Application submission.
 - Review street lighting levels along east frontage of the development site and upgrade lighting using LED fixtures.

General Comments:

- Prior to the initial Servicing Agreement (SA) submission, provide a geotechnical assessment of preload and soil preparation impacts on existing utilities fronting or within the development site (e.g. existing sanitary mains), proposed utility installations and the adjacent developments, and provide mitigation recommendations. Any mitigation recommendations shall be incorporated into the initial SA submission or, if necessary, prior to pre-load.
 - 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.
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.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

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SEAL

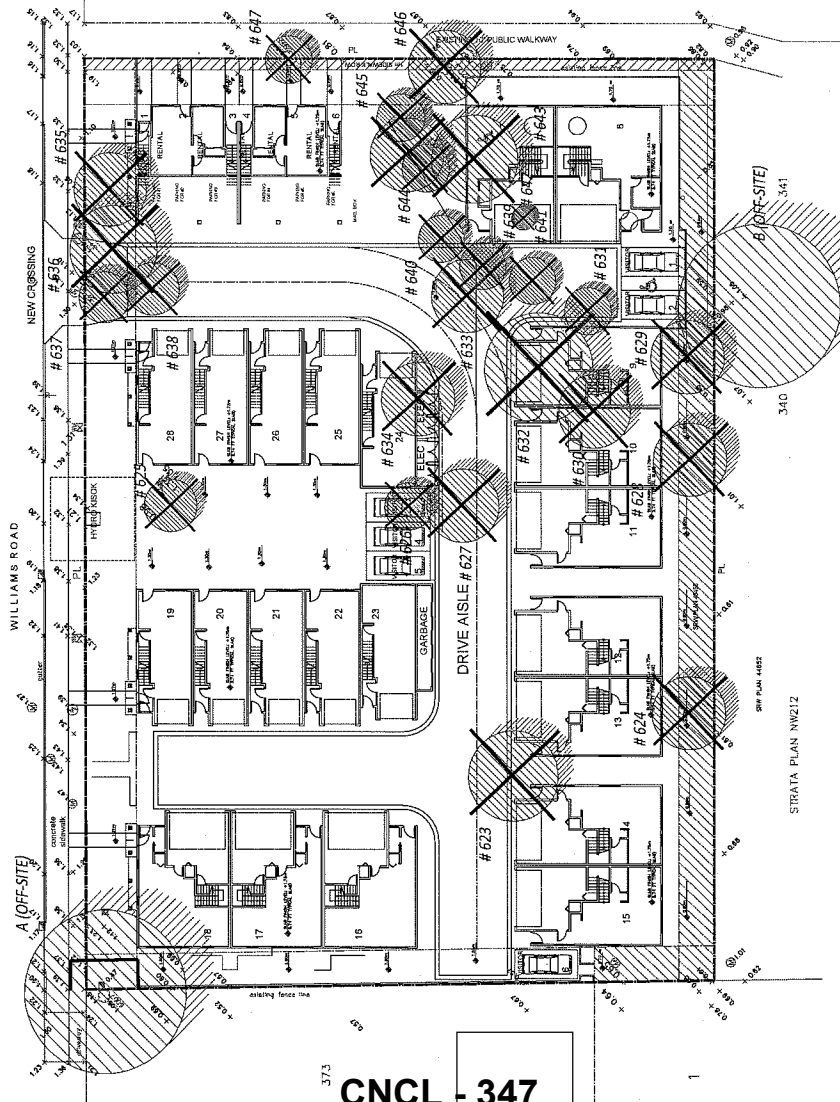
PROJECT:
TOWNHOUSE DEVELOPMENT
9620/9460/9460/9460 Williams Road
RICHMOND

DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

DATE: MAY 20, 2023
SCALE: 1" = 10'-0"
DRAWN BY: JMM
DESIGN BY: JMM
CHECKED BY: JMM
P.M.G. PROJECT NUMBER: 17-093

OF 2
L2

ATTACHMENT 5



WITH ALL TREES REMAINING OF SIZE AND PROTECTED BY 100% PERMANENTLY SECURABLE FENCE

TREE PROTECTION DISTANCE TABLE

TREE SPECIES	MINIMUM PROTECTION DISTANCE FROM TRUNK TO FENCE
20"	3'
24"	4'
28"	5'
32"	6'
36"	7'
40"	8'
44"	9'
48"	10'
52"	11'
56"	12'
60"	13'
64"	14'
68"	15'
72"	16'
76"	17'
80"	18'
84"	19'
88"	20'
92"	21'
96"	22'
100"	23'
104"	24'
108"	25'
112"	26'
116"	27'
120"	28'
124"	29'
128"	30'
132"	31'
136"	32'
140"	33'
144"	34'
148"	35'
152"	36'
156"	37'
160"	38'
164"	39'
168"	40'
172"	41'
176"	42'
180"	43'
184"	44'
188"	45'
192"	46'
196"	47'
200"	48'
204"	49'
208"	50'
212"	51'
216"	52'
220"	53'
224"	54'
228"	55'
232"	56'
236"	57'
240"	58'
244"	59'
248"	60'
252"	61'
256"	62'
260"	63'
264"	64'
268"	65'
272"	66'
276"	67'
280"	68'
284"	69'
288"	70'
292"	71'
296"	72'
300"	73'
304"	74'
308"	75'
312"	76'
316"	77'
320"	78'
324"	79'
328"	80'
332"	81'
336"	82'
340"	83'
344"	84'
348"	85'
352"	86'
356"	87'
360"	88'
364"	89'
368"	90'
372"	91'
376"	92'
380"	93'
384"	94'
388"	95'
392"	96'
396"	97'
400"	98'
404"	99'
408"	100'

MINIMUM PROTECTION DISTANCE FROM TRUNK TO FENCE

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373
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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9731 (RZ 15-715406)
9620, 9640, 9660 and 9680 Williams Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1A regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZT82	\$4.00"

- b. Inserting as Section 17.82 thereof the following:

" 17.82 Medium Density Town Housing (ZT82) – Williams Road

17.82.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

17.82.2 Permitted Uses

- **child care**
- **housing, town**

Secondary Uses

- **secondary suite**
- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.82.3 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40.
2. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT82 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
3. Notwithstanding Section 17.82.3.1, the reference to "0.4" is increased to a higher **density** of "0.73", if the **owner**, at the time **Council** adopts a zoning amendment

bylaw to include the **owner's lot** in the ZT82 zone, and provided that prior to the first occupancy of the **building** the **owner**:

- a) provides in the **building** not less than 6 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises not less than 15% of total **floor area** that is **habitable space**; and
- b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**.

17.82.4 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 65% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.82.5 Yards & Setbacks

1. The minimum **front yard** is 4.5 m, except for the projection of an unenclosed single storey entry porch only for a maximum of 0.8 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m, except for the projection of the first **storey** for a maximum of 1.5 m.

17.82.6 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.82.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** on minor **arterial roads** is 40.0 m.
2. The minimum **lot depth** is 35.0 m.
3. There is no minimum **lot area**.

17.82.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.82.9 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.

17.82.10 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following areas and by designating them **"MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD"**.

P.I.D. 006-846-424

Lot 302 Except: East Half, Section 34 Block 4 North Range 6 West New Westminster District Plan 43362

P.I.D. 006-846-394

Easterly Portion Lot 302 Section 34 Block 4 North Range 2 West New Westminster District Plan 43362

P.I.D. 009-552-140

Lot 6 Except: Part Subdivided by Plan 44651; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

P.I.D. 009-552-158

Lot 7 Except: Part Subdivided by Plan 44427; Section 34 Block 4 North Range 6 West New Westminster District Plan 11454

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9731"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>ul</i>



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: June 6, 2017

From: Victor Wei, P. Eng.
Director, Transportation

File: 10-6450-09-01/2017-
Vol 01

Re: River Road - Proposed Road Safety Enhancement Measures

Staff Recommendation

1. That the proposed traffic enhancement measures on River Road between No. 6 Road and Westminster Highway, except for the installation of speed humps, as described in the staff report titled "River Road – Proposed Road Safety Enhancement Measures" dated June 6, 2017 from the Director, Transportation, be endorsed for implementation as part of the on-going city-wide effort to improve safety for road users.
2. That staff be directed to consult with the area residents and businesses on River Road between No. 6 Road and Westminster Highway on the proposed installation of speed humps and report back with the outcome.
3. That staff review the feasibility of widening River Road between No. 6 Road and Westminster Highway with a view to further enhancing road safety as part of the long-term concept for the phased Dike Master Plan process.

Victor Wei, P. Eng.
Director, Transportation
(604-276-4131)
Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Fire-Rescue	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the November 7, 2016 General Purposes Committee, staff were directed to “examine the circumstances and the area around the accident that occurred on River Road on November 6, 2016 and report back.” This report responds to the referral and recommends the implementation of a package of measures as an immediate step to improve traffic safety in this location.

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.

This report supports Council’s 2014-2018 Term Goal #3 A Well-Planned Community:

3.3. Effective transportation and mobility networks.

Analysis

Richmond RCMP Investigations

The Richmond RCMP investigation of the November 6, 2016 crash on River Road is substantially completed. The investigation concluded that roadway design did not play a factor in the crash and the likely cause is driver error.

Subsequent to the November 6, 2016 crash, two separate single vehicle off-road crashes occurred on January 9, 2017 in the section of River Road between the CN Rail Bridge and Westminster Highway. Richmond RCMP indicate that icy road conditions were a factor in both crashes.

Current Conditions on River Road

River Road between No. 6 Road and Westminster Highway is a collector road approximately 8.5 km in length used by local residents as well as large truck operators and employees accessing industrial properties on the south bank of the North Arm of the Fraser River. On weekdays, some commuters may use the route to avoid traffic congestion on Highway 91 and Westminster Highway while on weekends the roadway is a popular destination for cyclists, particularly cycling clubs with larger groups of cyclists. The typical pavement width is 6.5 m. Maximum speed limits are 50 km/h for cars and 30 km/h for trucks and a 9-tonne load limit is in effect between No. 7 Road and Westminster Highway.

During the five year period of 2011 to 2015 (the most recent available crash data from ICBC), a total of 94 crashes (injury, fatality and property damage only) were recorded within this section of River Road with approximately 70 per cent of these crashes occurring between No. 6 Road and No. 7 Road (including 25 crashes at No. 6 Road) and 30 percent between No. 7 Road and Westminster Highway (including 16 crashes at Westminster Highway).

Richmond RCMP further advise that from 2011 to present, there have been four driving-related fatalities on this same section of roadway with one occurring each year in 2013 to 2016

inclusive. Of these fatalities, speed was a factor in two crashes (including impairment in one crash) and driver error was attributed to the other two crashes.

Over the past 15 years, as part of the City's continual efforts to enhance traffic safety, a number of traffic and pedestrian safety measures have been implemented along this corridor including:

- Installation of additional road signs, hazard markers and delineator posts to advise drivers of potential traffic conditions and hazards. Oversized speed limit signs are used at the start of all speed limit zones to increase driver awareness.
- Servicing and re-lamping of existing streetlights leased from BC Hydro to improve street lighting levels.
- Removal of on-street parking from sections of River Road where the shoulder of the roadway is narrow and any parked vehicles would impede through traffic.
- Construction of an asphalt walkway (1.2 metres wide, 300 metres in length) on the south side of the 22,000-block of River Road that provides safer pedestrian access to the Queen Road right-of-way for area residents.
- Installation of six speed humps in the 18,000-block of River Road where a 30 km/h speed zone is in effect.

Proposed Road Safety Measures

This section of River Road is one of few rural-like roadways in the Lower Mainland that is regarded as a popular scenic route for weekend touring cyclists. Accordingly, in evaluating possible options of improvements, staff applied the primary principle of retaining the roadway as such while exploring cost-effective measures that could be implemented immediately to enhance its safety for both cyclists and motorists.

Given that the crash investigation report from Richmond RCMP did not identify roadway design as a factor and the potential challenges of widening River Road (discussed further below), staff reviewed the existing signage, road markings and other safety measures along the section of River Road between No. 6 Road and Westminster Highway and have identified the following combination of cost-effective road safety measures that are proposed for implementation as part of the City's on-going effort to enhance road safety:

- (1) Replacement of existing "Share the Road" signage with new "Single File" signage at more frequent intervals (e.g., every 400 m) along with complementary "sharrow" pavement markings (Attachment 1). The new signage would advise motorists that the travel lanes are too narrow for side-by-side operation and that they should change lanes safely to pass cyclists.
- (2) Conversion of the existing solid double yellow centreline to a dashed single yellow centreline at select locations where it is safe for motorists to change lanes safely to pass.
- (3) Installation of new "Caution" signs at suitable intervals (e.g., every 1 km) to advise motorists to expect large volumes of cyclists on the roadway during weekends (Attachment 1).
- (4) Removal of remaining raised pavement markers (cat's eyes) that are located adjacent to the white edge line along the north side of the roadway as contact with the raised surface when riding can potentially cause cyclists, especially with touring bikes with narrow tires, to lose their balance. As the markers were installed to help highlight the edge of the roadway

during foggy conditions, they would be replaced with reflective delineator posts mounted in the gravel shoulder with adequate shy distance away from the travelled paved portion.

Staff discussed these proposed immediate measures with the Richmond Active Transportation Committee (advisory committee to Council) as well as representatives of other cycling organizations and clubs (including HUB Cycling, BC Cycling Coalition, Velo Vets). The proposed signage incorporates refinements suggested by the groups, who are supportive of the implementation of the proposed measures.

Recommendation: Staff recommend that the proposed measures in this section of River Road be endorsed for implementation as part of the City's on-going effort to improve road safety. Should they be endorsed, the effectiveness of the "Single File" and "Caution" signage would be monitored, including seeking feedback from cyclists, and if judged effective, would be deployed on other two-lane rural roads in Richmond that are known to be frequented by cycling groups on weekends (e.g., Sidaway Road, Dyke Road, Finn Road).

Potential Future Road Safety Improvements

Staff also reviewed the feasibility of the following additional potential road safety improvements for this section of River Road.

Speed Humps

Feedback from cyclists and area residents has consistently identified vehicle speeds as a primary concern. Speed humps are a proven albeit permanent measure to help ensure that motorists respect the 50 km/h speed limit. A spacing of 300 m for the speed humps is recommended based on feedback from Richmond Fire-Rescue, as a closer spacing (e.g., every 150 m) would dramatically affect response times. Based on this spacing, the number of speed humps required would be 12 with an estimated total cost of \$42,000.

Recommendation: Staff recommend that residents and businesses in the affected roadway section be consulted and given an opportunity to provide their feedback. Staff would report back on the results with recommendations prior to any further action.

Widened and Paved Road Shoulders

Based on a high-level review of the feasibility of adding paved shoulders to River Road in this section, staff identified the following road geometric challenges:

- The physical constraints of the North Arm of the Fraser River to the north and the large canal to the south may limit the extent to which any road widening can be achieved. The open canal on the south side is used by adjacent cranberry farmers during harvesting.
- The roadway is located on top of the City's perimeter dike system such that any widening would be significantly more complex and costly.
- The foreshore along the entire length is a designated Environmentally Sensitive Area and the roadway is within a designated Riparian Management Area.
- High potential for private property impacts including the need to reconstruct driveways on the south side.

- Potential for a significant loss of trees, particularly on the north side.

Recommendation: The majority of River Road between No. 6 Road and Westminster Highway sits on top of the dike. This section of dike will be reviewed in Phase 4 of the Dike Master Plan process, which is scheduled to begin in 2018 following the completion of Phases 2 and 3. The review process will develop options for the complete reconstruction of River Road to further improve road safety and facilitate dike raising over the 30-year time frame.

Financial Impact

As shown in Table 2, the proposed road safety measures for implementation have a total estimated cost of \$67,000 and would be funded from the following existing approved budgets.

Table 2: Cost Estimates and Funding Sources

Item	Cost Estimate	Funding Source
Signage	\$25,000	2015 Active Transportation Improvement Program
Pavement Markings ("Sharrows")	\$12,000	
Removal of Pavement Markers & New Roadside Delineator Posts	\$30,000	2016 Traffic Calming Program
Total	\$67,000	

Conclusion

The proposed signage and pavement markings would raise the awareness for both motorists and cyclists that River Road between No. 6 Road and Westminster Highway is a popular cycling route, particularly on weekends, and remind both road users to proceed safely when sharing the road. The removal of the raised pavement markers would further enhance cycling safety.

Staff will report back on the future potential installation of additional speed humps on River Road as a further road safety improvement, along with the associated costs.



Joan Caravan
Transportation Planner
(604-276-4035)



Robert Gilchrist
Supervisor, Traffic Operations
(604-247-4697)

Att. 1: Illustration of Proposed Road Safety Signage and Pavement Markings

**Proposed Signage and Pavement Markings for
River Road: No. 6 Road-Westminster Highway**



Existing "Share the Road"
Signage



New "Single File" Signage



Caution Signage



"Sharrow" Pavement
Marking



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 25, 2017

From: John Irving, P.Eng., MPA
Director, Engineering

File: 10-6125-01/2017-Vol
01

Re: Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725

Staff Recommendation

That the Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725 be introduced and given first, second and third readings.

John Irving, P.Eng., MPA
Director, Engineering
(604-276-4140)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

In 2014, Council adopted the Oval Village District Energy Utility Bylaw No. 9134 (Bylaw) establishing the service area for Phase 1 development of the Oval Village District Energy Utility (OVDEU).

The purpose of this report is to recommend expansion of the service area to include one new development site adjacent to an existing interim energy plant.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

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

4.1. Continued implementation of the sustainability framework.

4.2. Innovative projects and initiatives to advance sustainability.

Background

In 2013, under Council direction, the Lulu Island Energy Company (LIEC) was established as a wholly-owned corporation of the City for the purposes of managing district energy utilities on the City's behalf. A District Energy Utilities Agreement between the City and the LIEC was executed in 2014, assigning the LIEC the function of providing district energy services on behalf of the City.

In April 2014, Council approved the material terms of a Concession Agreement ("Agreement") for the purpose of endorsing LIEC and Corix entering into the Agreement. Subsequently, LIEC and Corix executed the Agreement whereby LIEC would own the OVDEU and its infrastructure, and Corix would design, construct, finance, operate and maintain the OVDEU, subject to the City, as the sole shareholder of LIEC, setting rates for customers.

Also in April 2014, Council adopted the Oval Village District Energy Utility Bylaw No. 9134 establishing the service area for Phase 1 of the OVDEU. The Phase 1 service area defined in the bylaw included all active developments in the Oval Village area at the time of the Bylaw adoption. Staff indicated in the accompanying report that as other developments emerge in the neighbourhood, staff would bring options to Council for the expansion of the OVDEU service area boundary.

In October 2015, following a recommendation from the LIEC Board, Council expanded the service area to include two new developments, in order to secure their commitment to connect to OVDEU.

Under LIEC's oversight, Corix has been successful in delivering Phase 1 of the OVDEU project. Phase 1 for the first six connections (Onni Riva 1 and Riva 2, Polygon Carrera, Amacon Tempo, Cressey Cadence and Intracorp River Park Place) and associated infrastructure was completed on time and under budget. Corix will continue construction on the infrastructure necessary to connect more developments in the current year. All work is projected to be completed on time and within budget.

Analysis

In order to leverage economies of scale and realize the long-term social, economic and environmental benefits of the DEU, expansion to service future development is a key opportunity. Direct benefits from expansion are:

- Maintaining low rates to OVDEU customers
- Increasing distribution piping efficiency
- Balancing energy demand and load requirements across a broader customer base
- Maximizing potential for introducing waste heat as an energy source
- Maximizing potential for greenhouse gas emissions reduction

A new development, Park Residences at 6351 Minoru Boulevard (Attachment 1), directly adjacent to the Carrera building and LIEC's interim energy plant near the Bowling Green, is now in the process of preparing a Development Permit submission. This 28,300 m² development will be connected to the district energy through the current Concession Agreement with Corix. The DP application is expected to be submitted in the near future.

City and LIEC staff met with the developer's representative and discussed the opportunity to connect the development to the district energy. The original building mechanical design is already compatible and able to be connected to the district energy system. Staff presented the following benefits of connecting to the district energy system:

- Floor Area Ratio exemption for compatible in-building heating systems
- Buildable space in the penthouse that results from not having to place a boiler on the rooftop
- Reduced construction costs since an in-building boiler is not needed

The developer raised some concerns about connecting to the OVDEU system which staff have addressed in Table 1.

Table 1: Summary of developer's input

	Staff Response
District energy is unproven technology and risky.	Staff presented facts during the meeting and also via a follow up email, clearly indicating that district energy is a tried-and-tested technology. Staff also pointed out that LIEC and its partner (Corix) have been successfully implementing district energy systems in the OVDEU service area, including the servicing the Carrera building near the site.
District energy requirements will add to the already existing requests from other City departments and the infrastructure does not exist yet.	Staff indicated that they would guide the developer through the specific district energy requirements, so that the process runs smoothly, and the district energy implementation will not delay the development.

Another consideration relates to feedback from other developers at the inception of OVDEU. Ultimately, developers wanted the City and LIEC to maintain a 'level playing field' whereby all developers had the same district energy connection requirements in the same market area.

Staff are confident that the developer's concerns have been addressed with the information presented during and after the meeting. It is important to expand the service area to include this site in order to secure their commitment to connect to OVDEU.

The LIEC Board of Directors has reviewed this opportunity and recommends expanding the Oval Village District Energy Utility (OVDEU) service area to include the development located at 6351 Minoru Blvd (Attachment 2 and Attachment 3).

Financial Impact

None. If approved, the established process is that Corix will present a capital plan to LIEC to consider and approve. Costs will be recovered through customer rates which, per Council's objective, will be competitive with conventional utility customer rates for the same level of service.

Conclusion

The expansion of the service area creates an opportunity for the City to further its sustainability goals. Furthermore, by leveraging economies of scale, this opportunity would help maintaining the utility rates for the end users competitive with conventional energy costs, based on the same level of service.



Peter Russell, MCIP, RPP
Senior Manager Sustainability and District Energy
(604-276-4130)

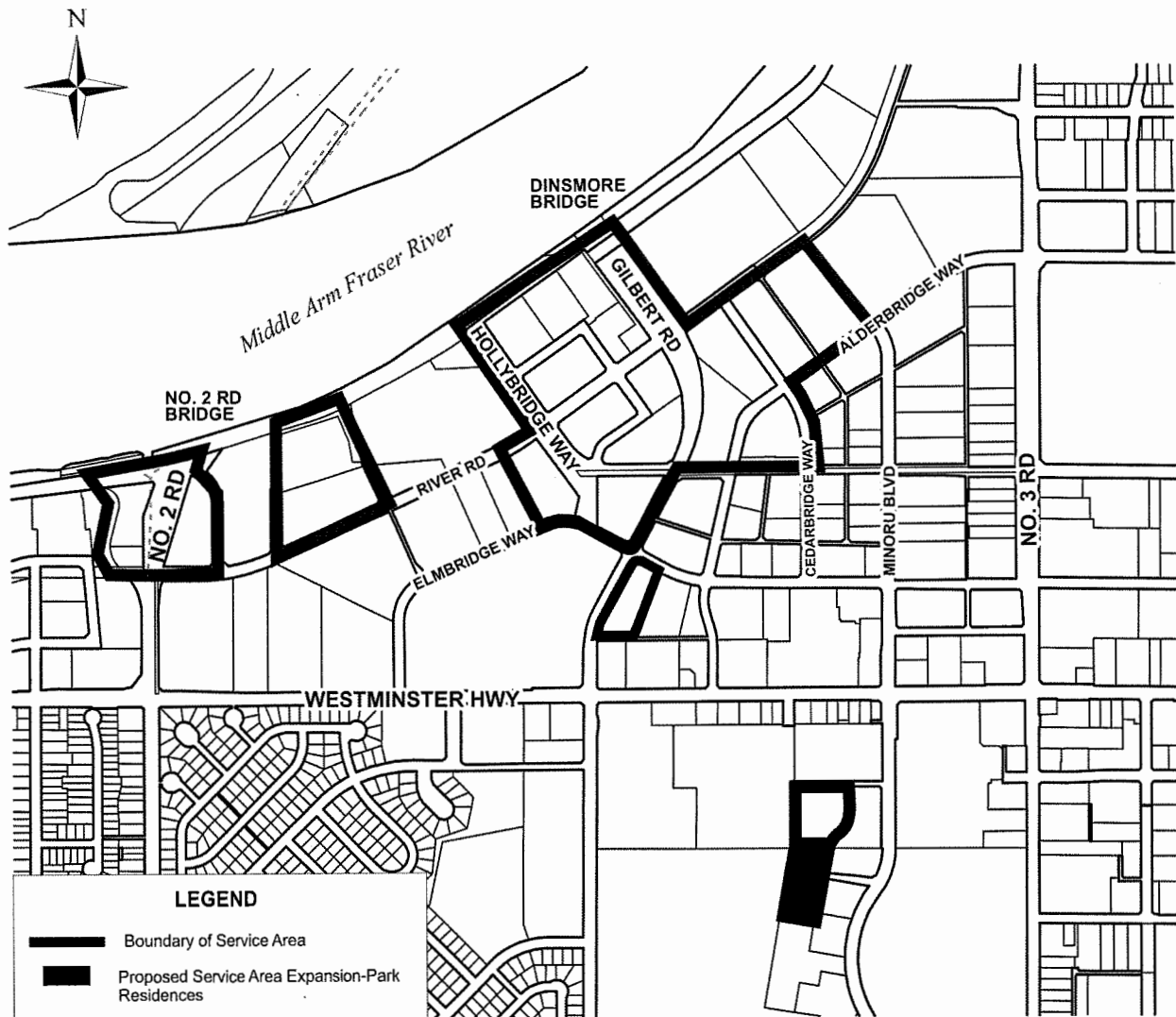
Attachment 1: Proposed Expansion of the Oval Village Service Area

Attachment 2: Excerpt from the Minutes of LIEC's Board

Attachment 3: Oval Village District Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725

May 25, 2017

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Attachment 1 – Proposed Expansion of the Oval Village Service Area

May 25, 2017

- 7 -

Attachment 2 – Excerpt from the Minutes of LIEC’s Board

LULU ISLAND ENERGY COMPANY

**Excerpt from the Minutes of the Board of Directors meeting of the Company
held in the Richmond City Hall on May 18, 2017**

Agenda Item 5. Oval Village DEU Service Area Expansion (6351 Minoru Blvd)
Staff presented a report dated May 18, 2017 titled “Oval Village DEU Service Area Expansion (6351 Minoru Blvd)” to the Board (5369247) and recommended that the Board recommend to Council expanding the Oval Village District Energy Utility (OVDEU) service area to include the development located at 6351 Minoru Blvd. The Board instructed staff to continue to consult the developer to ensure that the requirement for DEU will not delay the developer.

BE IT RESOLVED THAT the Board recommend to Council expanding the Oval Village District Energy Utility (OVDEU) service area to include the development located at 6351 Minoru Blvd.

CARRIED UNANIMOUSLY



City of Richmond

Bylaw 9725

Oval Village District Energy Utility Bylaw No. 9134 Amendment Bylaw No. 9725

The Council of the City of Richmond enacts as follows:

1. The **Oval Village District Energy Utility Bylaw No. 9134** is amended by deleting **Schedule A (Boundaries of Service Area)** of the Bylaw in its entirety and replacing it with a new Schedule A as attached as Schedule A to this Amendment Bylaw.
2. This Bylaw will come into force and take effect on the date of adoption shown below.
3. This Bylaw is cited as "**Oval Village Energy Utility Bylaw No. 9134, Amendment Bylaw No. 9725**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED for content by originating dept. <i>M</i> APPROVED for legality by Solicitor <i>BDS</i> </div>

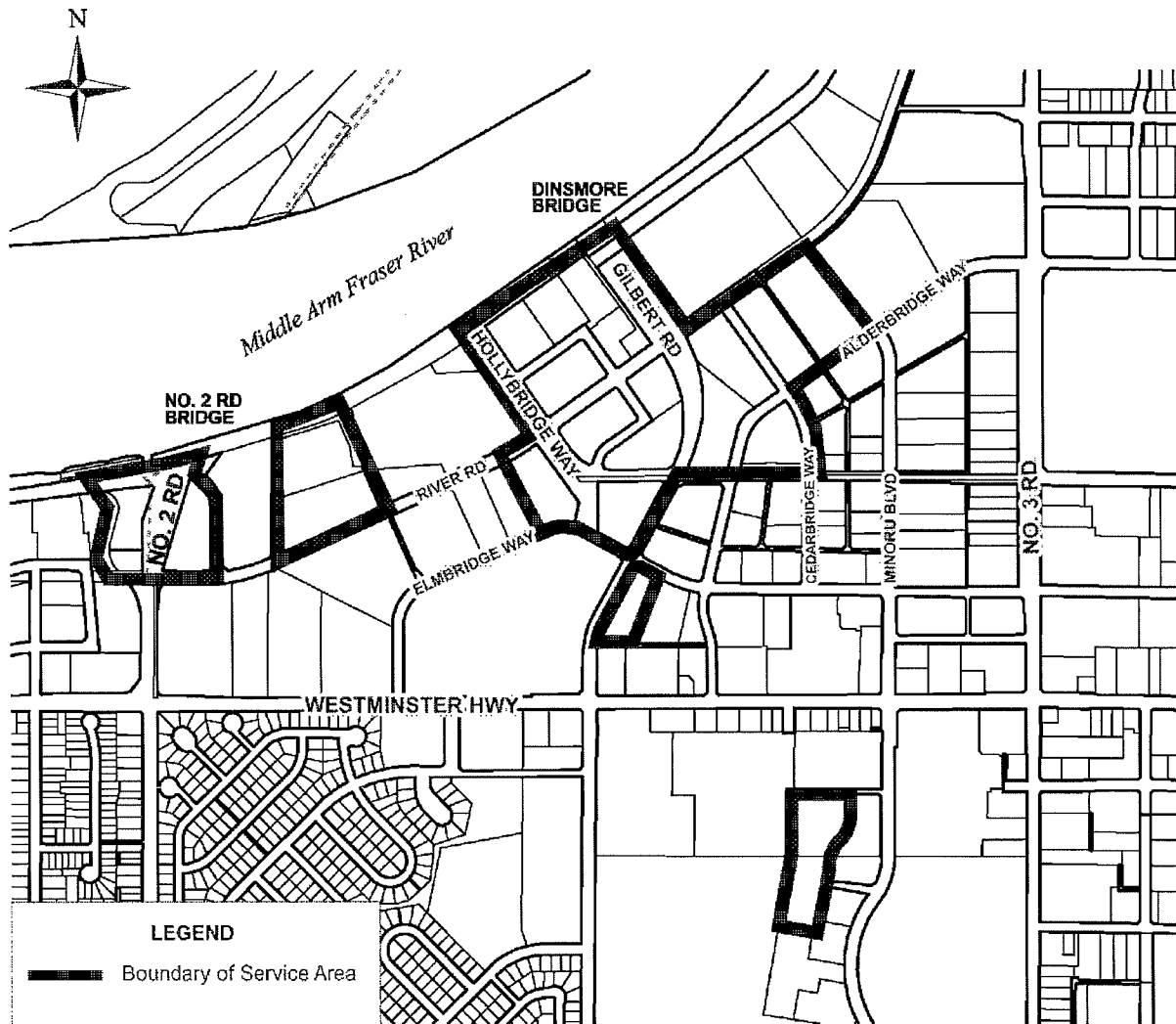
MAYOR

CORPORATE OFFICER

Schedule A to Amendment Bylaw No. 9725

SCHEDULE A

Boundaries of Service Area





City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Tom Stewart, ASCT.
Director, Public Works Operations
Date: June 2, 2017
File: 10-6375-01/2017-Vol
01
Re: Corporate Car Sharing Pilot Program Results

Staff Recommendation

1. That the agreement with Modo Co-operative for Car Sharing Services under Contract 5385 EOI, for the term August 1, 2016 through July 31, 2019, with the ability to extend on a year to year basis up to five years, be approved and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal.
2. That the approach outlined under Option 1 in the staff report dated June 2, 2017 from the Director, Public Works Operations titled "Corporate Car Sharing Pilot Program Results", be approved.

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

REPORT CONCURRENCE		
ROUTED TO: Transportation	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the October 28, 2013 meeting, Council approved the City's Green Fleet Action Plan. This plan established a target to reduce Greenhouse Gas Emissions (GHG) emissions by 20% by 2020. A variety of strategies will be required to meet this objective. One option to advance toward this target involves removing or deferring acquisition of vehicles from the City's fleet and instead making vehicles owned by car share companies available for use by City staff. To test the feasibility of this approach, a car sharing pilot program was implemented in August, 2016.

This report provides an overview of this pilot initiative and outlines potential future considerations for expanded car sharing.

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

Car sharing is a community sustainability approach to mobility. It allows individuals and businesses, through a membership, to access a network of vehicles on a short-term basis. The goal is to help reduce vehicle ownership; foster better use of land (less parking); work as an affordable complement to walking, cycling and transit; reduce greenhouse gas emissions (GHG); reduce traffic congestion and travel time. One million new residents are expected in the Metro Vancouver region by 2041 and that could increase the number of vehicles on the roads by up to 700,000 based on current ownership rates. Car sharing can help to reduce the overall number of vehicles on City roads and associated GHG emissions.

Practically, car sharing is a form of car rental. What makes it different is that it is designed for people who require a vehicle for short term use only, i.e. a few hours, and users pay only for the time the vehicle is allocated to them. Under a car sharing model, the vehicle is owned by the car sharing service provider, and all expenses such as fuel, insurance and maintenance are the car sharing company's responsibility. Users must register with the car sharing service provider and provide their driver's abstract and licensing information.

Once approved/registered, users are charged based on how long they have the vehicle, and/or the distance travelled. Registered users are provided with a fob, which allows access to the vehicle once it has been booked for a specified location and time. Under some car sharing models, vehicles are returned to the exact location of pick up. Under other models, vehicles can be left at various locations, provided they are within the car sharing company's area. Bookings are done

online or by phone. An overview of the various car sharing companies and models is provided in Attachment 1.

Pilot Program

To test car sharing as an alternative for City vehicle use needs, a pilot initiative was introduced in August, 2016 under 5385 EOI, with Modo Co-operative. The scope included removal of two low use units from the City's fleet (Unit 1555 – 2006 Smart Car allocated to Human Resources and Unit 1296 – 2005 Honda Civic Hybrid allocated to Customer Service and Licencing). The units were located at the City Hall Annex site and were replaced with two Modo Co-operative vehicles.

Under the terms of the agreement with Modo, the City provides designated parking for the units. The City pays a premium for these vehicles to be strictly available for use by City staff during the workday from 7:00 a.m. to 5:30 p.m. Monday through Friday (excluding statutory holidays and the week between Christmas and New Year's). After hours and on weekends, they are available for use by any other registered Modo user. Personal items cannot be left in the vehicle; the inside must be left in clean condition (all waste removed); and drivers must use the fuel card located in the vehicle to fuel at designated gas stations when the fuel tank is at one quarter tank or less.

The contract with Modo has a term of six months and commenced August 1, 2016. The term can be extended for a period up two years and six months, for a total of three years. After this time, if the parties continue to deal with each other following expiry, it can be deemed to be extended on all of the same terms and conditions on a year to year basis.

All fuel, insurance, maintenance, cleaning, 24-hour road side assistance, local bridge tolls, staff training and telephone support are included in Modo pricing.

In relation to GHG reduction credits or offsets, Modo conveys all right, title and interest in and to GHG credits to the City during the course of this contract.

Pilot Program Results to Date

The results of the pilot program through the end of March, 2017 are summarized below:

- 17 employees are registered as Modo users.
- The vehicles were booked 91 times.
- The vehicles were driven 1,368 km and signed out for 239.5 hours.
- The total fees paid to Modo were \$2,995.21 or \$2.19 per km driven.

These results show that the cost of the Modo program for these two units is less than half that of the departmental charges assessed for dedicated/owned City vehicles. Due to low usage on both units 1296 and 1555, the cost per km based on the two years of operating data (2014 & 2015) was \$5.82 per km driven.

In addition to the two dedicated units involved in the pilot program, Modo had previously installed two vehicles at the new City Centre Community Centre for general public use. In conjunction with the City Hall Annex pilot car sharing initiative, 13 City Centre Community Centre staff opted to participate in Modo as registered users in place of seeking an additional level funding request for a dedicated City vehicle. Over the same period of the pilot, the Modo vehicles at the City Centre Community Centre were booked by City Centre Community Centre staff 44 times for 106 hours, and travelled 358 km at a cost of \$1,122.09, or \$3.13/km. The Modo units have met community centre staff needs, therefore, a dedicated City vehicle is not required. This is a positive example of how car sharing can be used to avoid needing to acquire new vehicles to meet growing departmental needs.

The table in Attachment 2 summarizes the overall usage of the two dedicated City Hall Annex units as well as the two general community use car share vehicles located at the City Centre Community Centre.

In association with this pilot, it is also of interest to note that Modo Co-operative previously installed three general community use units located at the Brighthouse, Lansdowne and Bridgeport SkyTrain stations as part of the 'Reserved On-Street Parking Spaces for Car Share Vehicles Program' approved by Council on September 24, 2012. Modo currently has 155 general public registered users in Richmond (an increase of 12% over the prior year). The table in Attachment 3 shows the average weekday and weekend percentage utilization of all Modo units in Richmond.

Challenges

From the City's side, user feedback has included the following concerns:

- *Vehicle Availability:* Staff of the two departments where the low use City vehicles were removed in place of the Modo vehicles for the pilot have commented that they no longer have a dedicated vehicle that can be taken without notice such as for emergency use (i.e. required to book the dedicated Modo vehicle);
- *Vehicle Marking:* The Modo unit does not contain official City markings to help identify staff on official City business;
- *Equipment/Supply Storage:* Equipment and materials cannot be left in the Modo vehicle;
- *Administration:* The Modo program requires staff time associated with administering the program (managing distribution of fobs, processing invoices, allocating charges, staff training, etc.);
- *Dedicated Parking:* The City is required to provide dedicated, marked parking spaces for Modo units that could otherwise be used for City vehicles. The parking must be in locations accessible by the general public (to be able to access vehicles during those hours not allocated for City use).

From the car sharing service providers' perspective, Modo has indicated that the usage rate for the two units during the day is too low (8% usage) to meet their required criteria for exclusive

daily city access during the day. To be sustainable for Modo, daily access must either be opened up to other registered Modo users or the exclusive daily fee increased from \$3/vehicle per day to \$15/vehicle per day.

Opportunities

To address some of the challenges identified by staff, the following could be pursued:

- *Vehicle Availability:* There are six general City pool vehicles available at City Hall that can also be booked through Outlook by staff if the Modo units are not available. These units could be added to the Modo booking service, which would avoid the need for staff to flip between the Modo and Outlook booking systems. This is not recommended at this time, however, as there is an additional one time hardware installation cost of \$200/vehicle, plus a monthly cost of \$150 per unit. This would be equal to \$1,200 in hardware costs and \$10,800 in annual operating costs for the six vehicles. The service could be added later, should this be considered beneficial to the overall car sharing program.
- *Vehicle Marking:* The challenge of vehicles used for City business containing designated City markings could be addressed by producing magnetic signs to place over the Modo signage. This would be an inconvenience to staff who would have to bring and store the signage each time they take the vehicle, so may not be suitable for certain functions (inspections, bylaws, etc.).
- *Equipment/Supply Storage:* Staff would need to carry materials with them or use lockers that could be made available in the underground parking at City Hall.
- *Administration/Parking:* Other issues such as administration and parking requirements are components of the program that need to be managed (within Public Works Operations).

To address the challenge of under-utilization of the two existing Modo units, access to the units by the general public during the day could also be made available (similar to other City programs that Modo partners with). Further, access to the two Modo units could be increased by making the program available to other City Hall and City Hall Annex staff.

Under their program, Modo provides additional vehicles to the City when average utilization rates reach/surpass their established thresholds. Modo is also willing to provide different styles of passenger vehicle units suitable to the City's needs, i.e. vans, pickup trucks, etc. provided Modo considers there is sufficient public demand for these types of units (outside of City usage needs).

Summary

Car sharing models may be appropriate for some applications within the City, for example:

- units that are generally used for staff to travel to and from meetings;

- low usage units;
- in place of fleet growth, i.e. where additional units are being sought due to added staff positions (lower resistance expected versus removing allocated vehicles due to low usage).

Car share vehicles are less appropriate for enforcement functions where official City decaling is important and enforcement requires more timely access to a vehicle for response, for functions where supplies generally need to be left in vehicles (i.e. janitorial functions), or for specialized working units (i.e. Public Works functions/operations).

Options

There are three options to consider relative to car sharing.

1. *Continue with the Modo Program, with Modifications and Graduated Expansion*
(Recommended)

Under this option, the Modo car sharing program could be continued, with the program opened up to multiple City staff users at both the City Hall Annex and City Hall sites. This would help to expand use of the two existing Modo vehicles and allow staff to become more accustomed to the car sharing concept. The existing Modo units will also be opened to general public use during the day to address the issue of under-utilization.

The Modo program would be expanded as opportunities become available, i.e. during evaluation of low usage units; as vehicles generally used to transport staff to and from meetings become eligible for replacement, when additional vehicles are requested associated with additional staff positions, etc. Each instance would have to be reviewed to determine whether Modo/car sharing is appropriate to meet departmental needs.

2. *Discontinue the Modo Program* (Not recommended)

Under this option, the agreement with Modo would cease and the two Modo units returned. The units that were taken from the Human Resources and Customer Service and Licencing departments would be returned (units 1555 and 1296).

This option would satisfy the user department's preference for dedicated units and allocate the reserved Modo vehicle parking for City vehicles instead.

This option is not recommended as the user departments' usage is low and does not warrant allocation of dedicated units. This approach would also not serve to showcase the City as a leadership example in promoting the car sharing concept within the community as part of sustainable approaches/transportation demand side management.

3. Expand the Program to Include Additional Vehicles and Downsize the City's Fleet (Not recommended)

Under this option, the existing two Modo units would remain and the six City Hall pool vehicles could be downsized and replaced with an appropriate number of Modo units (based on usage). The downsized units would be reallocated to other departments for dedicated use (where there is need) or removed entirely from the City's fleet.

This option is not recommended as it is likely to result in resistance from staff due to the lack of convenience. In addition, many of the City Hall pool vehicles are used after hours by staff for community events or meetings. This could prove challenging with Modo units, which may not be available due to community use.

This approach is likely better pursued in a more gradual fashion (as recommended under Option 1) as staff become more exposed to the Modo car sharing program and user acceptance expands.

Financial Impact

The financial benefit of car sharing are that users pay based on use only. There are no direct costs to the user for purchasing vehicles, fuel, maintenance or insurance. For the low use vehicles used in this pilot, costs for the Modo program averaged less than half that of the departmental charge assessed for dedicated City vehicles, i.e. \$2.19/km vs. \$5.82 for City vehicles. For the vehicles used by City Centre Community Centre association staff, the cost to use the Modo units averaged \$3.13/km.

The total costs paid to Modo for the pilot program are \$2,995.21 as of March 31, 2017. These costs were funded by the Fleet Operations budget as part of the pilot. Due to this initiative being a pilot, the Modo costs represented an additional expense.

The cost of the City Centre Community Centre staff use of the Modo program at that location (\$1,122.09) is funded directly from their operating budget.

Going forward, all departments that participate in the Modo Ride Share Program will be assessed their charges based on usage.

Conclusion

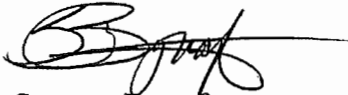
Car sharing is an important mobility strategy designed to help reduce vehicle ownership, GHG emissions, community demands for use of land (less parking), and as a complement to walking, cycling and transit. By employing car sharing as part of the City's vehicle fleet where feasible, the City is helping to lead by example as well as work toward engaging cost-effective approaches to provide vehicle resource needs to meet growing demands.

This report presents the results of a pilot program involving two car sharing units, which indicated costs of approximately half of traditional ownership models (for low usage vehicles). Car sharing is not expected to result in immediate financial benefits, but rather as a sound approach to reduce costs associated with future fleet management needs.

June 2, 2017

- 8 -

It is recommended that car sharing be continued and promoted for appropriate vehicle units as a sustainable and cost effective component of the City's fleet, and as part of working toward the City's Green Fleet Action Plan targets.



Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)

- Att. 1: Various Car Sharing Models/Programs
2: Modo/Car Sharing Summary Usage/Cost Information
3: Utilization Summary of all Modo Cars Located in Richmond

Attachment 1

Various Car Sharing Models/Programs

Car Share Provider	Pick up/Drop off Location	Weekday Charge	Evening Charge	Weekend Charge	Additional Charges	Fee Includes	User Access	Data Hosted in Canada
Modo the Car Co-op	Same designated spot	<ul style="list-style-type: none"> • \$6/hour • Maximum charge of \$54 per 24 hours • Daytime maximum of \$36 for non-profit organizations • Weekdays from 6 a.m. to 6 p.m. 	<ul style="list-style-type: none"> • \$6/hour • Maximum charge of \$54 per 24 hours 	<ul style="list-style-type: none"> • \$8/hour • Maximum charge of \$72 per 24 hours 	<ul style="list-style-type: none"> • Each booking includes 200 km per booking • Additional kilometres cost \$0.25 each • Additional \$3 per day to make block bookings • Deposit will be waived as per Modo • One time registration fee for each driver \$20 	<ul style="list-style-type: none"> • Insurance, fuel, mileage up to 200 km per day • Cleaning maintenance, Lower Mainland toll bridges, and permit-only and resident-only parking in the City of Vancouver 	FOB	Yes
Zipcar	Same designated spot	<ul style="list-style-type: none"> • \$7.75/hour • 7 a.m. to 7 p.m. business day \$56 • Full day \$66 	<ul style="list-style-type: none"> • \$7/month driver fee • \$7.75/hour • \$73/day 	<ul style="list-style-type: none"> • \$7/month driver fee • \$7.75/hour • \$73/day 	<ul style="list-style-type: none"> • One time business account set up fee \$75 • Individual driver annual fee \$30 	<ul style="list-style-type: none"> • Gas, insurance and up to 200 km per day 	FOB	No
Car2go	Any site in the home area	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour maximum • \$84.99/day maximum 	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour maximum • \$84.99/day maximum 	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour maximum • \$84.99/day maximum 	<ul style="list-style-type: none"> • Each booking includes 200 km per booking • Additional kilometres cost \$0.45 each • \$35 registration fee • \$2 annual fee 	<ul style="list-style-type: none"> • Parking, fuel, insurance, maintenance, cleaning, GPS navigation, 24/7 customer support and roadside assistance 	Smart Phone	No
EVO (BCAA)	Any site in the home area	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour • \$89.99/day maximum 	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour • \$89.99/day maximum 	<ul style="list-style-type: none"> • \$0.41/minute • \$14.99/hour • \$89.99/day maximum 	<ul style="list-style-type: none"> • Each booking includes 200 km per booking • Additional kilometres cost \$0.45 each • \$35 one time registration fee • \$2 annual ICBC car share fee • No monthly fees 	<ul style="list-style-type: none"> • Gas insurance and parking 	Smart Phone	Yes

Attachment 2

Modo/Car Sharing Summary Usage/Cost Information

Department	Number of Registered Users	Number of Bookings: August 2016 – March 31, 2017	Usage Cost of Modo Pilot (August, 2016 – March 31, 2017) Including all taxes	Total Distance (km)	Total Hours	Avg. Cost/ km	Average Distance/Trip (km)
City Hall Annex - Two Modo Units in Pilot Program (Dedicated for City use during business day)							
Human Resources: Suspended use of unit 1555	9	89	\$2,083.53	1,347	235	\$1.55	15.13
Customer Service and Licensing: Suspended use of unit 1296	3	2	\$23.52	21	4.5	\$1.12	7
Film and Major Events	1	0	\$0.00	0	0	\$0.00	0
Engineering and Public Works – Fleet: (exclusive use charges paid by Fleet during pilot)	4	0	\$888.16	0	0	\$0.00	0
Total daily fees (\$3 x 2 units)							
<i>Total</i>	17	91	\$2,995.21	1,368	239.5	\$2.19	15.03
City Centre Community Centre (Two units installed by Modo for general community use)							
City Centre Community Centre In place of additional unit request	13	44	\$1,122.09	358	106	\$3.13	8.17
TOTAL: City Hall Annex and City Centre Community Centre	30	135	\$4,117.30	1,726 km	345	\$2.38	12.79 km

Attachment 3**Utilization Summary of all Modo Cars Located in Richmond**

Location	Weekday	Weekend	Weekday Evening	Weekend Evening	Overnight (7pm-9am)
Richmond City Hall ¹ (Two units)	8%	30%	11%	17%	5%
City Centre Community Centre (Two units)	33%	31%	24%	28%	17%
Brighthouse SkyTrain station (One unit)	73%	63%	57%	61%	44%
Landsdowne SkyTrain station (One unit)	33%	41%	35%	32%	23%
Bridgeport SkyTrain station (One unit)	37%	67%	54%	53%	46%

¹Weekend usage at Richmond City Hall has been comparable to the other Richmond cars, but weekday and overnight usage is far lower. The two cars averaged just 1.9 bookings per week. In an average week, each car was used for less than 5 hours and driven less than 25KM.



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 23, 2017

From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6340-20-
P.15305/Vol 01

Re: No. 2 Road South Drainage Pump Station

Staff Recommendation

That the design concept for the No. 2 Road South Drainage Pump Station Upgrade as detailed in Attachment 1 of the staff report titled, "No. 2 Road South Drainage Pump Station," be endorsed.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<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 No. 2 Road South Drainage Pump Station was constructed in the early 1960's. Council approved the replacement of this drainage pump station as part of the 2016 Capital Program. Staff have advanced the preliminary design to the point whereby the general layout and architectural features for the pump station have been identified.

The purpose of this report is to provide Council information regarding the intended pump station layout, including potential architectural features.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

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

Analysis

The City's extensive flood protection and drainage system includes 49 kilometres of dikes, a series of ditches/canals, underground pipe and 41 drainage pump stations. The drainage system is designed to prevent the City from flooding during up to a 1:10 year rainfall event.

The existing No. 2 Road South Drainage Pump Station services areas adjacent to No. 2 Road, roughly bounded by the south dike, Francis Road and Railway Avenue. This station was constructed in the early 1960's, was subsequently upgraded in 1999 and is in need of a pumping capacity increase to adequately meet current flood protection standards.

The design of the upgraded No. 2 Road South Drainage Pump Station has now advanced to a point whereby a preferred new location and layout for the pump station has been identified (Attachment 1). The proposed location is in London's Landing Park at the south end of No. 2 Road.

In general, the pump station has been designed to reflect the location's proximity to the adjacent waterfront park and is consistent with the coupling of dike and pump station infrastructure with the dike trail and waterfront park space throughout the City. In order to preserve the water view corridor along No. 2 Road and from nearby residences, the pump station will be located mostly underground with the exception of the above ground generator enclosure and access stairway located along the west boulevard area. A public look-out/viewing area has also been included on the roof of the generator enclosure.

The above ground pump station elements are visualized to be appealing and complimentary to the existing park and trails while at the same time providing the necessary means for pump station operations and maintenance activities. The pump station will be located within the dike that had been already raised to 4.7 metres geodetic, which is consistent with the City's Long Term Flood Management Strategy to address sea level rise.

May 23, 2017

- 3 -

Subject to Council's endorsement, a public input process will be initiated shortly to solicit feedback on the proposed pump station concept. It is anticipated that detailed design for No. 2 Road South Drainage Pump Station will be completed by Fall 2017, with construction to follow thereafter.

Financial Impact

Funding to complete the No. 2 Road South Drainage Pump Station upgrade has been approved by Council as part of the 2016 Capital Program.

This project is included in the 2016 Flood Protection Program. The Province of British Columbia is providing the City with \$16.63M for the replacement of 4 drainage pump stations and approximately 1.2km of dike upgrades. The provincial funding is based on a 2/3 to 1/3 provincial to municipal share of eligible costs.

Conclusion

The No. 2 Road South Drainage Pump Station was approved in the 2016 Capital Program. Design has progressed to the point where the proposed preferred waterside location within the No. 2 Road corridor south of London Road and No. 2 Road intersection has been identified. Subject to Council's support and public consultation, work will continue on advancing the design concept to a full detailed design.



Elena Paller, P.Eng.
Project Engineer
(604-276-4023)



Milton Chan, P.Eng.
Manager, Engineering Design and Construction
(604-276-4377)

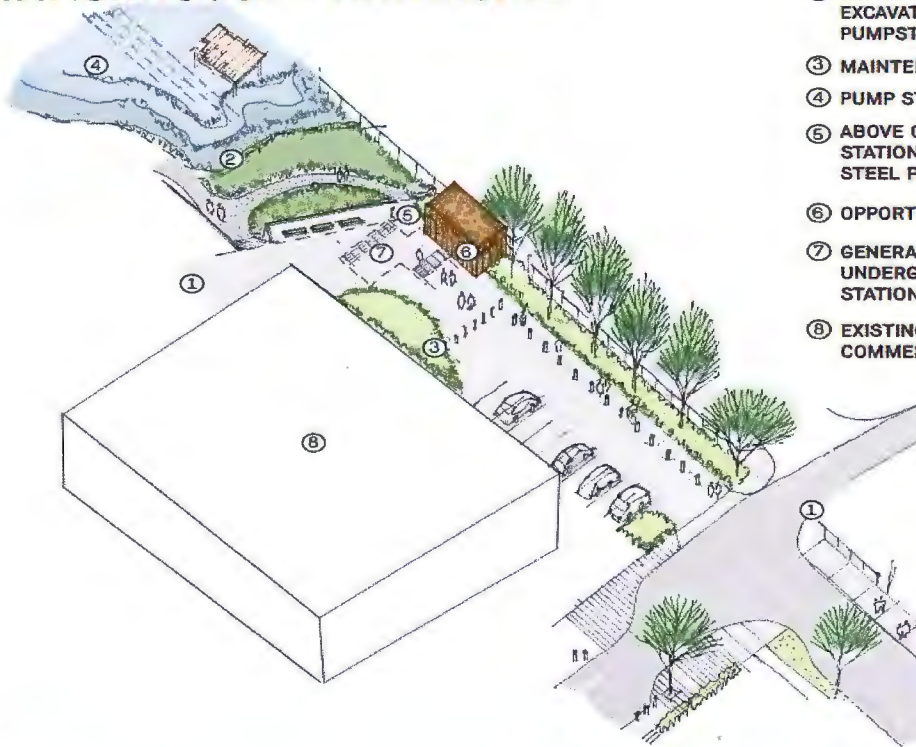
EP:ep

Att. 1: No. 2 Road South Drainage Pump Station – Design Images

Attachment 1 – No. 2 Road South Drainage Pump Station – Design Images

1. General Site Location

NO 2 ROAD SOUTH PUMP STATION STATIONHOUSE - WATERSIDE



- ① DIKE TRAIL/ACCESS ROAD
- ② EXISTING PARK TO REMAIN, LIMITED EXCAVATION REQUIRED FOR NEW PUMPSTATION
- ③ MAINTENANCE ACCESS
- ④ PUMP STATION OUTFLOW
- ⑤ ABOVE GROUND PORTION OF PUMP STATION WITH CORTEN/WOOD/STEEL PANEL ENCLOSURE
- ⑥ OPPORTUNITY FOR SIGNAGE
- ⑦ GENERAL LOCATION OF UNDERGROUND PORTION OF PUMP STATION
- ⑧ EXISTING RESIDENTIAL/COMMERCIAL BUILDING

2. Viewing Platform and Above Ground Portion of Pump Station (looking west)



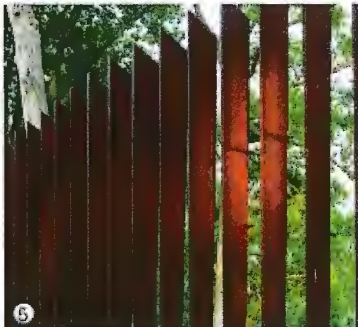
3. Site View (Looking South along No. 2 Road)



4. Site View (Looking West Along Dyke Trail)



5. Examples of Corten Screening and Signage





City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 1, 2017


From: John Irving, P.Eng. MPA
Director, Engineering

File: 10-6060-01/2017-Vol
01

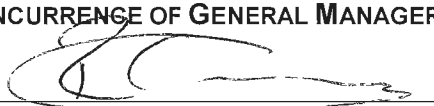


Re: **Statutory Right-of-Way Acquisition and Servicing Agreement for
Development at 13201 River Road**

Staff Recommendation

1. That a utilities statutory right-of-way (SRW) be acquired from Sun Life Assurance Company of Canada over a portion of 13331 Vulcan Way, at no cost to the City; and
2. That the Chief Administrative Officer and the General Manager, Engineering & Public Works, be authorized to execute a servicing agreement with Spire Construction Inc., the tenant of 13201 River Road, to install water and drainage works within City dedicated land and the proposed SRW area, based on the material terms and conditions set out in the staff report titled, "Statutory Right-of-Way Acquisition and Servicing Agreement for Development at 13201 River Road," dated May 1, 2017 from the Director, Engineering.


John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Water Services	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Spire Construction Inc. has requested a servicing agreement with the City to install water and drainage works, in order to provide water and drainage service to their proposed development at 13201 River Road, which is owned by the Vancouver Fraser Port Authority.

The purpose of this report is to obtain Council approval to acquire a utilities statutory right-of-way (SRW) over a portion of 13331 Vulcan Way, and to enter into a servicing agreement with Spire Construction Inc.

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

Spire Construction Inc. is entering into a long-term lease agreement with the Vancouver Fraser Port Authority to develop a 73,000 ft² light industrial facility, including 7,100 ft² of office space, at 13201 River Road. The property is zoned light industrial.

In order for Spire Construction Inc. to construct the proposed servicing agreement works and provide water service to the development, a SRW must be acquired from the neighbouring property at 13331 Vulcan Way (owned by Sun Life Assurance Company of Canada). The proposed SRW acquisition, which would be negotiated between Spire Construction Inc. and Sun Life Assurance Company of Canada, would be at no cost to the City and would be substantially in the City's standard form. This SRW would benefit the City by also providing access to an existing City sanitary main located on private property.

The following are the key terms and conditions of the proposed servicing agreement with Spire Construction Inc.:

- Spire Construction Inc. to install a new watermain within the proposed SRW area south of 13201 River Road;
- Spire Construction Inc. to install a drainage service connection and watercourse crossing at the northwest corner of 13201 River Road;
- Spire Construction Inc. to complete the works within a defined schedule, to be determined through the servicing agreement process;

- Spire Construction Inc. to provide financial security for the City to complete any unfinished works, amount to be determined through the servicing agreement process; and,
- Spire Construction Inc. to indemnify the City.

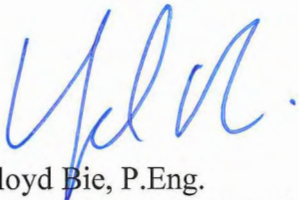
Attachment 1 shows a schematic of the proposed SRW area and water and drainage works required to service 13201 River Road.

Financial Impact

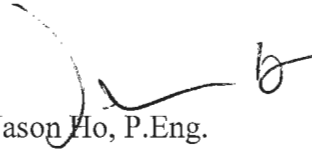
None.

Conclusion

Spire Construction Inc. has requested a servicing agreement with the City to install water and drainage works, in order to provide water and drainage service to their proposed development at 13201 River Road. In order for servicing agreement works to be constructed, a SRW must be acquired over a portion of 13331 Vulcan Way. Staff recommend support for the works and request Council approval to acquire the SRW and enter into a servicing agreement.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(4075)

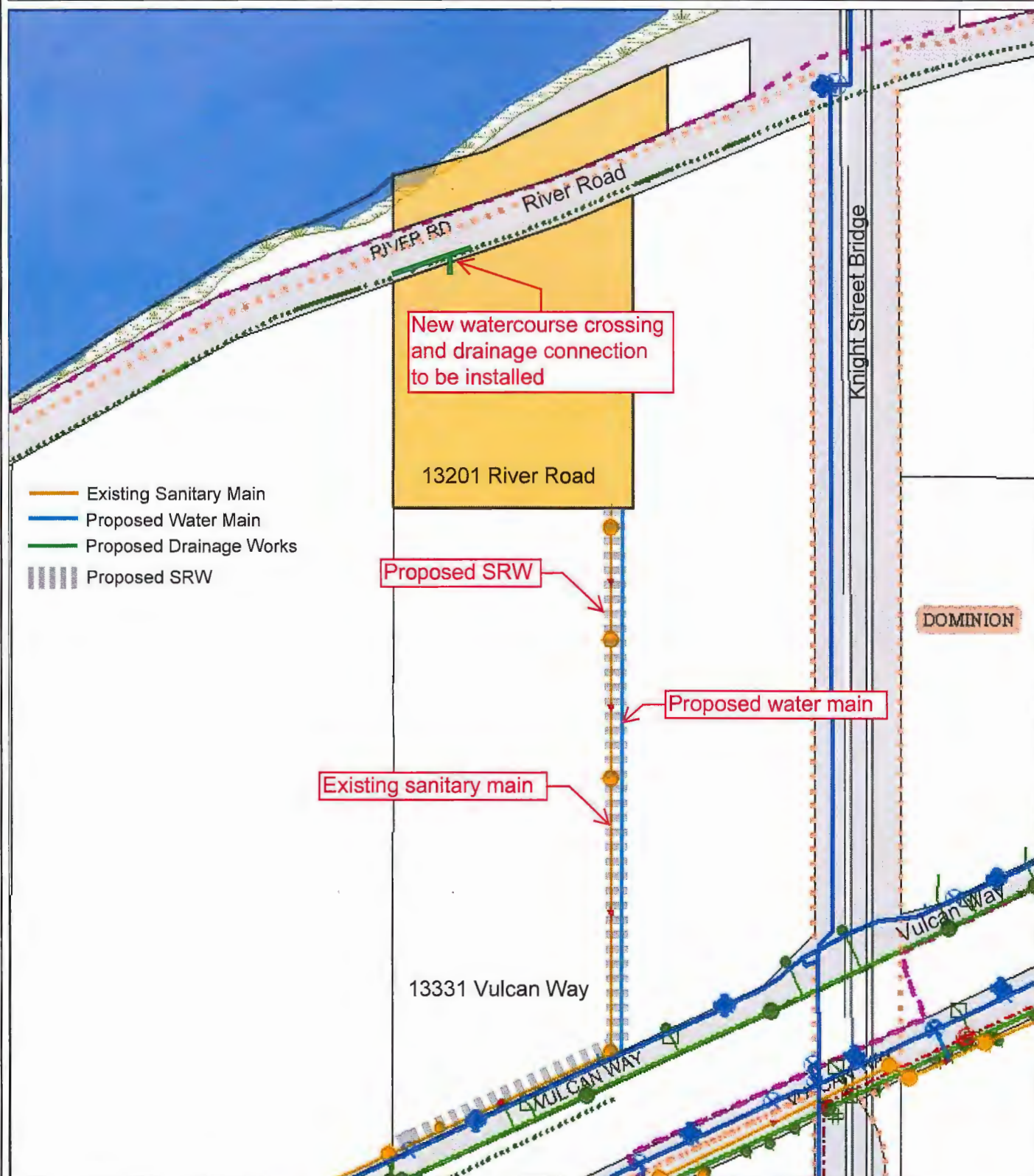


Jason Ho, P.Eng.
Project Engineer
(1281)

LB;jh

Att. 1: Proposed Servicing Agreement Works for 13201 River Road

Proposed Servicing Agreement Works for 13201 River Road



115.0 0 57.50 115.0 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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CNCL - 386



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: May 24, 2017

From: John Irving, P.Eng. MPA
Director, Engineering

File: 06-2050-01/2017-Vol
01

Re: Ageing Facility Infrastructure - Update

Staff Recommendation

That staff utilize the attached "Ageing Facility Infrastructure – Update" report dated May 24, 2017 from the Director, Engineering, as input in the annual capital and operating budget preparation process.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Finance Division	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS	APPROVED BY CAO

Staff Report

Origin

On June 27, 2015 staff submitted an ageing facility infrastructure report to Council for information. The report provided a facility condition summary and options to better maintain the City's buildings inventory, currently comprising approximately 1,617,000 square feet of total building area.

This report provides an update to the overall condition of City facilities and building maintenance and replacement programs currently in place.

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.

6.1. Safe and sustainable infrastructure.

6.2. Infrastructure is reflective of and keeping pace with community need.

Background

The City's general buildings and leased facilities inventory consists of 154 buildings.

City facilities are critical to the delivery of a broad range of services to the public. Several of the facilities are unique to Richmond and establish an important and positive cultural or iconic identity, such as those with heritage status (i.e., Britannia Shipyards National Historic Site, Branscombe House, Seine Net Loft, etc.) and the Richmond Olympic Oval.

Construction of City owned facilities is accomplished through Council approved capital programs and/or agreements with developers. For capital projects, staff define a scope of work in consultation with the user groups and the public leading to construction through the public procurement process. A similar process is followed with developer related facilities, whereby the developer often assumes the role of design/construction lead and City staff assumes a review/approval role.

It is necessary to fund and perform day-to-day operations and maintenance activities at all facilities to enable their intended uses including janitorial services and minor repairs/replacements such as light bulb replacements. It is also necessary to fund and complete preventative maintenance programs which may include items such as roof replacement, boiler replacement, new paint for the building interior/exterior, etc., to ensure continuity of service.

The practical life expectancy of a facility is generally 45 years or more, however, with regular preventive maintenance the life of a quality building can be extended indefinitely. The City currently has funded operations/maintenance, preventative maintenance and capital replacement

programs in place as approved by Council. The Capital Building and Infrastructure Reserve has been built to fund facility capital repair and replacement.

On an ongoing basis, staff develop and update a comprehensive plan for capital repair and improvements. This plan considers the condition of all current infrastructure assets such as buildings and equipment, and is used to plan infrastructure replacement and repair needs in the future, within available capital and operating funding levels.

Analysis

The City currently has Council approved annual funding of approximately \$3.7M for preventative maintenance programs. For 2017, the City received facility related funding of \$6.9M through the capital program, and \$2.5M as a one-time expenditure, to complete major repair/restorations of buildings such as Minoru Chapel, the Library Cultural Centre, City Hall, Minoru Arenas and South Arm Pool.

The City generally completes annual physical audits of 20% of City facilities through detailed site visits. The findings are used to update past information in the City's facility condition assessment computer model, Vanderwell Facility Advisors (VFA), to develop a Facility Construction Index (FCI) which has become an evaluation tool used by cities internationally.

FCI is an industry standard designation of facility condition where 0.00 to 0.05 is good, 0.06 – 0.10 is fair, and higher than 0.10 is considered poor. While this index is an excellent facility management tool, it is not a direct measure of user experience in the building. For example, a boiler that is old, inefficient and at risk of failure, will generate a poor condition score, but it may still be providing adequate heat in a building, so a building user today would not be impacted by that poor condition.

The current FCI average for all City facilities is 0.05, indicating an overall good condition, in part due to the recent completion of City Centre Community Centre and Fire Hall No. 3. Attachment 1 provides a graphical representation of the City's current building inventory and condition as well as a 2018 projection which considers completion of the remaining Phase I Major Facilities program (Minoru Complex, and Fire Hall No. 1 and demolition of the existing Minor Aquatic Centre). The 2018 projection highlights the effectiveness of Council's proactive approach concerning the City's building infrastructure replacement.

A large portion of City buildings were constructed in the last 35 years and this later building stock is entering a phase of accelerated ageing. This is highlighted in particular in the 1980's and older buildings in Attachment 1. As a result, maintaining the current good condition score will require continued support for Capital and Operations Maintenance funding programs as outlined in the City's 5-Year plan, including possible increases as facilities enter the phase of accelerated ageing.

Consequence of Facility Deterioration

A generally accepted industry observation related to facilities is that it costs five times as much to repair a facility as compared to having a preventative maintenance program, and that it costs five times as much to replace a non-maintained facility than what it would have cost to complete

the maintenance proactively, notwithstanding the impacts related to service disruption. While facility replacement is an excellent solution to address growth needs and implement modern systems and design, those facilities that are intended for long term use greatly benefit from the City's preventative maintenance programs.

Significant deficiencies would be anticipated should City facilities be allowed to deteriorate over the next 20 years. An example that may be typical of non-functional facility infrastructure after 20 years includes failure of roofs, boilers and HVAC systems; similar to the recent chiller failure at the RCMP building. The consequence of these items no longer functioning are significant and could lead to facility closure, service level interruption, loss of City revenue, and incurrence of significant costs to react to emergency conditions.

The current service level can be maintained through preventative maintenance funding and capital funding for building rehabilitation and replacement as follows.

Capital Replacement

The Council approved Major Facilities Phase 1 projects represent over \$129.8M in capital investment for the replacement of Minoru Aquatics, Older Adults Centre, City Centre Community Centre, Fire Hall No. 1 and Fire Hall No. 3. On December 12, 2016, Council also approved Advanced Design and Planning funding to commence the Richmond Major Facilities Phase 2 program. This includes the replacement or expansion of the Richmond Animal Shelter, Richmond Lawn Bowling Club, City Centre Community Centre North, Steveston Community Centre and restoration of the remainder of Britannia Shipyards. The new facilities will provide medium term relief from the increasing cost of maintaining the old facilities and introduce service level improvements. Investing in the capital replacement of buildings is a key strategy for maintaining overall facility condition and addressing growing service level demands.

Capital Repair/Rehabilitation

In 2016, Council approved \$36.5M through the 5-Year capital program to complete major repairs and rehabilitation. The 2017 program for Capital and one-time expenditures includes approximately \$9.3M funding to complete major repairs and upgrades to City facilities. Staff will continue to prepare 5-Year capital programs with required levels of funding for Council consideration and approval.

Operating Maintenance and Minor Capital

Current facility infrastructure replacement, improvement and annual maintenance funding is approximately \$3.7M. Going forward, it is estimated that this level of funding would need to increase by approximately \$1M to keep pace with inflation and to maintain the current facility condition index score.

It is recommended that staff utilize the preceding analysis and information outlined in preparation of future operating and capital budgets with the objective of maintaining the current level of overall facility condition.

Financial Impact

None.

Conclusion

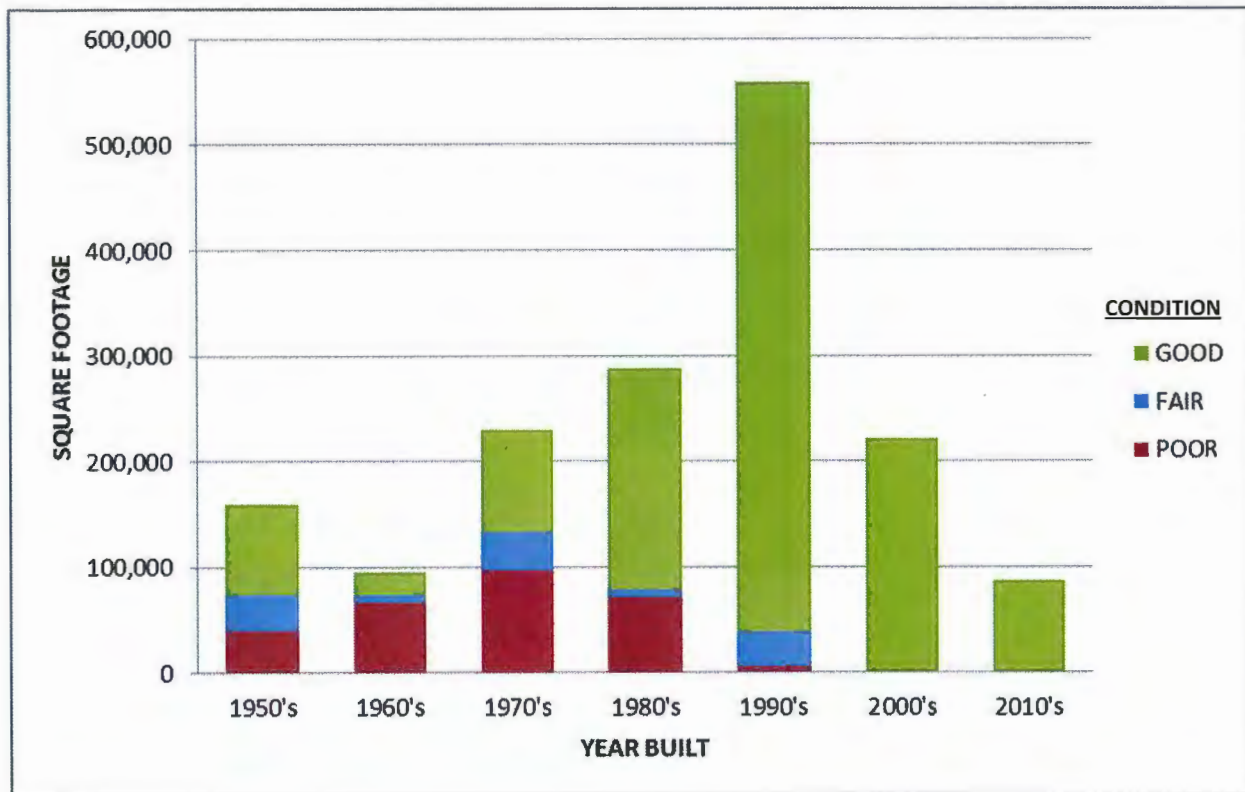
The City's building infrastructure is currently in good condition, however, due to age many buildings are anticipated to deteriorate at an accelerated rate. In order to maintain the current average facility condition and service levels, additional funding will be required through the City's operating and capital budgets.



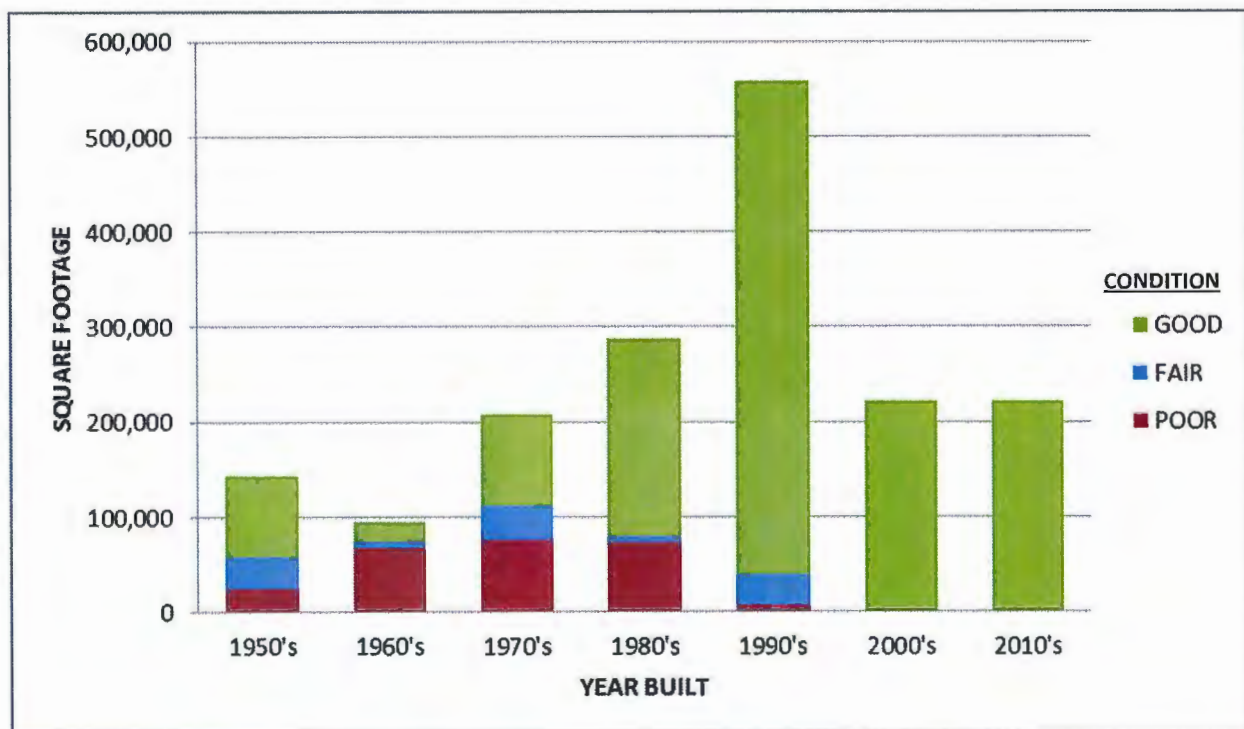
Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Att. 1: Ageing Infrastructure – Facilities

Ageing Infrastructure – Facilities (Current Status)



Ageing Infrastructure – Facilities (2018)





City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** June 7, 2017
From: Tom Stewart, ASCT.
Director, Public Works Operations **File:** 10-6360-13/2017-Vol
01
Re: **Award of Contract 5856Q, Supply and Delivery of Bulk Road Salt 2016/2017**

Staff Recommendation

1. That Contract 5856Q Supply and Delivery of Bulk Road Salt 2016/2017 be awarded to Mainroad Maintenance Products LP at the unit rates quoted up to a total estimated contract value of \$650,000 for the term December 8, 2016 through December 7, 2017, with the ability to extend for an additional two one-year periods to a maximum of three years, and that the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to approve each annual renewal; and,
2. That the 5 Year (2017-2021) Financial Plan be amended accordingly.

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

REPORT CONCURRENCE		
ROUTED TO: Finance Department	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

Weather conditions for the 2016/2017 winter season were considerably colder and more prolonged than usual, resulting in the need for increased response efforts, including the acquisition of bulk road salt.

Contract 5856Q was awarded to Mainroad Maintenance Products LP for salt purchases, however, expenditures have reached maximum authorized approval levels under Officer and General Manager Bylaw No. 8215 (\$500,000) and therefore Council approval is required.

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.

6.1. Safe and sustainable infrastructure.

Analysis

Background

Winter conditions from December, 2016 through March, 2017 have been among the worst in recent years. This resulted in response efforts significantly beyond that of typical seasons to ensure routes were proactively salted and ploughed to enhance driver and public safety. This included large quantities of salt purchases at various stages of the season. To date, 4,971 tonnes of salt has been used. This compares with less than 800 tonnes during a typical year.

Attachment 1 provides a comparison of the 2016/2017 winter season to other years, as well as summary statistics and other information relating to snow and ice operations.

Supply of Road Salt

Bulk road salt supply was secured through the regular competitive bid process under Contract 5856Q - Supply and Delivery of Bulk Road Salt. The contract was awarded to the lowest responsive and responsible bidder - Mainroad Maintenance Products on December 8, 2016.

The initial contract was approved under Officer and General Manager Bylaw 8215 for \$75,000 annually. To keep pace with inventory demands, subsequent change orders for \$200,000 and \$110,000 were required, increasing the total expenditure approval to \$385,000. Salt purchases beyond these amounts were required, with an outstanding amount of \$160,000 due to Mainroad Maintenance Products LP, for a total amount of \$545,000. This amount exceeds authorized approval levels under Bylaw 8215; therefore, subsequent Council approval is required for the contract award to Mainroad Maintenance Products LP. This is a unit price contract and therefore total expenditure amounts are estimated. It is projected that total expenditures under this contract will reach \$650,000 over the term, or an amount of \$265,000 above the current expenditure approval.

Staffing and Equipment

Costs for the overall response efforts, including labour and equipment, are currently being reviewed in relation to 2017 budget allocations. Funding requirements to address associated expenditures will be presented to Council separately as part of third quarter report.

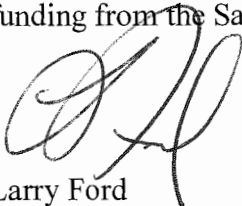
Financial Impact

Council has established the Sanding and Salting provision as a funding source to address situations of this nature. This provision has a current balance of \$629,970. It is recommended that the additional amount of \$265,000 needed for current and projected salt purchase expenditures be funded from this provision and that the 5 Year Financial Plan (2017-2021) be amended accordingly.

Conclusion

Winter conditions in 2016/2017 were among the worst in recent years. This has resulted in increased expenditures for material salt purchases above authorized approval levels under Officer and General Manager Bylaw No. 8215. Council approval is sought to award Contract 5856Q to Mainroad Maintenance Products at the units rates quoted for an estimated amount of \$650,000 for the term starting December 8, 2016 for a one-year period, with annual renewals as authorized by the Chief Administrative Officer and General Manager, for a total contract term of up to three years.

An additional amount of \$265,000 to fund salt purchase requirements is also requested, with funding from the Sanding and Salting provision.



Larry Ford
Manager, Roads and Construction Services
(604-244-1209)

LF:sjb

2016/2017 Winter Season Comparison and Statistics

Comparison

When compared with the 2015/2016 winter season where there were no snow events and 28 ice events, the severe weather during the 2016/2017 season resulted in 9 snow events and 41 ice events.

The table below highlights the considerable increase in snowfall accumulations and event days in 2016/2017 to date when compared with the average over 1981-2010:

Table 1 – Winter Weather Statistics December, 2016 Through March, 2017

	Average (1981 -2010)	2016/2017	Difference
Snowfall	34.6 cm	55.4 cm	160% of average
Days With Snowfall	7.1 days	17 days	239% of average
Rain	541 mm	382.4 mm	71% of average
Days with Rainfall	73.7 days	55 days	75% of average
Days Below 0 Degrees Celsius	48.1	64	133% of average

Operational Response Statistics

City staff, including professional drivers, equipment operators, supervisors, mechanics, welders, and labourers worked an extensive number pre-scheduled and emergency call out shifts to respond to snow and ice events. In many cases, 24-hour shift coverage was put in place, with staff working 12 hour shifts to provide maximum levels of service in salting/snow response operations. Some key statistics during the 2016/2017 event to date include:

- 14,069 lane km of first and second priority routes were ploughed;
- 658 lane km of third priority routes were ploughed;
- 4,971 tonnes of salt were used;
- 29,402 lane km of first, second and third priority routes were pre-treated with salt;
- 8,720 lane km of first and second priority routes were pre-treated with brine (brine is a liquid anti-icing agent used to pre-treat roads during dry road conditions with sub-zero temperatures forecasted).

Community Feedback

The City's proactive response was applauded by the public, with 300 responses on Facebook, Twitter and other communications media. The words of appreciation from the public were a significant indicator of Council's support and leadership commitment to service levels. The public kudos also meant a great deal to the City staff who worked tirelessly during this time.



City of Richmond

Report to Committee Planning and Development Division

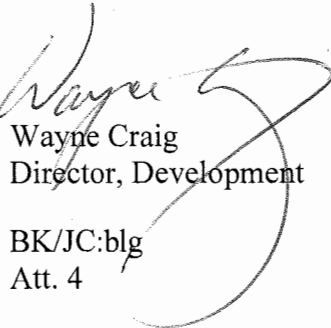
To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 6, 2017
File: 08-4430-01/2017-Vol 01



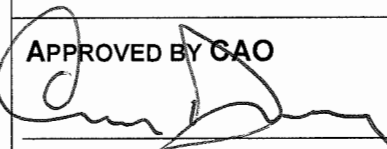
Re: Single Family Dwelling Building Massing Regulation – Second Phase

Staff Recommendations

1. That Zoning Bylaw 8500, Amendment Bylaw 9524, to amend building massing regulations for single family dwellings be introduced and given first reading; and
2. That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.


Wayne Craig
Director, Development

BK/JC:blg
Att. 4

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

At the July 27, 2015 Regular Council meeting, the following referral was passed:

That staff conduct further research and analysis into (i) maximum depth of house, (ii) rear yard setbacks to house, (iii) rear yard setback for larger detached accessory buildings, (iv) interior side yard setbacks, (v) projections into required side yard setbacks, and (vi) secondary (upper floor) building envelope and report back.

A staff report seeking authorization for public consultation was endorsed at the November 22, 2016 Planning Committee meeting, and the November 28 Regular Council meeting.

This staff report provides a summary of the results of public consultations held across the city during January and February of 2017, regarding possible amendments to Richmond Zoning Bylaw 8500 for further refinement to single family building massing. The report also brings forward Richmond Zoning Bylaw 8500, Amendment Bylaw 9524, to introduce recommended zoning amendments for single family building massing.

Since the adoption of the first round of single family building massing amendments September 14, 2015, staff have noted changes to the design of single family residential houses recently constructed, which show a reduction in building massing. Specifically, the amendments to residential vertical lot width envelope, overall building height reduction, the clarification of internal ceiling height for entry and staircase, and the height limits for attached forward-projecting garages and detached accessory buildings have had the most positive impact.

Public Consultation: Information Meetings, On-line Comment Forms and Social Media

Information Meetings

In late 2016, Council endorsed a public consultation package outlining building massing issues and potential bylaw amendments. As directed by Council, staff held six public Open Houses at community centres across the city, and one Open House at City Hall as follows:

Wednesday, January 18	6 p.m. to 8 p.m.	South Arm Community Centre
Tuesday, January 24	6 p.m. to 8 p.m.	Steveston Community Centre
Thursday, February 2	6 p.m. to 8 p.m.	Hamilton Community Centre
Wednesday, February 8	6 p.m. to 8 p.m.	City Hall Meeting - Richmond Small Builders
Thursday, February 9	6 p.m. to 8 p.m.	City Hall (for general public)
Thursday, February 16	6 p.m. to 8 p.m.	Cambie Community Centre
Thursday, February 23	6 p.m. to 8 p.m.	Thompson Community Centre

Total attendance at the Open Houses was 195. Display boards were set up to provide an overview of the potential amendments to address various building massing issues associated with (Attachment 1). Staff from the Development Applications Department and Building Approvals Division were in attendance at all meetings, and were available to answer specific questions.

Printed comment forms were given to all attendees to provide feedback, and the public was encouraged to use the Let's Talk Richmond website to provide their feedback, as well as make suggestions for alternatives to the options presented.

Throughout the consultation process, staff stressed that there were no recommended bylaw amendments in the material presented. The meetings were held – as directed by Council – to present a range of options for addressing on-going concerns raised by the public regarding the design of new single family houses, and the impacts on adjacent homes.

Staff also held a separate meeting with representatives of the local home building community on February 8, 2017 to discuss the range of possible amendments and hear their concerns. The local building community has expressed concerns regarding the some of the potential regulations contained in the public consultation materials, and their potential impact on house design they feel would arise from the regulations and the subsequent marketability of the resulting houses. A copy of their submission is provided in Attachment 4.

Comment Form Summary

The consultation period for providing feedback closed on March 5, 2017; with 796 feedback forms received. A total of 161 hand-written forms were submitted at the Public Open Houses, dropped off at City Hall or delivered by Canada Post, and 635 forms were submitted through the Let's Talk Richmond website.

The comment form provided asked participants to indicate if they supported regulating specific aspects (including setbacks, site coverage, landscaping, entry gates, garage projection) of single family house design (a Yes, No, or No Opinion question). If respondents indicated Yes – that they did support an amendment – they were asked to choose from a range of options.

Based on the comment sheets received, there is a moderate level of support for amendments to Richmond Zoning Bylaw 8500 to regulate single family house massing as presented at the Open Houses. Whenever possible during the public consultation, staff stressed that a status quo option was available for those who wished to see no changes to the single family massing regulations in the Zoning Bylaw. A summary of all comment sheets submitted is provided in Attachment 2. Additional public correspondence received is provided in Attachment 3. A binder of all comment forms and additional correspondence received has been placed in the Councillor's office for review, with a copy at the Front of House for the public.

The Open Houses proved to be a useful opportunity for residents to provide their input. The local building community raised concerns with the proposed changes, and suggested that other measures such as on-site landscaping, screening and fencing might be as effective in mitigating building massing issues, rather than additional amendments to Richmond Zoning Bylaw 8500.

Social Media Summary

Staff in Corporate Communications assisted the Planning and Development Division to manage the social media presence for the massing consultation. Using Facebook and Twitter, staff were

able to inform over 12,000 people of the public consultation, provide links to reports, and direct interested residents to the Let's Talk Richmond website.

Zoning Bylaw Amendments

Zoning Bylaw 8500, Amendment Bylaw 9524 has been drafted to introduce a number of recommended changes to single family massing regulations. A summary table of the massing issues and proposed amendments is provided below, with detailed discussion of each in the sections that follow the table.

Massing Issue	Proposed Amendment
Side Yard Massing on Adjacent Lots	Maximum Depth of House / definition of continuous wall
Setbacks	Rear yard setbacks Accessory building side and rear yard setbacks Permitted projections into required side yards
Landscaping	Minimum front yard landscaping Tree planting requirements for Building Permits Site Coverage and Landscaping Calculation / definition of hard surfaces
Front Entry Gates	Minimum Setback on arterial roads
Garage Projection	Maximum forward projection of attached garage
Building Height	New definition of finished grade

Each proposed amendment outlined below provides a summary of comments received through the public consultation and a recommended amendment to Richmond Zoning Bylaw 8500.

Maximum Depth of House

During the consultation on single family house massing, the impact of new house construction on adjacent, pre-existing houses has been raised. A concern often made is the impact of the length of sidewall on a house built with minimum front and rear setbacks – which staff have described as the depth of the house.

Staff presented three options regarding new zoning regulations to limit the maximum permitted depth of single family house on a lot:

1. *Option 1* - Status quo – leave current practices unchanged – continue to require only the existing minimum 6.0 m front yard and 6 m rear yard setback;
2. *Option 2* – Limit the maximum depth of house for new single-family house construction to a maximum continuous wall of 55% of the total lot depth; or
3. *Option 3* – Limit the maximum depth of house for new single-family house construction to a maximum continuous wall of 50% of the total lot depth.

These options are illustrated on Page 2 of the Public Consultation Materials in Attachment 1.

The public comment on support for a new regulation on maximum house depth was:

- **Yes** 57.4%
- **No** 41.9%
- **No Opinion** 0.4%

Of those who stated support an amendment to regulate house depth:

- 89.2 % of respondents were in favour of limiting the maximum house depth to a maximum continuous wall to 50% of the total lot depth
- 10.8 % of respondents were in favour of a maximum house depth of 55%

Staff also received input from the local house building community that they preferred the status quo – no change to the depth of the house, as they felt that the negative impacts to house design and yard space would not be supportable.

Based on the comments received, and in light of the other recommended amendments outlined in this report, staff recommend that Part B, Sections 8.1 8.14 Richmond Zoning Bylaw 8500 be amended as follows:

No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total lot depth.

In order to implement this new regulation, an amendment to the Zoning Bylaw to create a new definition of a **continuous wall** is required:

Continuous wall means an exterior wall on a **single detached housing dwelling unit**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.

This proposed definition will clearly establish the maximum length of wall permitted and the proposed 2.4 m (8 ft) inward articulation of the wall ensure that variation is provided on walls oriented to side setbacks between houses, and will work to address the concerns raised about the impact of new construction on pre-existing single family houses in established neighbourhoods.

Rear Yard Setbacks

As the trend in recent years as has been to build new single family houses to minimum setbacks, staff have received a number of concerns about the negative impacts of new construction on adjacent back yards. Many pre-existing single family dwellings in established neighbourhoods have rear yards deeper than the minimum, and older house styles tended to have lower rear yard massing than seen in current trends in single family dwelling construction.

Staff asked the public to provide their feedback on three potential changes to Zoning Bylaw regulations for minimum rear yard setbacks in single family zones. These options were:

1. *Option 1* - Status quo – continue to implement a minimum rear yard setback of 6.0 m;
2. *Option 2* – Establish a new requirement for:
 - Minimum rear yard setback of 6.0 m for the ground floor – limited to a maximum of 60% of the width of the house.
 - Remaining 40% of wall face for the ground floor at a minimum rear yard setback of 7.5 m.
 - Minimum rear yard setback of 7.5 m for any second storey or half-storey.
 - Lots less than 28 m deep and less than 372 m² in area would be exempt from this setback requirement and would be permitted to utilize a 6 m rear yard setback; or
3. *Option 3* – Establish a new requirement that the minimum rear yard setback is the greater of 6.0 m or 25% of the lot depth, up to a maximum of 10.7 m. Lots less than 28 m deep would be exempt from this setback requirement and would be permitted to utilize a 6.0 m rear yard setback.

These options are illustrated on Pages 3 through 6 of the Public Consultation Materials in Attachment 1.

The public response on some form of amended rear yard setbacks was:

- **Yes** 55.5%
- **No** 43.7%
- **No Opinion** 0.9%

Of those in favour of an amendment to required rear yard setbacks:

- 79.2 % of respondents were in favour of Option 3 - a minimum setback of 25% of the lot depth, up to a maximum of 10.7 m
- 20.8% of those in favour of an amendment supported a varied setback of 6 m for the ground floor – limited to a maximum of 60% of the width of the house, remaining 40% of wall face at a minimum rear yard setback of 7.5 m and a minimum rear yard setback of 7.5 m for any second storey or half-storey.

The local building community voiced concerns that any increase to the minimum rear yard setbacks would have negative implications on buildable floor area on a lot; reducing the development potential. Staff have reviewed all the potential amendments presented to Council and to the public and adoption of any of the measures would not reduce buildable density on the property.

Staff recommend that the Single Detached Zone (RS1/A to RS1/K Zones) in Section 8.1 of Richmond Zoning Bylaw 8500, be amended to reflect Option 3 (above) as follows:

8.1.6.6 The minimum **rear yard** is:

- (a) For a **lot** with a **lot area** less than 372 m² and with a **lot depth** less than 28 m, the minimum **rear yard** is 6.0 m;

- (b) For a **lot** with a **lot area** greater than 372 m² and with a **lot depth** greater than 28 m, the minimum **rear yard** is the greater of 6.0 m or 25% of the total **lot depth**, up to a maximum of 10.7 m.
- (c) For a **lot** containing a **dwelling, single detached** of one storey only, the **rear yard** is 6.0 m.

As was presented to Council in November, 2016, Richmond Zoning Bylaw 8500, Amendment Bylaw 9524, has been drafted to address smaller and shallow lots, which would be exempt from these provisions, as the buildable area would be reduced by these proposed changes.

Rear and Side Yard Setbacks for Larger Detached Accessory Buildings

During the 2015 public consultation on the first round of single family building massing, there were concerns raised by the public regarding the minimum setback for larger detached accessory structures in rear yards. The Richmond Zoning Bylaw 8500 amendments adopted September 14, 2015 for building massing reduced the maximum permitted height for detached accessory buildings, and established a new maximum size of 70 m².

Staff consulted with the public to provide their feedback on an amendment to Richmond Zoning Bylaw 8500 to increase minimum required side yard and rear yard setbacks for detached accessory buildings up to a maximum of 70 m². Two options were presented:

1. *Option 1* - Status quo – no change to current minimum rear yard setback of 1.2 m for an accessory building more than 10 m² in area (up to a maximum of 70 m²); or
2. *Option 2* – Implement a variable minimum rear yard setback for a detached accessory structure larger than 10 m² (up to a maximum of 70 m²) as follows:
 - The minimum rear yard and side yard setbacks are 1.2 m if the exposed face of the accessory building oriented to the rear lot line is 6 m wide or less, or
 - The minimum rear yard and side yard setbacks are 2.4 m if the exposed face of the accessory building oriented to the rear lot line is greater than 6 m.
 - If the accessory structure is located adjacent to a rear lane a rear yard setback of 1.2 m is required.

The proposed amendment is illustrated on Page 8 of the Public Consultation Materials in Attachment 1.

The public response to this question was:

- **Yes** 52.1%
- **No** 43.1%
- **No Opinion** 4.7%

Based on the feedback received, staff recommend that Section 4.7.7(f) of Richmond Zoning Bylaw 8500 be amended as follows:

- f) i) for detached **accessory buildings** with a maximum wall length of 6 m or less, and oriented to the **lot line, rear or lot line, side** not **abutting** a public road the

minimum **setback** from the **lot line, rear** and **side lot line, side not abutting** a public **road** is 1.2 m.

ii) for detached **accessory buildings** with a maximum wall length greater than 6 m, and oriented to the **lot line, rear** or **lot line, side not abutting** a public road the minimum **setback** from the **lot line, rear** and **side lot line, side not abutting** a public **road** is 2.4 m.

Amending Section 4.7.7 (f) of Richmond Zoning Bylaw 8500 will make this new regulation applicable in all zones that permit detached accessory buildings, and should address concerns arising from rear and side yard interface in these zones.

Interior Side Yard Setbacks and Permitted Projections

The use of side yard projections on new single family house construction has been raised as a concern a number of times through public feedback on single family residential development, with specific concerns related to the impact these projections have on adjacent side yards. Staff consulted through the Open Houses on the issue of zoning regulations for permitted projections into minimum required side yards, and presented three options:

1. *Option 1 – Status quo* – no change to current minimum permitted projections into side yard setbacks which allow 0.6 m (2 ft.) projections into the side yard setback of 1.2 m, with no limit on the width of the projection;
2. *Option 2* – Allow one 0.6 m projection into the required side yard setback, limited to 1.8 m in length, and limited to one exterior wall only; or
3. *Option 3* – Eliminate the bylaw provision which allows projections into side yards.

These options are illustrated on Page 9 of the Public Consultation Materials in Attachment 1.

When asked if there was support for amending zoning regulations for projections into side yards the public response was:

- **Yes** 53.4%
- **No** 43.4%
- **No Opinion** 3.2%

Of those in favour of amending Richmond Zoning Bylaw 8500 for permitted side yard projections:

- 79.1% of respondents were in favour of eliminating all side yard projections,
- 20.9% were in favour of allowing a 0.6 m projection into the required side yard setback, limited to 1.8 m in length, and limited to one exterior wall only.
- The local house builders were in favour of Option 2 – one projection on one wall, limited to 1.8 m wide.

Respecting the feedback received, staff have proposed a variation to the projection regulations presented to the public – to limit the permitted side yard projection to one only, on one side of a house, and further limited to fireplace/chimney assembly only – eliminating the use of bay

windows and hatches on side yards. Staff are of the opinion that this will significantly reduce the impacts of the projections on adjacent side yards.

Staff recommend three amendments to Part 4, General Regulations, Section 4.7 of Richmond Zoning Bylaw 8500.

A new clause will be inserted into this Section 4.7:

4.7.1 Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **dwelling unit, single detached**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.

Additional minor housekeeping changes will be required in Section 4.7 to implement this change.

Definition of Non-Porous Surfaces

In order to provide more clarity to the bylaw, staff proposes the following amendment to the definition of 'non-porous surface' in Part A, Section 3, Definitions:

Non-porous surfaces means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials considered as non-porous are concrete, asphalt, and grouted brick or stone.

The proposed change to the definition of 'non-porous' surface will clarify the range of materials which can be used to achieve minimum permeability standards for new single family residential development, and will assist staff in working with the developer to address on-site drainage and site design concerns.

Front Yard Landscaping

Section 8.1 of Richmond Zoning Bylaw 8500 – Single Detached Zones – currently specifies a minimum percentage of the lot (depending on the zone) that must be landscaped but does not stipulate where the minimum landscaping requirements must be provided on the lot. The result is that new house construction sometimes features the majority of the front yard covered with pavement or other hard surfacing.

Open House participants were asked to consider three options for potential amendments to Richmond Zoning Bylaw 8500 to increase front yard landscaping:

1. *Option 1 – Status quo* – no change to existing requirements for live landscaping – minimum of 25% of the lot, with no location specified.
2. *Option 2* – Require that a minimum of 50% of the required front yard setback be covered in live landscaping.

3. *Option 3* – Require that a minimum of 60% of the required front yard setback be covered in live landscaping.

These options are illustrated on Page 15 of the Public Consultation Materials in Attachment 1.

The public comment on amending zoning regulations to require a minimum area of front yard landscaping was:

- **Yes** 58.2%
- **No** 40.1%
- **No Opinion** 1.7%

Of those who stated they supported an amendment:

- 76.2% of respondents were in favour of an amendment to require a minimum of 60% of the required front yard setback to be planted with live landscaping
- 23.8% of respondents were in favour of requiring a minimum of 50% of the front yard to be planted with live landscaping.
- The Richmond Home Builders Group supported Option 2 – 50% of the front yard landscaped.

Based on the consultation results, and staff analysis of potential implications, it is recommended the Richmond Zoning Bylaw 8500 be amended in Section 6.4 to amend Section 6.4.1 as follows:

6.4.1. In the **residential zones** and **site specific zones** that govern **single detached housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:

- a) for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**.
- b) for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**.
- c) for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to garage or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.

Staff have proposed this amendment based on feedback from the building community and more detailed analysis of the ability to construct a standard driveway on lots of varying width. The requirement for the minimum landscaping as proposed will enhance the streetscape by ensuring that less of the required front yard is covered by pavement. We note that the percentage of the front yard of an irregular-shaped lot which can be landscaped will be less than the proposed minimum due to lot configuration. Staff will ensure that as much of the front yard is landscaped as possible.

Tree Planting Requirements

Retention and replacement of trees impacted through single family redevelopment continues to be a concern of residents.

The consultation results on amending tree planting requirements in Richmond Zoning Bylaw 8500 to require two trees on a lot for a Building Permit for a lot where there are no pre-existing trees, the results were:

- **Yes** 64.6%
- **No** 33.5%
- **No Opinion** 1.9%

This proposal is illustrated on Page 14 of the Public Consultation Materials in Attachment 1.

Staff recommend that Richmond Zoning Bylaw 8500 be amended to bylaw to insert a new clause in Part 6 – Landscaping and Screening as follows:

6.4.1 (c) On a **lot** that is subject to a Building Permit application for **single detached housing** which contains no existing trees at the time of Building Permit application, a minimum of two trees – one in the required **front yard setback** and one in the required **rear yard setback** – must be planted as part of a Building Permit.

Staff will also continue to secure tree replacements and enhancement through the rezoning process. Please see Page 15 of Attachment 1 for a diagram of these options.

Maximum Permitted Site Coverage

A concern often cited by residents regarding new single family house construction is the trend to utilizing the maximum site coverage permitted for building and hard surfaces, and to provide minimal landscaping in front yards. The public consultation posed a question of whether there was support to amend Richmond Zoning Bylaw 8500 to change requirements for site coverage, and presented three options for consideration:

1. *Option 1* – Status quo – no change to current maximum permitted lot coverage: 45% of the lot area for buildings, and total lot coverage of 70%, and live landscaping as follows:
 - a) 20% on lots zoned RS1/A or K, RS2/A or K;
 - b) 25% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 30% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H.
2. *Option 2* – The maximum permitted lot coverage be reduced to 42% for buildings, and total lot coverage be reduced to 65% for buildings, structures and non-porous surfaces and live landscaping be increased as follows:
 - a) 25% on lots zoned RS1/A or K, RS2/A or K;
 - b) 30% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 35% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H.
 - d) Any area between the side lot line and building face is excluded from the calculation of minimum landscaped area.

3. *Option 3* – The maximum permitted site coverage be reduced to 40% for buildings, and total lot coverage be reduced to 60% for buildings, structures and non-porous surfaces and live landscaping be increased as follows:
- a) 30% on lots zoned RS1/A or K, RS2/A or K;
 - b) 35% on lots zoned RS1/B, C or J, RS2/B, C or J; and
 - c) 40% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H.
 - d) Any area between the side lot line and building face is excluded from the calculation of minimum landscaped area.

These options are illustrated on Pages 12 and 13 of the Public Consultation Materials in Attachment 1.

In response to the question regarding changes to regulations for site coverage, the public comment was:

- **Yes** 55.8%
- **No** 42.5%
- **No Opinion** 1.8%

Of those who stated they supported an amendment:

- 75.8% of respondents were in favour of Option 3 - reducing the maximum building site coverage to 40%, reducing maximum overall site coverage to 60% and requiring a minimum of 30% to 40% of the site to be covered by live landscaping (depending on the residential zone), and that the side yard area between the house and the property line not be included in calculations of landscaping requirements.
- The local house builders favoured retaining the status quo – as they are concerned that any reduction in site coverage – specifically a reduction in hard surface areas – would result in less viable outdoor amenity areas.

Staff have reviewed the range of feedback provided, and are of the opinion that the combination of regulations proposed for front yard landscaping, rear yard setbacks and tree planting will address many of the issues raised in the public consultation on these issues, and any additional reduction to site coverage for building or hard surfaces is not required.

Based on the consultation results, and staff analysis of potential implications, it is recommended that a minor amendment to Zoning Bylaw 8500 be considered:

Existing Section 8.1.5 be amended to add a new section as follows: in its entirety, and replaced with:

- d) Any **side yard setback** area is excluded from the calculation of percentages of the **lot area which** is restricted to **landscaping** with live plant material.

Front Entry Gates

Recent house construction trends have seen increased use of masonry fences in front yards, and mechanical gates. Staff have identified potential traffic and safety concerns arising from the

construction of gates: as cars must stop in street and wait for the gate to open, causing potential traffic issues for other vehicles using the street. Staff note that it is unlawful for the City to prohibit front yard fences or gates, but as per the *Local Government Act*, Council is able to regulate these structures, including siting, height and setbacks. Currently, Richmond Zoning Bylaw 8500 regulates the maximum height of a fence located in the front yard to 1.2 m.

Staff asked the public to provide their feedback on the issue of front entry gates for single family residential lots.

The proposed amendment is illustrated on Page 16 of the Public Consultation Materials in Attachment 1.

The public comment on potentially regulating front entry gates was:

- **Yes** 55.8%
- **No** 41.5%
- **No Opinion** 2.7%

In addition to the comment sheets results, staff also fielded a considerable number of questions regarding the proposed regulation of entry gates, and it was suggested that traffic safety issues were less likely to occur on local roads, as opposed to major or minor arterial roads.

Staff have considered these comments, and are of the opinion that there is merit to this suggestion, and propose the following amendment to the regulations on fencing in Richmond Zoning Bylaw 8500:

1. For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located no closer than 6.0 m from the front **property line**.

Garage Projection

Staff asked the public to provide their feedback on a general question of support for amending zoning for garage projection for single family residential lots. Staff presented four options for public consideration at the Open House:

1. *Option 1* – Status quo – no change to existing zoning as it pertains to garage placement and design.
2. *Option 2* – Require that a garage can project a maximum of 9.1 m from the front façade of the house.
3. *Option 3* – Require that a garage can project a maximum of 7.3 m from the front façade of the house.
4. *Option 4* – Require that a garage can project a maximum of 6.6 m from the front façade of the house.

These options are illustrated on Page 17 of the Public Consultation Materials in Attachment 1.

The public comment on an amendment to regulate front garage projection was:

- Yes 54.5%
- No 43.0%
- No Opinion 2.6%

Of those who stated they supported an amendment to regulate maximum garage projection for single family dwellings:

- 74.7 % of respondents were in favour of limiting the maximum garage projection to 6.6 m
- 17.1% of respondents favoured a limit of 7.3
- 8.2% of responses indicated support for a maximum projection of 9.1 m
- The local house builders also raised concerns as the option for an attached three-car garage is a strong marketing feature for new house construction in Richmond, and the builders requested no changes be made to the Richmond Zoning Bylaw 8500 with regards to this issue.

Based on the comments received, and the suite of other changes proposed in this report, staff recommend that Richmond Zoning Bylaw 8500 be amended to limit the maximum forward projection for an attached garage for a single family house to a maximum of 9.1 m. The combination of proposed house depth limit, minimum landscaping requirements for front yards, and new regulation for side yard projections will enhance the streetscape in single family residential areas, and will reduce the impact of a forward-projecting three-car garage. Staff also note that the single family dwelling massing regulations adopted September 14, 2015 to set a maximum height of a forward-projecting garage to 6.0 m has had positive impacts on recent single family house designs.

Datum for Measurement of Building Height

Staff asked the public to provide their feedback on a potential amendment for the method by which finished grade is measured.

The proposal is illustrated on Page 18 of the Public Consultation Materials in Attachment 1.

The public comment on the grade measurement amendment was:

- Yes 60.1%
- No 38.5%
- No Opinion 1.4%

Based on the feedback received, staff recommend that Zoning Bylaw 8500 be amended to define the definition of **grade, finished site** as:

means in Area 'A', the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding 0.3 m above the highest elevation of the crown of any public **road abutting** the **lot**.

Staff is of the opinion that utilizing this simpler method of calculating building height from the datum at 0.3 m above the crown of the road, will further reduce the height and massing of single family houses.

Decks for Single Family Houses

Through previous public consultation, concerns were heard regarding the loss of privacy in rear yards of existing houses when new houses are constructed, due to potential overlook onto adjacent rear yards. Staff consulted through the Open Houses on the location of second storey decks on single family dwellings, and presented two options for consideration:

1. Status quo – maintain the current requirements for decks as regulated by building setbacks and permitted projections; or
2. Amend the regulations for rear decks as follows:
 - A second storey deck can span no more than 50% of the maximum width of the rear wall of the house;
 - A second storey deck must have an additional setback of 1.5 m from the minimum interior side yard setback; and
 - A second storey deck must have an additional setback of 1.5 from the minimum rear yard setback.

The public comment on the question regarding changing Richmond Zoning Bylaw 8500 to regulate the location of second storey decks was:

- Yes 52.6%
- No 43.9%
- No Opinion 3.6%

Based on the response received, and the suite of changes proposed, including amendments to rear yards, staff recommend that no changes be made to the Richmond Zoning Bylaw 8500 to regulate decks.

Other Existing Zones

We note that if adopted by Council, the proposed changes will not be applied to any of the existing site-specific single family residential zones, the compact single family or the coach house/granny flat zones. These regulations would also not be applicable to residential development permitted under the AG Agriculture zones.

Should Council wish staff to amend single family building massing in all zones that permit single family residential uses, it would be in order for Council to endorse a third recommendation to this report:

That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.

Consideration of Variances

As per the *Local Government Act*, other than use and density, any aspect of the Richmond Zoning Bylaw 8500 can be varied through a Development Variance Permit. If there is site-specific case for an alternative design a property owner can apply for a variance. Should site conditions or a unique design warrant a variance, the review process includes opportunity for public input. Issuance of the variance permit must be approved by Council.

Public Consultation on Proposed Bylaw Amendments

Should the Planning Committee endorse the proposed amendments, and Council grant first reading to the proposed amendments, 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*.

Conclusion

As directed by Council, staff have continued to review Richmond Zoning Bylaw 8500 as the bylaw pertains to the massing and design of single family dwellings. Public consultation through Open Houses was conducted in six separate locations across the city and staff consulted with the local building community, to gauge opinion and obtain feedback on a number of options to further amend zoning for single family house design.

Direct feedback received through comment forms provided and submission provided through the Let's Talk Richmond website is summarized in this report. As detailed in the feedback summary, and throughout this report, there was general support for further refinements to the single family residential zoning to regulate house massing and design.

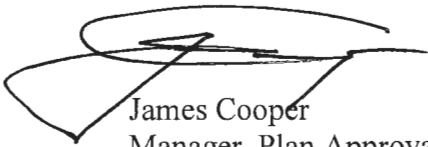
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9524, be introduced and given first reading.



Barry Konkin
Program Coordinator, Development



Gavin Woo
Senior Manager, Building Approvals



James Cooper
Manager, Plan Approvals

BK/JC:blg

- Attachment 1: Public Consultation Materials
- Attachment 2: Public Consultation Summary
- Attachment 3: Other Public Correspondence Received
- Attachment 4: Submission from the Richmond Home Builders Group

Proposed Amendments to Single Family Zoning in Bylaw 8500
Single Family Dwelling Building Massing Regulation – Second Phase

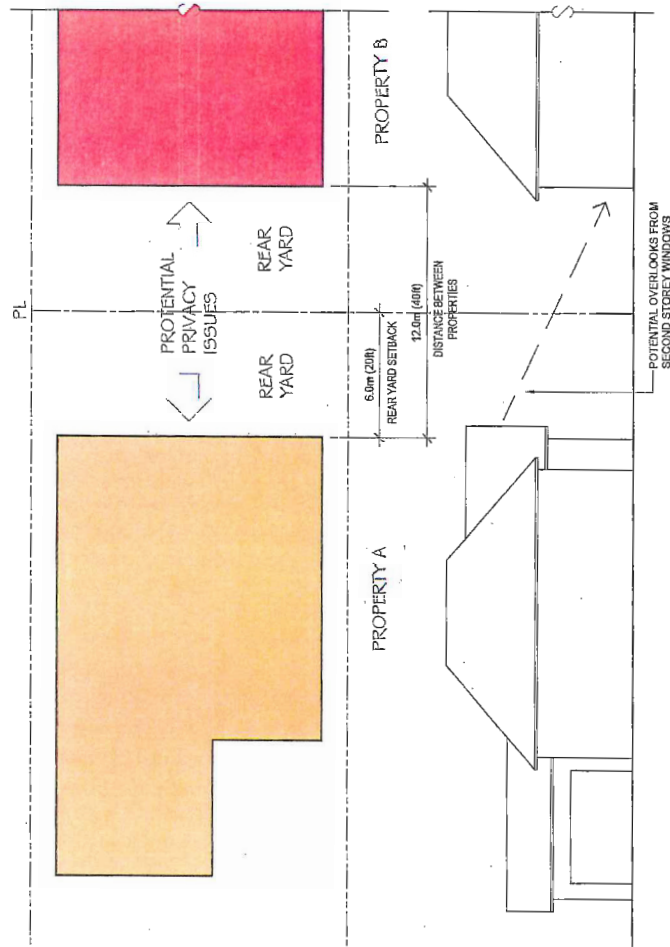


Single Family Dwelling Building Massing Regulation – Second Phase

Analysis:

Current trends in single family home construction have raised a number of issues in established neighborhoods. These include:

1. Construction of larger, 2-storey homes that tend to occupy more of the lot and also tend to have higher overall building heights when compared to older, nearby houses.
2. New homes typically feature higher interior ceiling height which can result in higher second storey windows that may overlook neighboring rear yards and side windows on existing houses.
3. Side entry front garages can result in the house being located toward the rear of the lot with only the minimum rear yard provided.
4. High ceilings in family and living rooms that face the rear yard may result in rear walls that are higher, more expansive, and are generally more massive than older, pre-existing houses.
5. Entry gates and large paved areas are often built to accommodate the front projecting garage, and auto manoeuvring space.
6. Minimal front yard landscaping and tree planting are provided.



Proposed Amendments to Single Family Zoning in Bylaw 8500

Single Family Dwelling Building Massing Regulation – Second Phase

MAXIMUM DEPTH OF HOUSE

An amendment to limit the maximum physical depth of a house while still maintaining the allowable house size under the Zoning Bylaw could help make new houses more compatible in existing neighbourhoods.

OPTION 1 (STATUS QUO):

No limitations to overall depth of house — Minimum front and rear setbacks

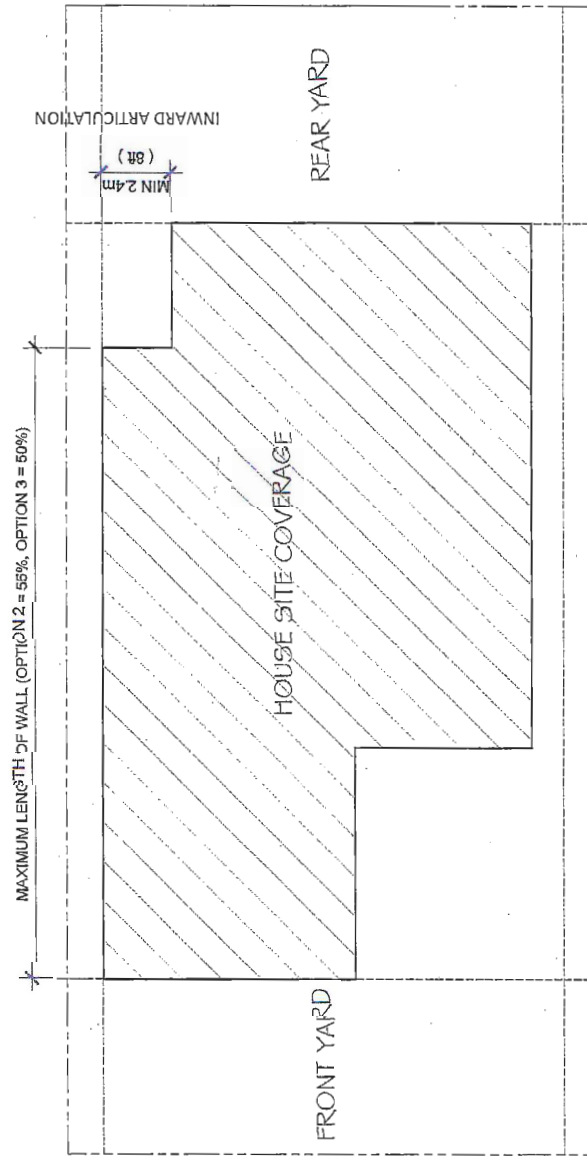
OPTION 2:

Continuous length of wall limited to 55% of total lot depth

OPTION 3:

Continuous length of wall limited to 50% of total lot depth

A continuous wall is defined as a wall without a minimum inward articulation of 2.4 m (8 ft) or more from the minimum required side yard setback.



Single Family Dwelling Building Massing Regulation – Second Phase

REAR YARD SETBACKS

An amendment to require larger setbacks on a portion of the rear of the house, and for any second storey, would increase rear yard open space.

OPTION 1 (STATUS QUO):

Continue to require 6.0 m (20 ft) minimum rear yard setback.

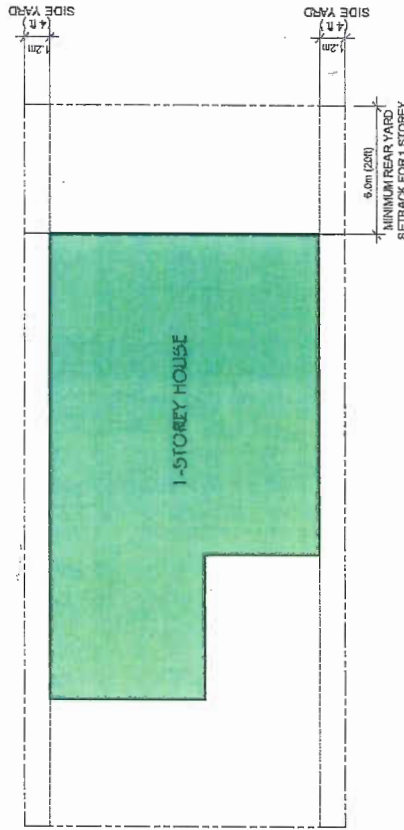
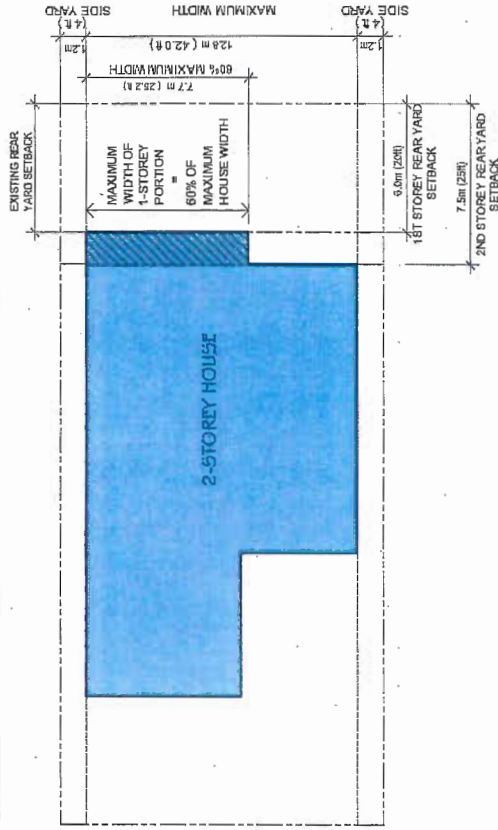
OPTION 2:

No more than 60% of the rear wall of the first storey can be set back 6 m (20 ft) from the rear property line, and the rest of the first storey 40% must be set back at least 7.5 m (25 ft) from the rear property line.

If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25 ft) from the rear property line.

A one-storey house would have a 6.0 m (20 ft) rear yard setback.

NOTE: If a lot is less than 28 m (92 ft) deep and less than 372 m² (4,000 ft²) in area the minimum rear yard setback can be 6.0 m (20 ft).



Single Family Dwelling Building Massing Regulation – Second Phase

MINIMUM REAR YARD SETBACK BASED ON LOT DEPTH

OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20 ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35 ft).

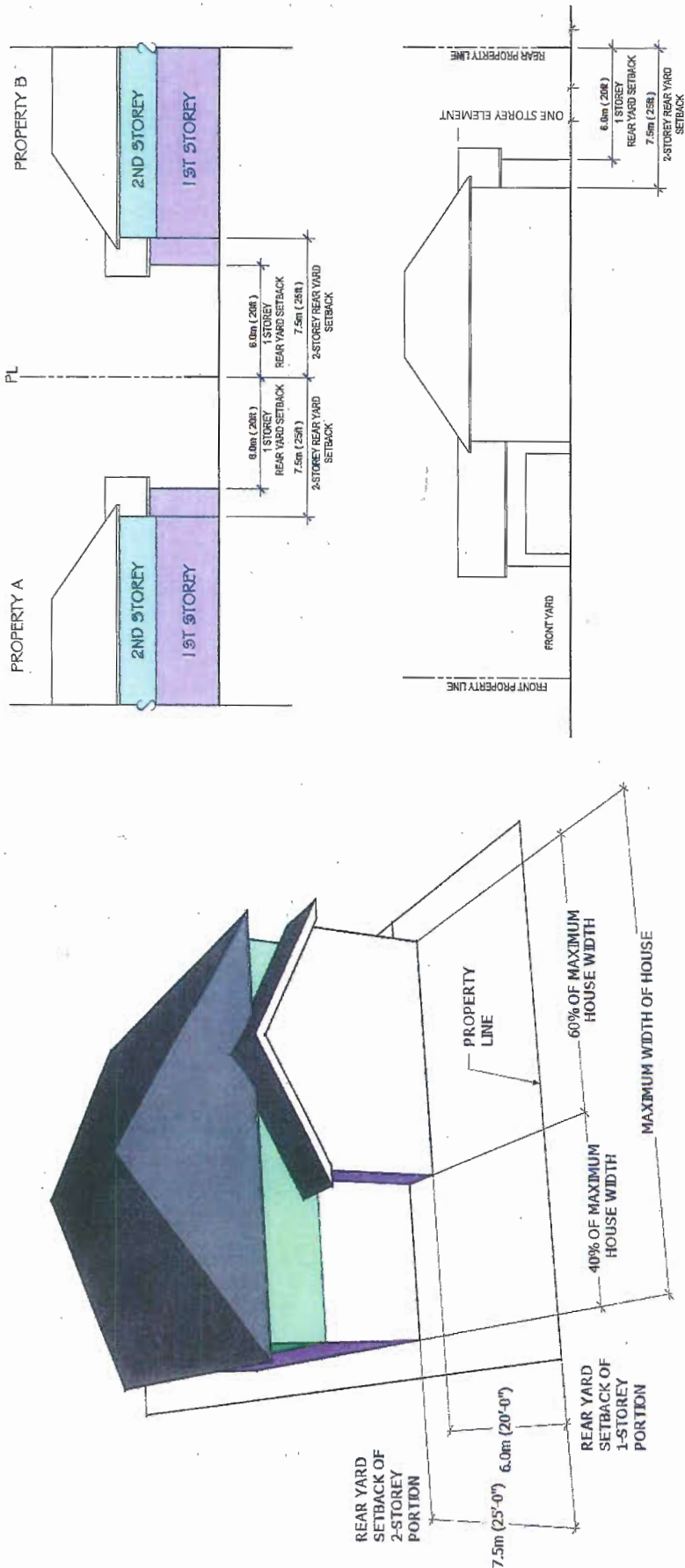
NOTE: If a lot is less than 28 m (92 ft) deep and less than 372 m² (4,000 ft²) in area the minimum rear yard setback can be 6.0 m (20 ft).

EXAMPLES OF MINIMUM REAR YARD SETBACK BASED ON WITH LOT DEPTH



Single Family Dwelling Building Massing Regulation – Second Phase

OPTION 2:

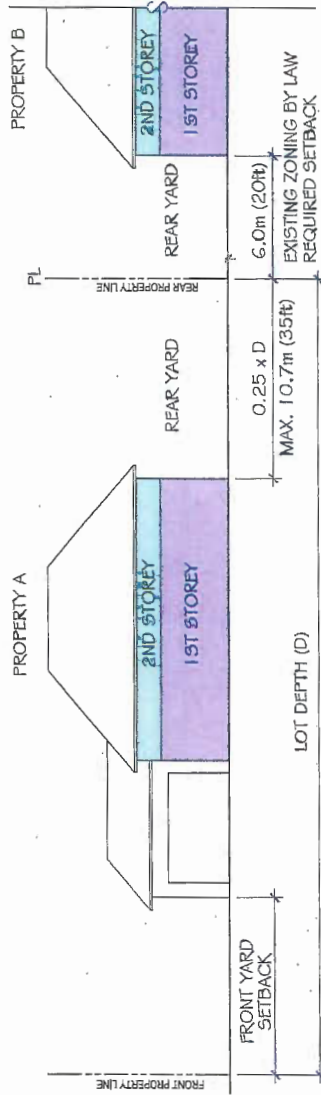


MASSING DIAGRAM

SITE SECTION DIAGRAMS

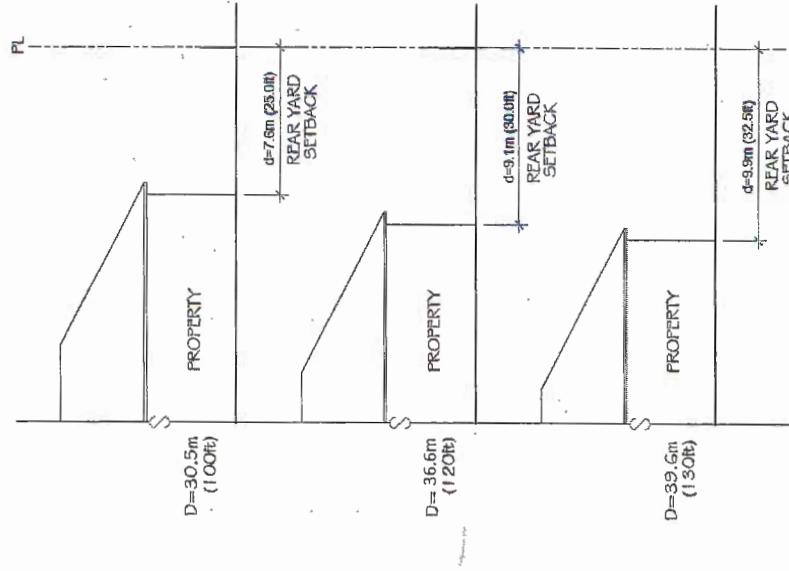
Proposed Amendments to Single Family Zoning in Bylaw 8500 Single Family Dwelling Building Massing Regulation – Second Phase

OPTION 3: Illustrations

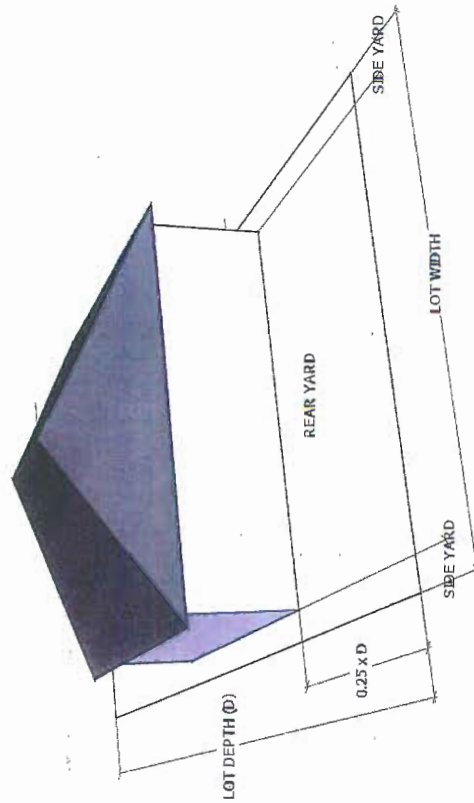


SITE SECTION

EXAMPLES:



MASSING DIAGRAM

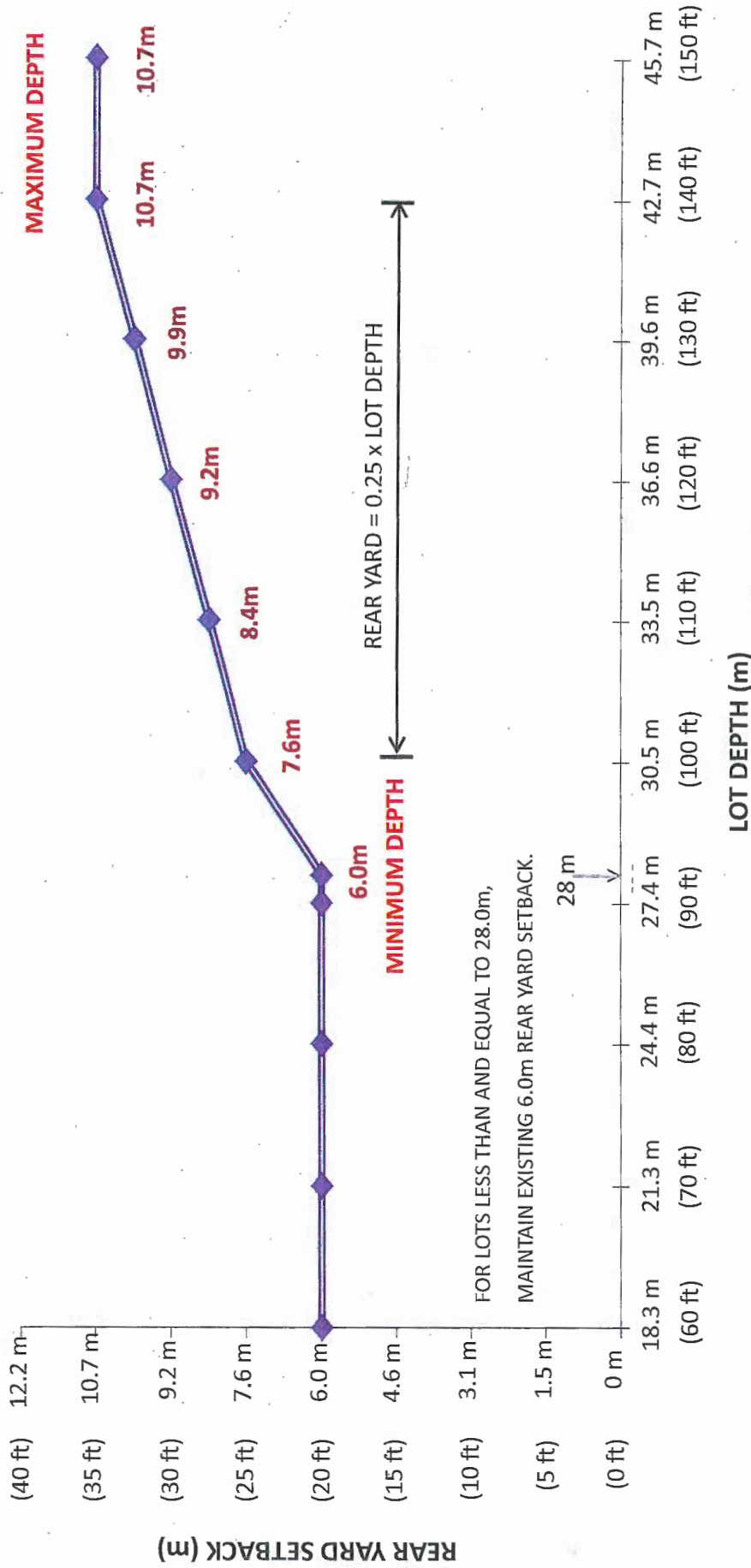


CROSS SECTION

2017-01-09

Single Family Dwelling Building Massing Regulation – Second Phase

This graph illustrates how the rear yard setback would increase as the depth of lot increases.



Single Family Dwelling Building Massing Regulation – Second Phase

REAR YARD AND SIDE YARD SETBACKS FOR DETACHED ACCESSORY BUILDINGS GREATER THAN 10m²

OPTION 1 (STATUS QUO): Minimum rear yard and minimum side yard

OPTION 2:

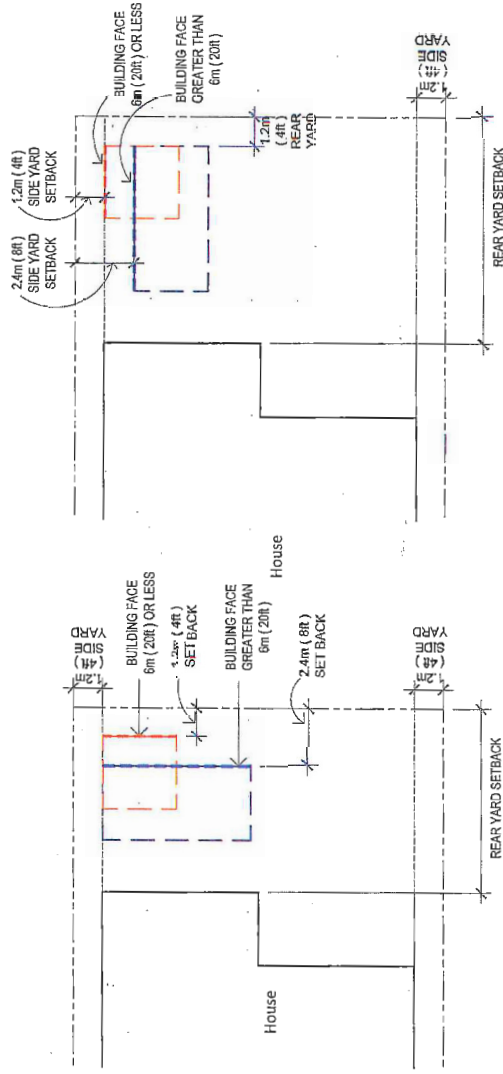
The rear yard and side yard setback for a detached accessory building would vary based on how wide the building is facing the adjacent property:

- If the building face is 6 m (20 ft) or less, the minimum setback for side and rear yard can be 1.2 m (4 ft).
- If the building face is more than 6 m (20 ft), the minimum setback for side and rear yard must be 2.4 m (8 ft).

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EXAMPLE #1: When the wall face (orange line) is 6.0 (20 ft) or less, the rear and side yard setback is 1.2 m (4 ft).

When the wall face (purple line) is more than 6.0 m (20 ft), the rear setback is 2.4 m (8 ft).



EXAMPLE #1:

Building face to rear property line

EXAMPLE #2:

Building face to side property line

Single Family Dwelling Building Massing Regulation – Second Phase

PROJECTIONS ALLOWED IN MINIMUM SIDE YARD SETBACKS

An amendment to allowed projections into side yards can increase the light and air between buildings, and reduce the appearance of massing.

OPTION 1 (STATUS QUO):

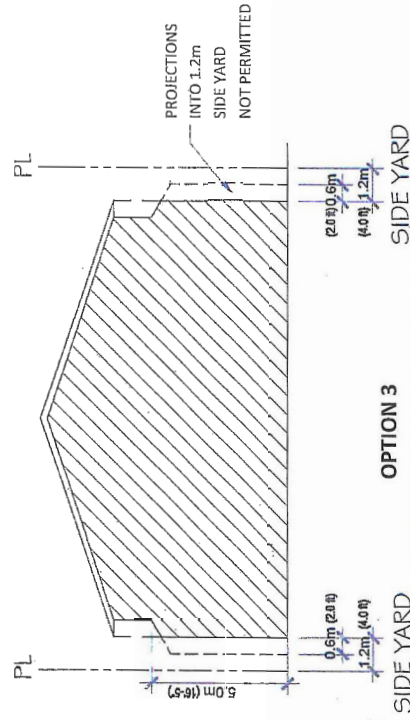
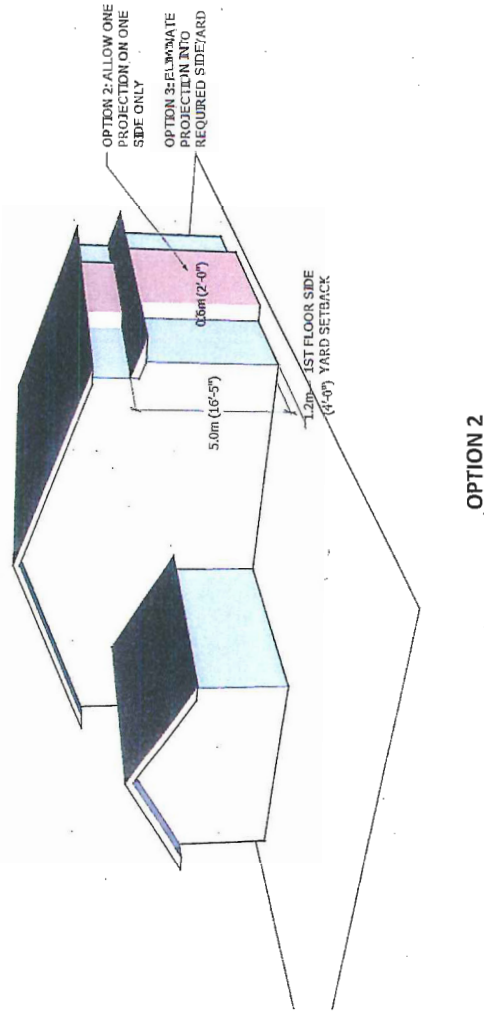
Continue to allow a portion of a wall to project a maximum of 0.6 m (2 ft) projection into side yard setbacks on both sides of the house.

OPTION 2:

Allow a wall projection into side yard setbacks, for a maximum of 1.8 m (6 ft) in length and 0.6 m (2 ft) in depth on one side of the house only.

OPTION 3:

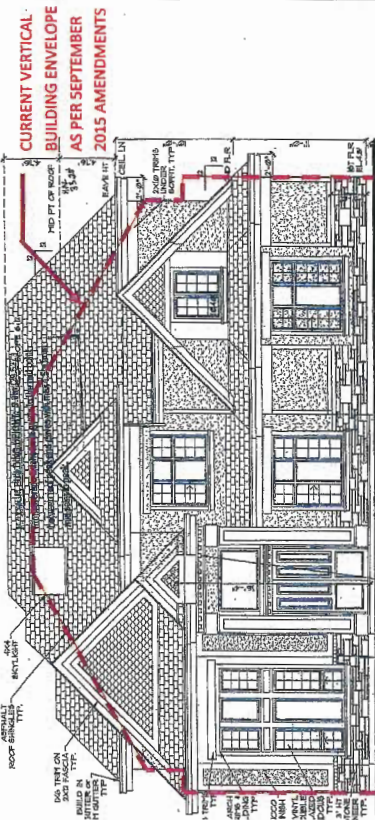
No projections permitted into required side yard setbacks.



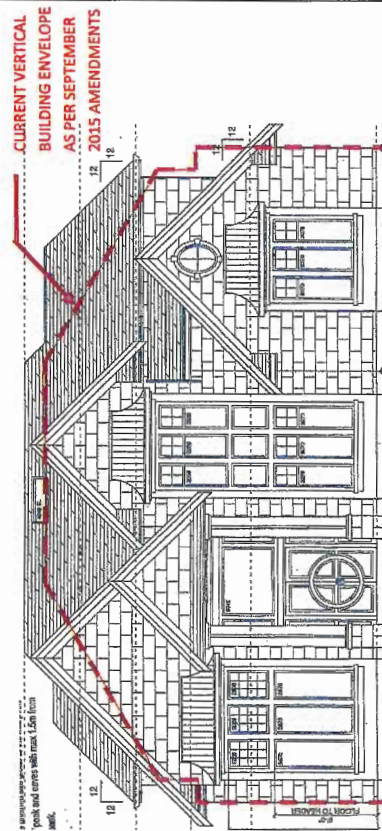
Proposed Amendments to Single Family Zoning in Bylaw 8500

Single Family Dwelling Building Massing Regulation – Second Phase

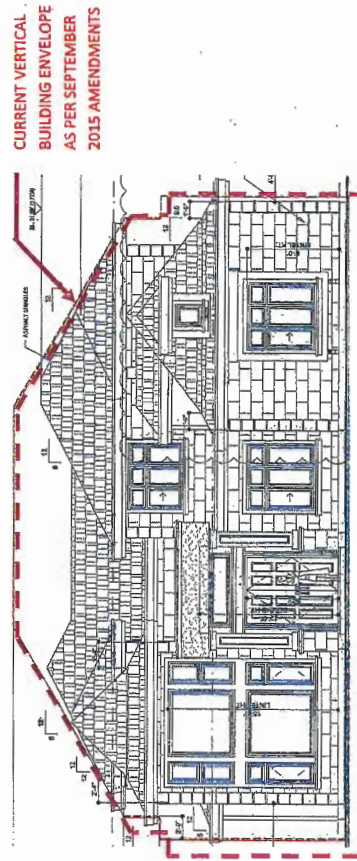
BUILDING MASSING IMPROVEMENTS SINCE THE ADOPTION OF VERTICAL LOT WIDTH ENVELOPE CHANGES IN 2015



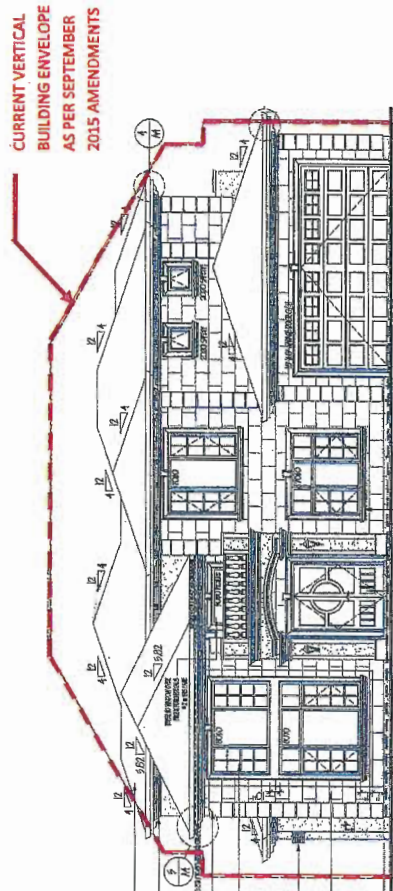
EXAMPLE 1



EXAMPLE 2



EXAMPLE 1



EXAMPLE 2

House designs permitted under previous building envelope regulations prior to September 2015

House designs complying to vertical building envelope regulations introduced with zoning amendments September 2015

Single Family Dwelling Building Massing Regulation – Second Phase

LOCATION OF SECOND STOREY DECKS FACING REAR & SIDE YARDS

An amendment to regulate the location and size of rear-facing second storey decks can reduce the potential privacy overlook concerns for adjacent properties.

OPTION 1 (STATUS QUO):

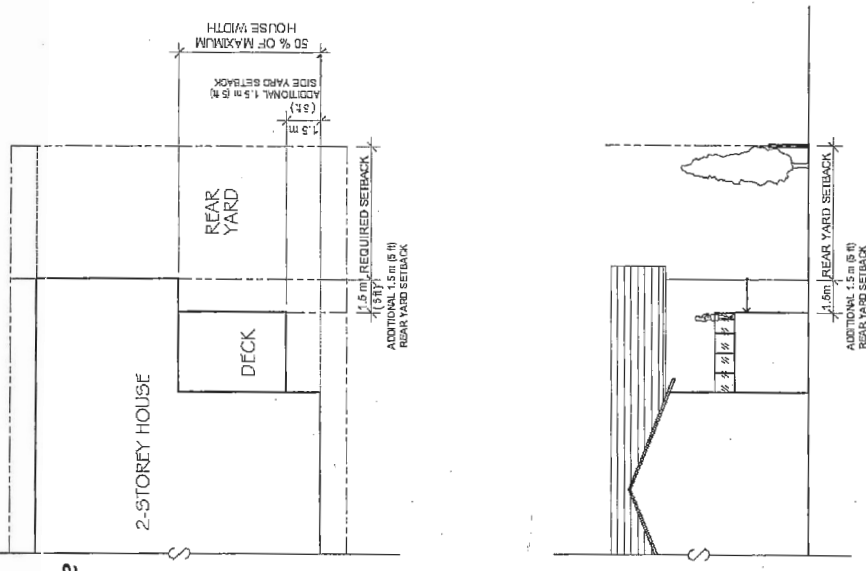
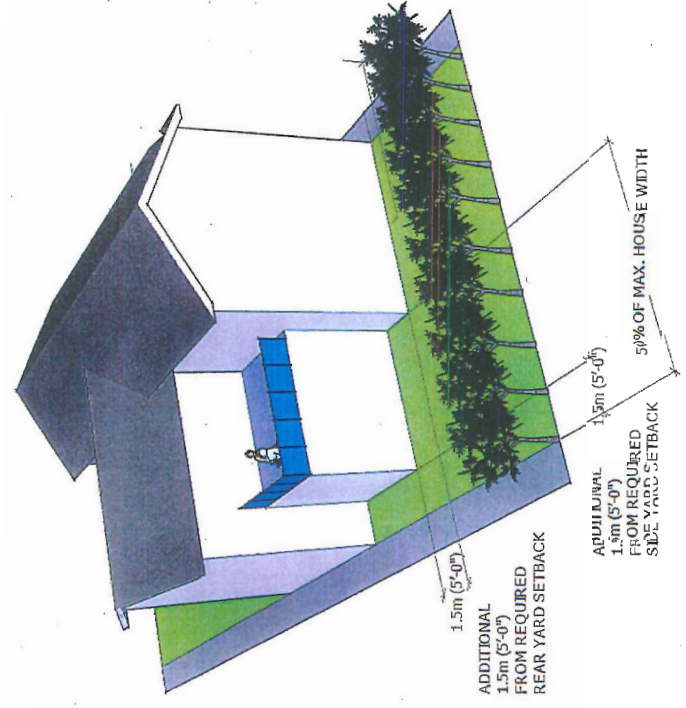
No restrictions on location and size of 2nd storey decks

OPTION 2:

A second storey deck located on the rear of a single family dwelling must be set back an additional 1.5 m (5 ft) from the required rear yard setback, and

An additional 1.5 m (5 ft) setback from side yard setback is also required.

The deck cannot be wider than 50% of the wall it is built against.



OPTION #2

OPTION #2

Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

SITE COVERAGE AND LANDSCAPING

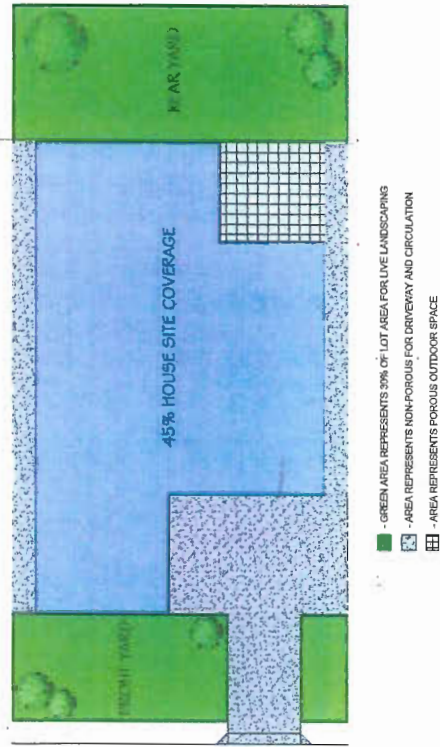
Site coverage is a measurement of the amount of the lot that is covered by buildings or hard surfaces. An amendment to reduce the maximum coverage allowed, while still maintaining the allowable house size under the Zoning Bylaw could provide more greenery in the City.

OPTION 1, STATUS QUO:

This option maintains the current requirements of the Zoning Bylaw - which allows 45% of the lot to be covered by buildings; plus 25% by hard surfaces (driveways, walkways etc.) for a total site coverage of 70%.

The Zoning Bylaw current sets out a minimum area for live landscaping, which varies, depending on the zoning of the property:

- a) 20% on lots zoned RS1/A or K, RS2/A or K;
- b) 25% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 30% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H



OPTION #1

Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

SITE COVERAGE AND LANDSCAPING (continued)

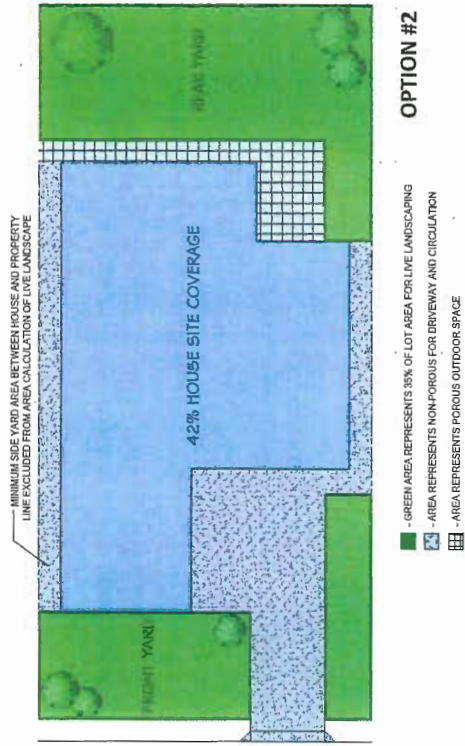
OPTION 2: This option reduces the maximum area that can be covered by buildings to 42% for buildings; and reduces the amount of hard surface coverage to 23%, for total site coverage of 65%. Minimum area for live landscaping would be increased as follows:

- a) 25% on lots zoned RS1/A or K, RS2/A or K;
- b) 30% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 35% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
- d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area

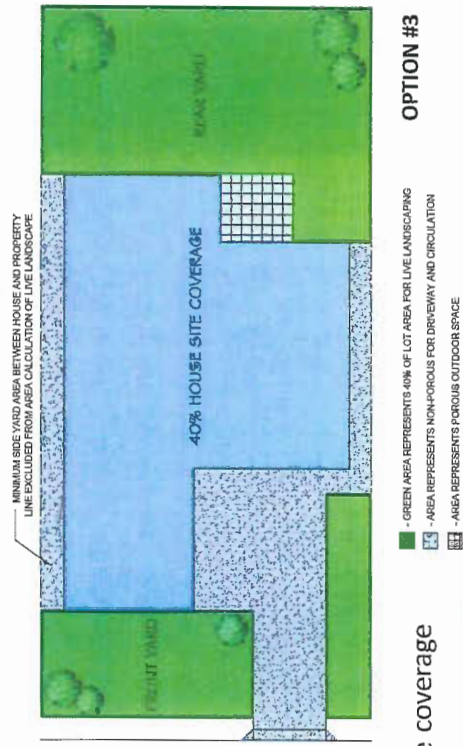
OPTION 3: This option reduces the maximum area that can be covered by buildings to 40% for buildings, and reduces the amount of hard surface coverage to 20%, with a total site coverage of 60%. Minimum area for live landscaping would be increased as follows:

- a) 30% on lots zoned RS1/A or K, RS2/A or K;
- b) 35% on lots zoned RS1/B, C or J, RS2/B, C or J; and
- c) 40% on lots zoned RS1/D, E, F, G or H, RS2/D, E, F, G or H
- d) any area between the side lot line and building face is excluded from the calculation of minimum landscaped area

NOTE: Building lots smaller than 375 m² exempt from reductions in building site coverage which will remain at 45%.



OPTION #2



OPTION #3

Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

TREE PLANTING FOR NEW SINGLE FAMILY BUILDING PERMITS WITH LESS THAN TWO EXISTING TREES

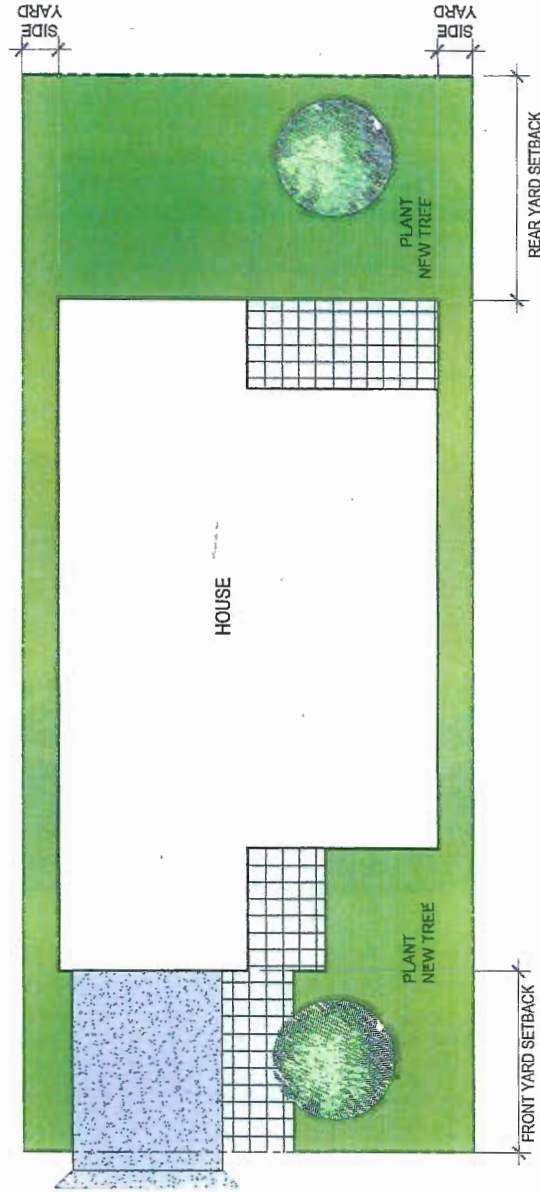
OPTION 1 (STATUS QUO):

No requirements for new tree planting.

OPTION 2:

One new tree to be planted in the front yard and one new tree in the rear yard.

EXCEPTION: There is no requirement for new trees if there are at least two trees on the lot, and there are trees in both the front and rear yards.



OPTION #2

Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

MINIMUM FRONT YARD LANDSCAPING REQUIREMENTS

Requiring a minimum portion of the front yard setback to be landscaped will bring more greenery to the City.

OPTION 1 (STATUS QUO):

No change - No minimum requirements for live landscaping in the front yard. So long as minimum setbacks are met, live landscaping can be provided anywhere on the lot.

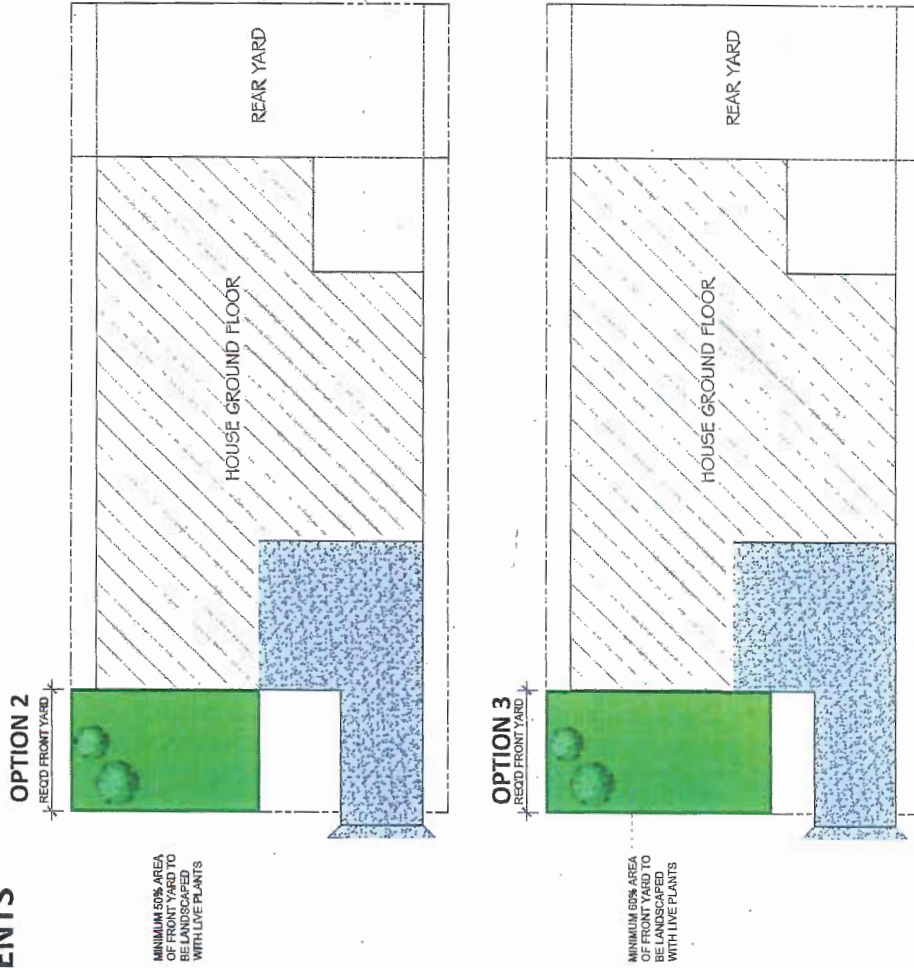
CNCL - 428

OPTION 2:

A minimum of 50% of the required front yard setback must be landscaped with live plantings.

OPTION 3:

A minimum of 60% of the required front yard setback must be landscaped with live plantings.



Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

ENTRY GATES

There are currently no regulations on the placement of mechanical entry gates for single family dwellings in Richmond. An amendment to regulate a minimum setback from the front property line will improve vehicle safety.

OPTION 1 (STATUS QUO):

No restrictions on the location of entry gates.

OPTION 2:

A front entry gate is allowed, but can be no higher than 1.2 m (4 ft), and must be setback at least 6 m (20 ft) from the front property line.



Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

GARAGE PROJECTIONS

An amendment to limit how far a garage can project from the front wall of the house toward the street can reduce the appearance of a large single family dwelling and be more compatible with existing single family character.

OPTION 1 (STATUS QUO):

No restrictions on front garage projections. If required front yard setback is met, there is no limit on garage projection.

OPTION 2:

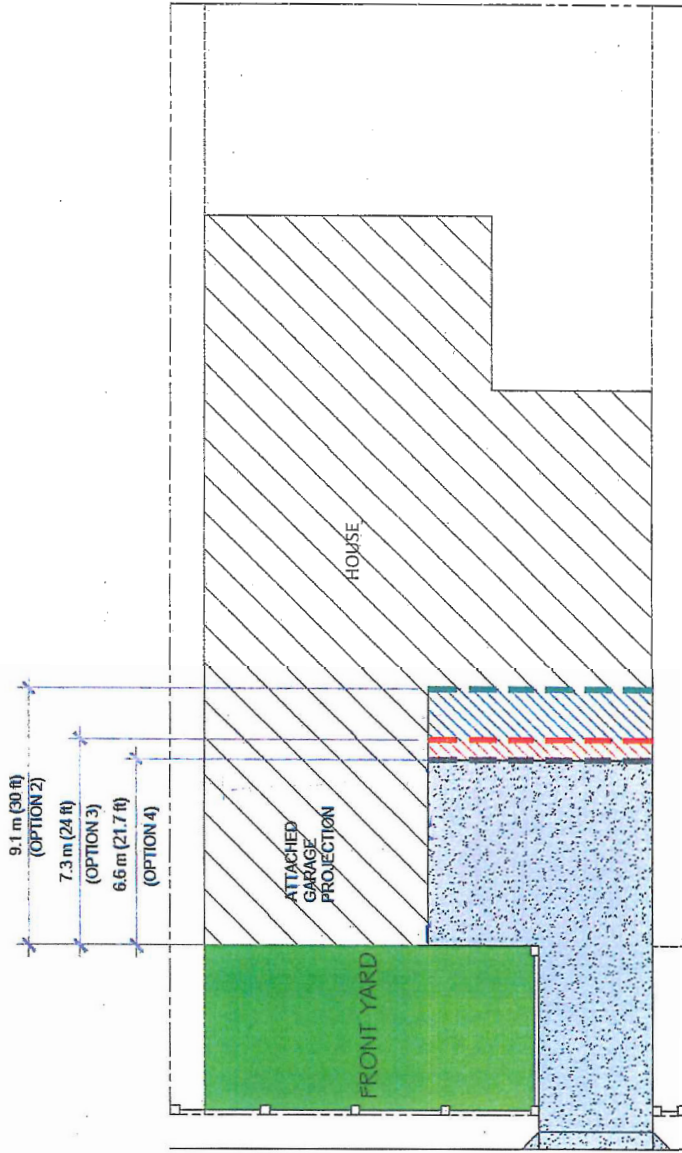
Allow a maximum 9.1 m (30 ft) projection from front wall of house to front wall of garage (Three-car garage).

OPTION 3:

Allow a maximum 7.3 m (24 ft) Projection from front wall of house to front wall of garage (Two-car garage).

OPTION 4:

Allow a maximum 6.6 m (21.7 ft) Projection from front wall of house to front wall of garage (Two-car garage).



NOTE: Any garage floor area larger than 50 m² (538 ft²) is counted towards the overall size of the house.

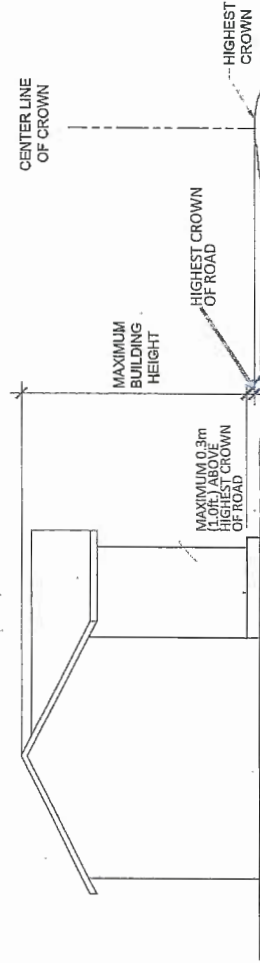
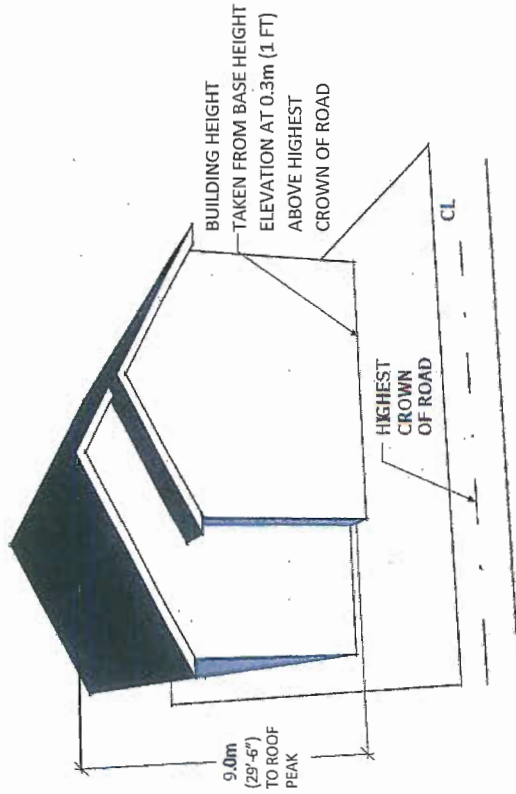
Single Family Dwelling Building Massing Regulation – ITEMS FOR CONSIDERATION

MEASURING BUILDING HEIGHT IN AREA “A”

Maximum overall building height is currently measured from a ground elevation to the highest peak, ridge or parapet of the roof. Currently, elevation is the “Average Finish Site Grade” as calculated from the finish elevations at the corners of the lot and the proposed grade around the building.

Staff propose to simplify the process for determining overall building height measurement as follows:

1. In Area A, the base elevation for measuring overall building height be from 0.3 m (1 ft) above the highest crown of road in front of the house.
2. This will establish a common measurement point for the neighbourhood street, ensuring a consistent measurement point.
3. It will also result in easier verification of the maximum height by builders and by staff.





City of
Richmond

Single Family Building Massing SURVEY RESULTS

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

796 Surveys submitted – combination of on-line and by hand

On-line: 635

By hand: 161

Question results presented as: % of responses (actual # of responses)

Depth of House

1. I support an amendment to the Zoning Bylaw to regulate the maximum depth of house.

☐ Yes ☐ No (retain status quo – Option 1) ☐ No opinion

2. If yes, my preferred option is:

- ☐ Option 2: Limit house depth to 55% of total lot depth -
☐ Option 3: Limit house depth to 50% of total lot depth -

SURVEY RESULTS:

Yes: 57.7 % (454) No: 41.9 % (330) No opinion: 0.4% (3)

Preferred Option: Option 2 – 10.8% (47) Option 3 – 89.2 % (387)

Rear Yard Setbacks

3. I support an amendment to the Zoning Bylaw to change rear yard setbacks for a single family house.

☐ Yes ☐ No (retain status quo – Option 1) ☐ No opinion

4. If yes, my preferred option is:

- ☐ Option 2: Rear yard setback of 6 m (20 ft.) on the ground floor and 7.5 m (25 ft.) for second or half storey
☐ Option 3: Rear yard setback determined by % lot depth (25% of lot depth)

SURVEY RESULTS:

Yes: 55.5 % (437) No: 43.7 % (344)

Preferred Option: Option 2 – 20.8% (89) Option 3 - 79.2% (338)

Rear and Side Yard Setbacks for Accessory Buildings

5. I support an amendment to the Zoning Bylaw to update the rear yard and side yard setbacks for an accessory building greater than 10 m² (105 ft²) in area, with a setback based on the size of the wall facing the neighbour.

☐ Yes ☐ No (retain status quo) ☐ No opinion

SURVEY RESULTS:

Yes: 52.1% (407) **No:** 43.1% (337) **No opinion** 4.7 % (37)

Projections into Side Yards

6. I support an amendment to the Zoning Bylaw regarding permitted projections into side yards for single family dwellings.

☐ Yes ☐ No (retain status quo – Option 1) ☐ No opinion

7. If yes, my preferred option is:

- ☐ Option 2: Allow one 0.6 m (2 ft.) projection, a maximum of 1.8 m (6 ft.) in length on one side of the house only
- ☐ Option 3: Eliminate all side yard projections

SURVEY RESULTS:

Yes: 53.4% (415) **No:** 43.4% (37) **No opinion** 3.2% (25)

Preferred Option: Option 2 – 20.9% (83) Option 3 – 79.1% (314)

Location of Decks for Single Family Houses

8. I support an amendment to the Zoning Bylaw for the location and setbacks of second storey rear decks for single family dwellings.

☐ Yes ☐ No (retain status quo) ☐ No opinion

SURVEY RESULTS:

Yes: 52.6% (411) **No:** 43.9% (343) **No opinion:** 3.6% (28)

Site Coverage and Minimum Landscaping Requirements

9. I support an amendment to the Zoning Bylaw for site coverage limits and minimum landscaping requirements for single family dwellings.

☐ Yes ☐ No (retain status quo – Option 1) ☐ No opinion

10. If yes, my preferred option is:

- ☐ Option 2: 42% coverage; total site coverage of 65%; 25% to 35% of lot to be live plantings
☐ Option 3: 40% coverage; total site coverage of 60%; 30% to 40% of lot to be live plantings

SURVEY RESULTS:

Yes: 55.8% (436) **No:** 42.5% (332) **No opinion:** 1.8% (14)

Preferred Option: Option 2 – 24.2% (100) Option 3 - 75.8% (314)

Tree Planting Requirements

11. I support an amendment to the Zoning Bylaw to require a minimum of two trees for each lot, for new single family houses where there are no pre-existing trees on the lot.

☐ Yes ☐ No (retain status quo) ☐ No opinion

SURVEY RESULTS:

Yes: 64.6% (507) **No:** 33.5% (263) **No opinion:** 1.9% (15)

Minimum Front Yard Landscaping Requirements

12. I support an amendment to the Zoning Bylaw to require a minimum area of front yard landscaping for single family dwellings.

☐ Yes ☐ No (retain status quo – Option 1) ☐ No opinion

13. If yes, my preferred option is:

- ☐ Option 2: Minimum of 50% of the required front yard setback be landscaped
☐ Option 3: Minimum of 60% of the required front yard setback be landscaped

SURVEY RESULTS:

Yes: 58.2% (457) **No:** 40.1% (315) **No opinion:** 1.7% (13)

Preferred Option: Option 2 – 23.8% (104) Option 3 76.2% (333)

Regulation of Entry Gates

14. I support an amendment to the Zoning Bylaw to regulate front entry gates to a maximum height of 1.2 m (4 ft.) and a minimum setback of 6 m (20 ft.) from the front property line.

☐ Yes ☐ No ☐ No opinion

SURVEY RESULTS:

Yes: 55.8% (440) **No:** 41.5% (327) **No opinion:** 2.7% (21)

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15. I support an amendment to the Zoning Bylaw to limit the forward projection of an attached garage.

16. If yes, my preferred option is:

- ## SURVEY RESULTS:

Yes: 54.5% (427) No: 43.0%(337) No opinion 2.6% (20)

Preferred Option: Option 2 – 8.2% (34) Option 3 – 17.1% (73) Option 4 – 74.7% (310)

17. I support an amendment to the Zoning Bylaw for the measurement of building height.

- ### SURVEY RESULTS:

Yes: 60.1% (472) **No:** 38.5% (302) **No opinion:** 1.4% (11)

Please use this space to provide any other comments you may have:

Comments will be summarized as part of the report to planning committee

I am interested in the Single Family Building Massing updates as I am: (check all that apply)

- ☐ A Richmond resident - 735
- ☐ A Richmond builder/developer - 49
- ☐ Other -18 (please specify): _____

My name is (optional): _____

My email address is (optional): _____

I heard about this public consultation process via (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Newspaper story - 218 | <input type="checkbox"/> Facebook - 56 |
| <input type="checkbox"/> Newspaper advertisement: Richmond News
- 131 | <input type="checkbox"/> Twitter - 13 |
| <input type="checkbox"/> City of Richmond website: www.richmond.ca
- 91 | <input type="checkbox"/> Word of mouth - 326 |
| <input type="checkbox"/> LetsTalkRichmond.ca website - 197 | <input type="checkbox"/> Saw poster in City facility
- 12 |

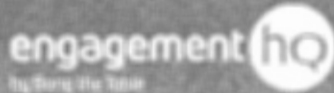
Thank you for your time and feedback.

Project Report

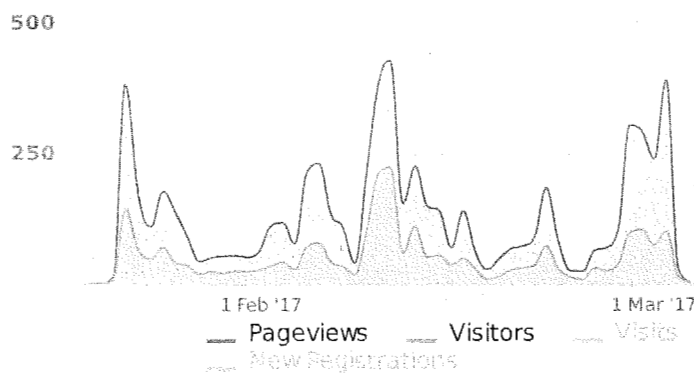
16 January 2017 - 07 March 2017

Lets Talk Richmond

Proposed single family dwelling building massing regulations



Visitors Summary



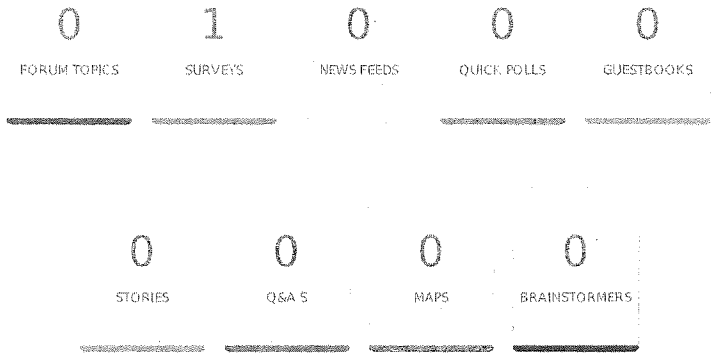
Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
2.7 k	242	
NEW REGISTRATIONS		
289		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
635	1.4 k	2.2 k

Aware Participants	2,182	Engaged	635
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	2,182	Contributed on Forums	0 0 0
Informed Participants	1,390	Participated in Surveys	635 0 0
Informed Actions	Participants	Contributed to Newsfeeds	0 0 0
Viewed a video	0	Participated in Quick Polls	0 0 0
Viewed a photo	0	Posted on Guestbooks	0 0 0
Downloaded a document	402	Contributed to Stories	0 0 0
Visited the Key Dates page	95	Asked Questions	0 0 0
Visited an FAQ list Page	0	Placed Pins on Maps	0 0 0
Visited Instagram Page	0	Contributed to Brainstormers	0 0 0
Visited Multiple Project Pages	741		
Contributed to a tool (engaged)	635		

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ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Building Massing 2017	Archived	1611	635	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Single Family Building Massing Study Display Boards	378	413
Document	November 28, 2016 Report to Council Single Family Building	101	109
Key Dates	Massing ... Key Date	95	114

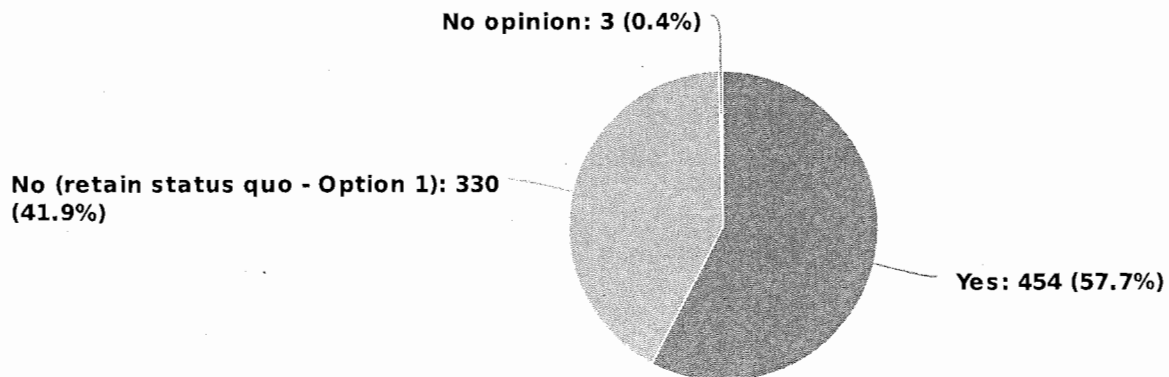
ENGAGEMENT TOOL: SURVEY TOOL

Tool title/name: Building Massing 2017

VISITORS	1611	CONTRIBUTORS	635	CONTRIBUTIONS	796
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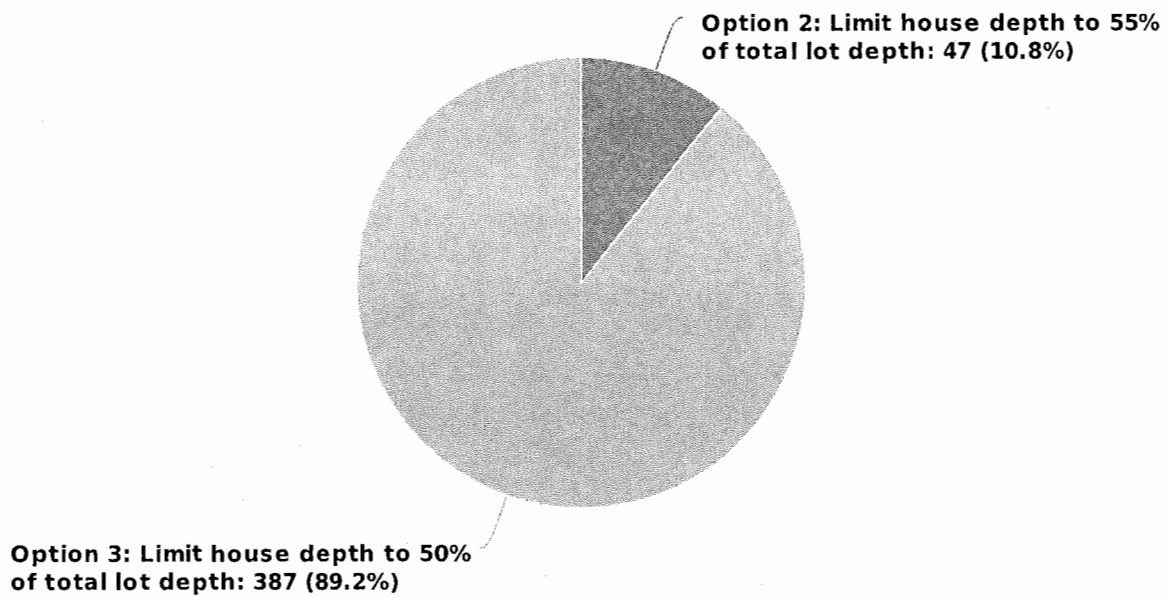
I support an amendment to regulate the maximum depth of house.

Optional question



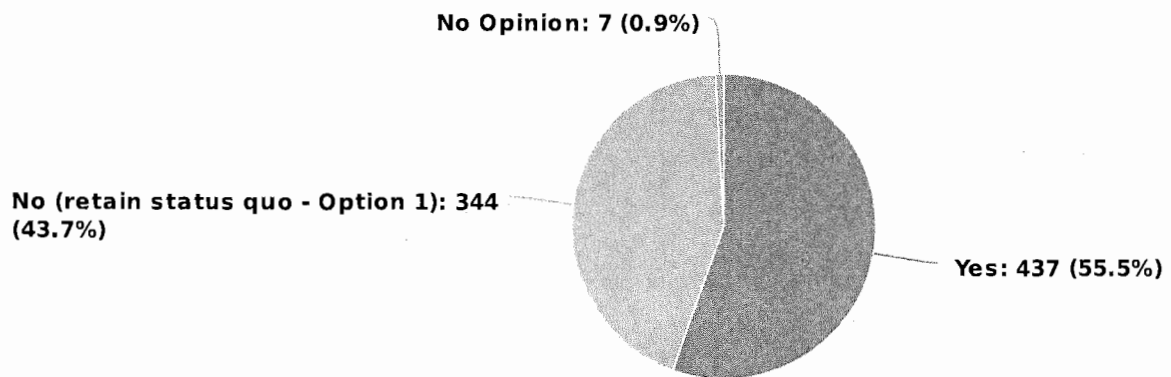
If yes, my preferred option is: (see Board 2 below)

Optional question



I support an amendment to change rear yard setbacks for a single family house.

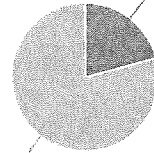
Optional question



If yes, my preferred option is: (see Boards 3 & 4 below)

Optional question

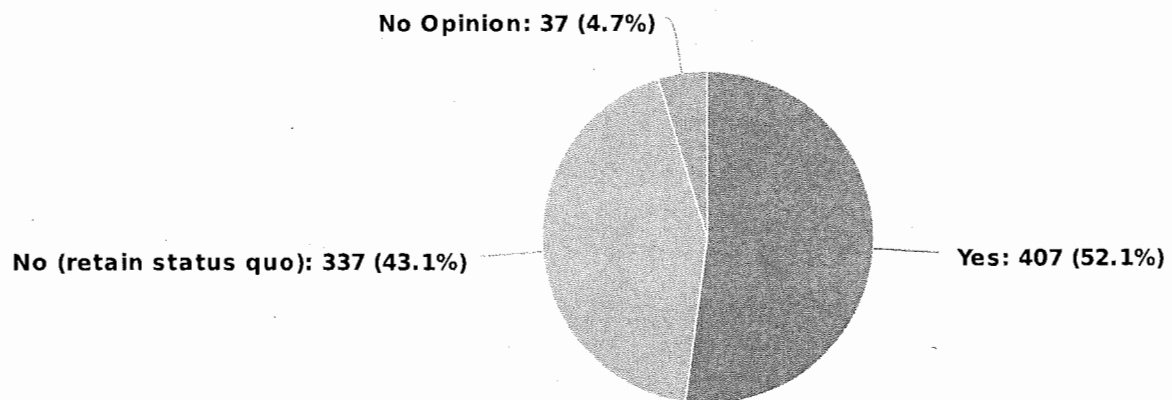
**Option 3: Rear yard setback
determined by % lot depth (25% lot
depth): 338 (79.2%)**



**Option 2: Rear yard setback of 6 m
(20 ft.) on the ground floor and 7.5
m (25 ft.) for second or half storey: 89
(20.8%)**

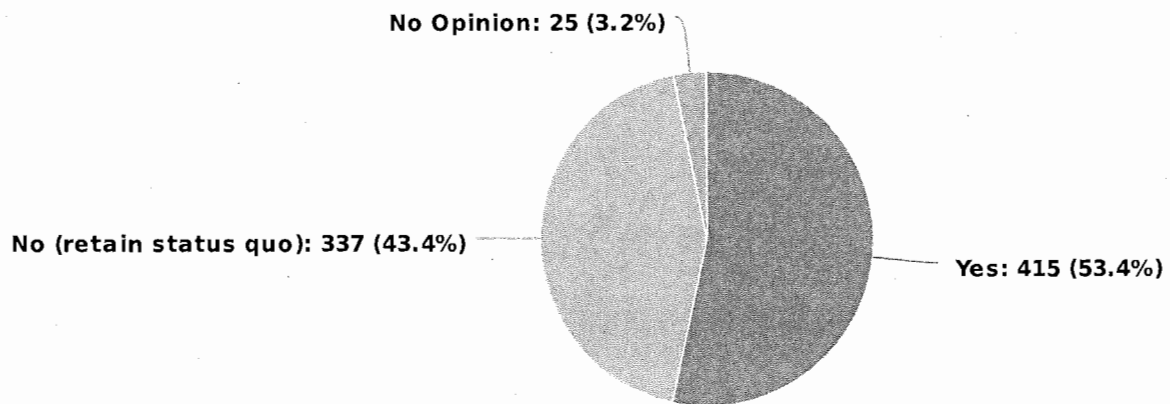
I support an amendment to the Zoning Bylaw to update the rear yard and side yard setbacks for an accessory building greater than 10 m² (105 ft²) in area, with a setback based on the size of the wall...

Optional question



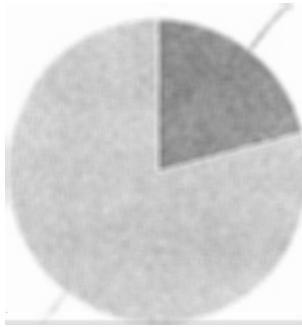
**I support an amendment to the Zoning Bylaw regarding permitted
projections into side yards for single family dwellings.**

Optional question



If yes, my preferred option is: (see Board 9 below)

Optional question

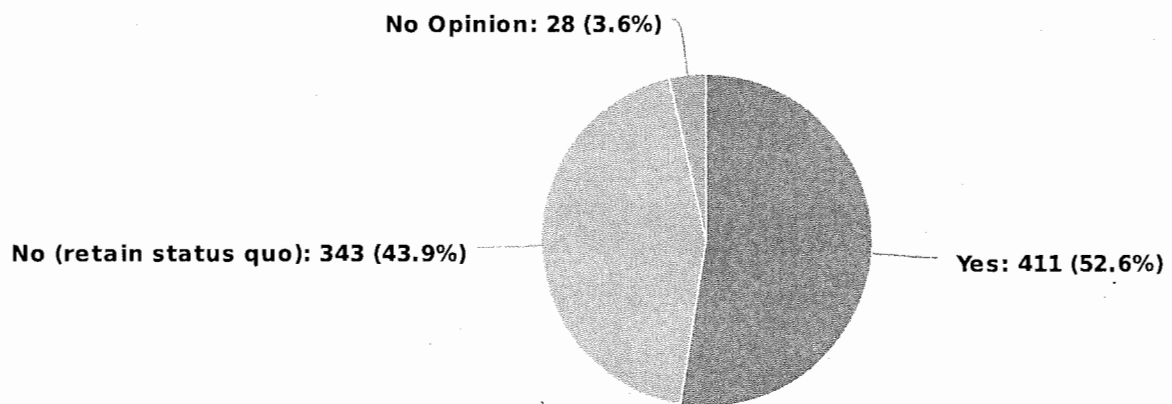


Option 2: Allow one 0.6 m (2 ft.) projection, a maximum of 1.8 m (6 ft. in length on one side of the house only: 83 (20.9%)

Option 3: Eliminate all side yard projections: 314 (79.1%)

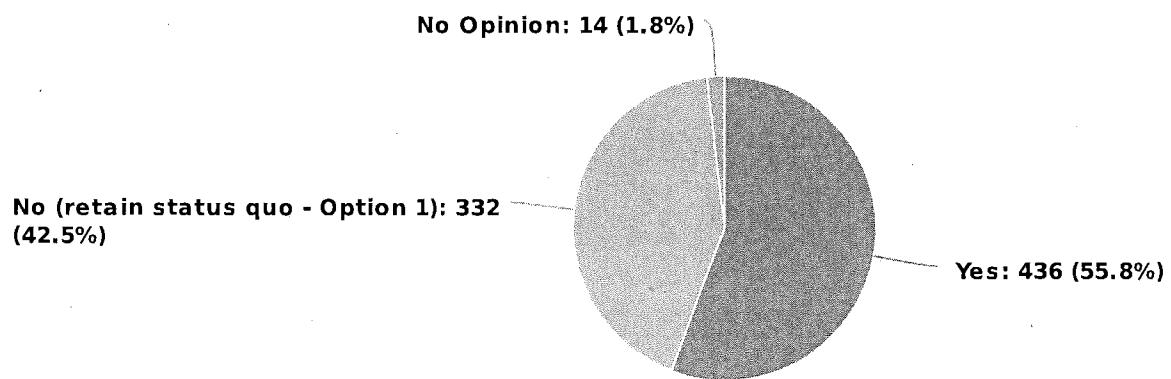
I support an amendment to the Zoning Bylaw for the location and setbacks of second storey rear decks for single family dwellings.

Optional question



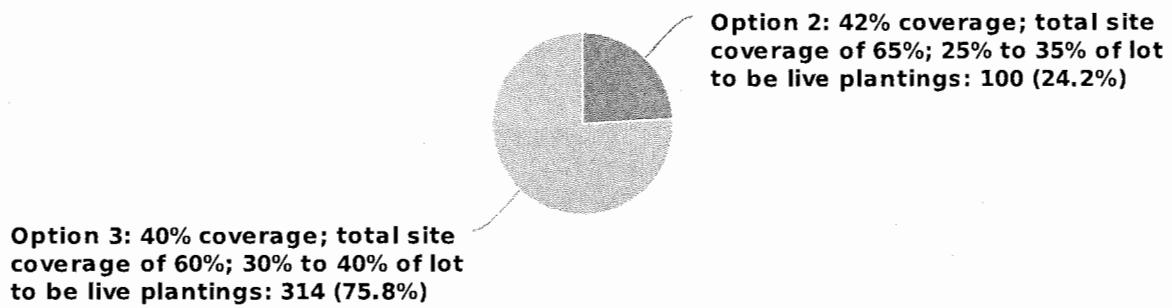
**I support an amendment to the Zoning Bylaw for site coverage limits
and minimum landscaping requirements for single family dwellings.**

Optional question



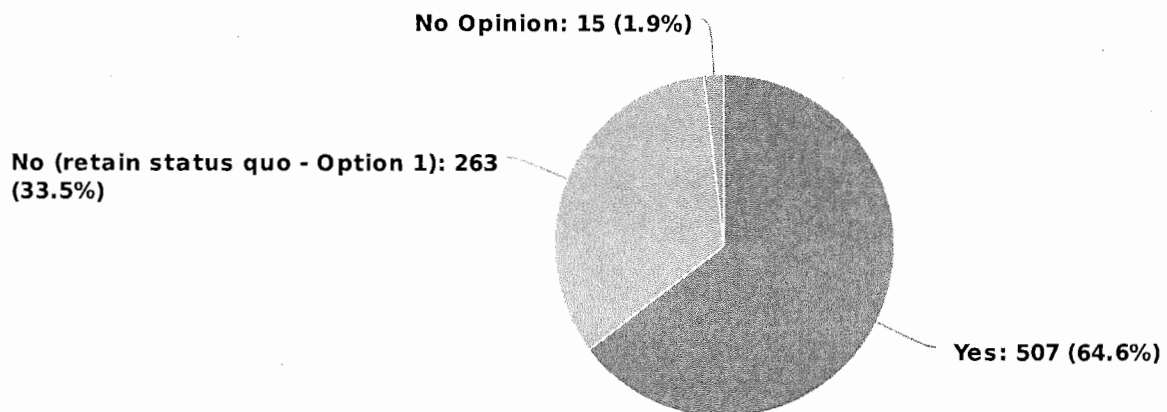
If yes, my preferred option is:

Optional question



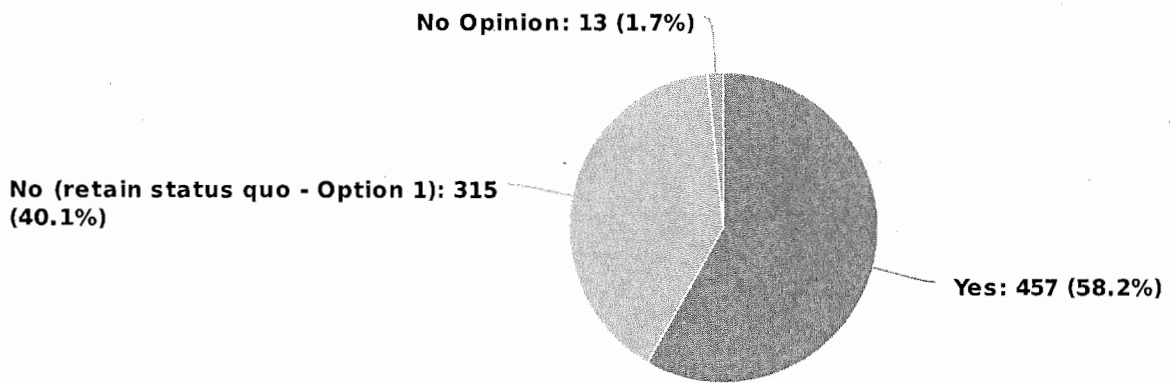
I support an amendment to the Zoning Bylaw to require a minimum of two trees for each lot, for new single family houses where there are no pre-existing trees on the lot.

Optional question



**I support an amendment to the Zoning Bylaw to require a minimum area
of front yard landscaping for single family dwellings.**

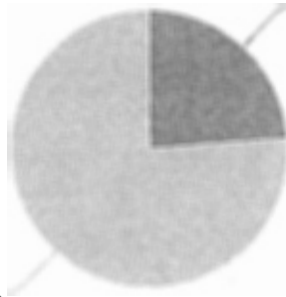
Optional question



If yes, my preferred option is: (see Board 15 below)

Optional question

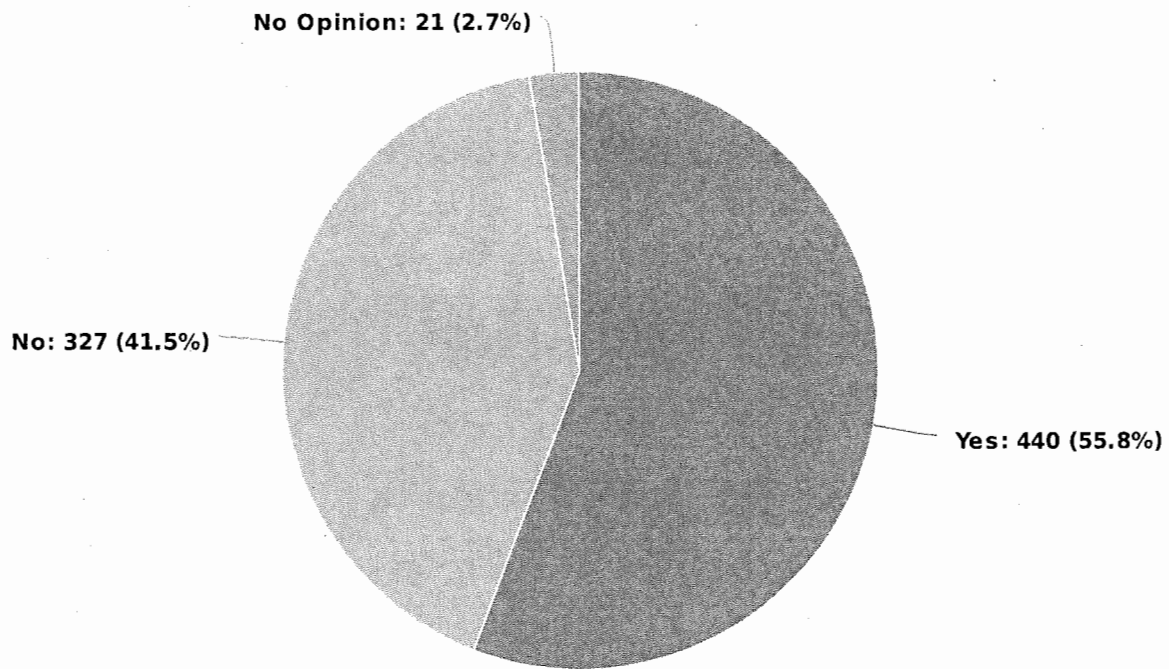
**Option 3: Minimum of 60% of the
required front yard setback be
landscaped: 333 (76.2%)**



**Option 2: Minimum of 50% of the
required front yard setback be
landscaped: 104 (23.8%)**

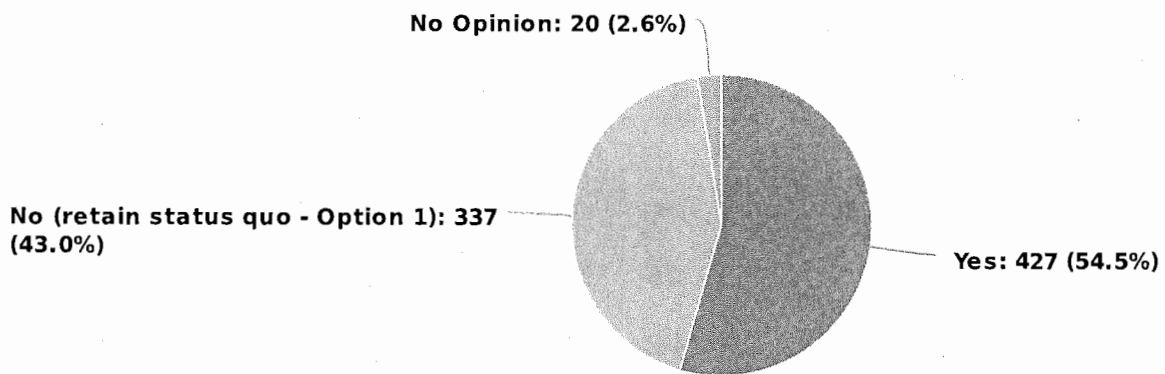
I support an amendment to the Zoning Bylaw to regulate front entry gates to a maximum height of 1.2 m (4 ft.) and a minimum setback of 6 m (20 ft.) from the front property line.

Optional question



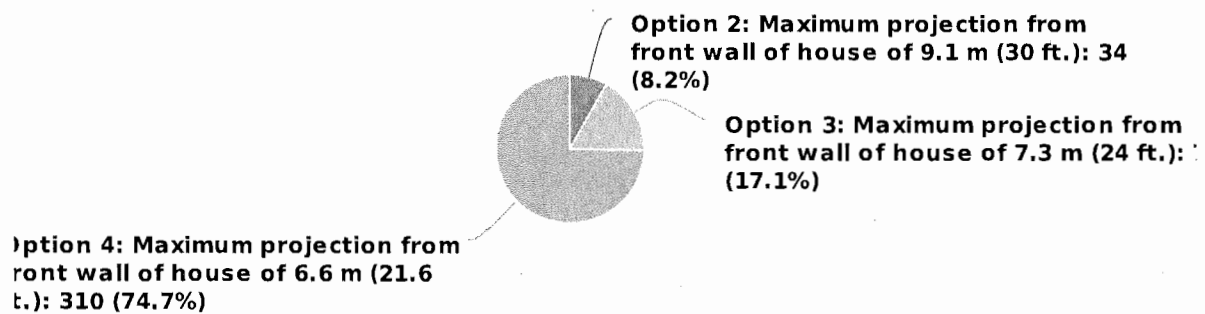
**I support an amendment to the Zoning Bylaw to limit the forward
projection of an attached garage.**

Optional question



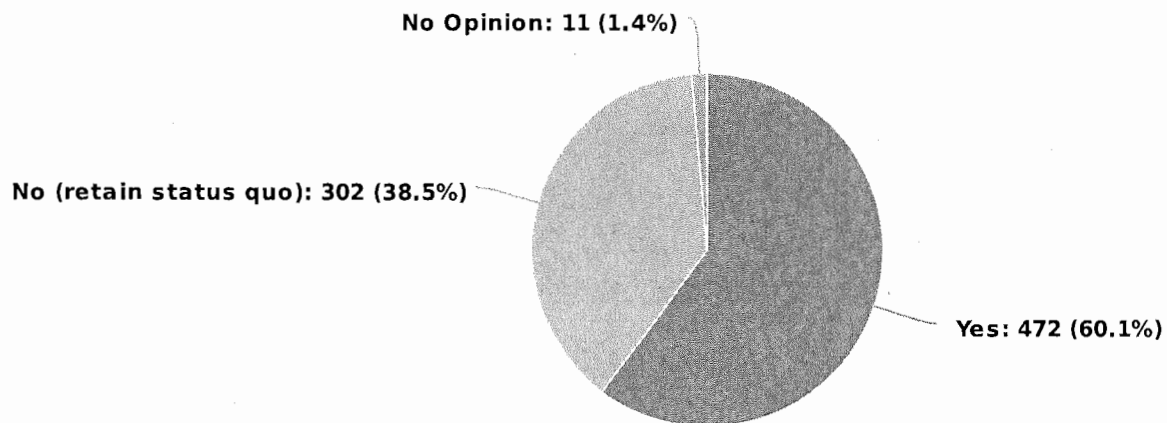
If yes, my preferred option is: (see Board 17 below)

Optional question



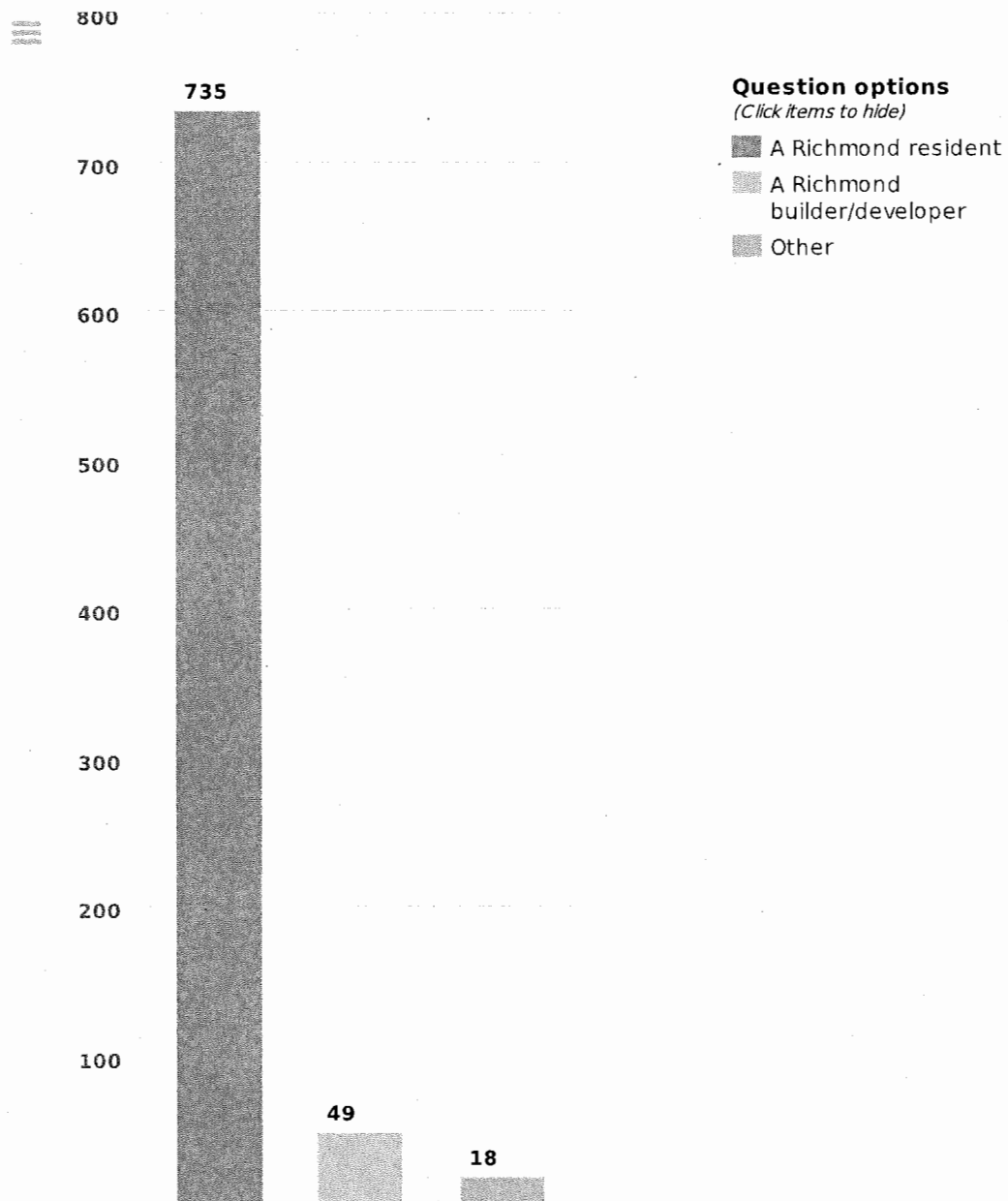
**I support an amendment to the Zoning Bylaw for the measurement of
building height.**

Optional question



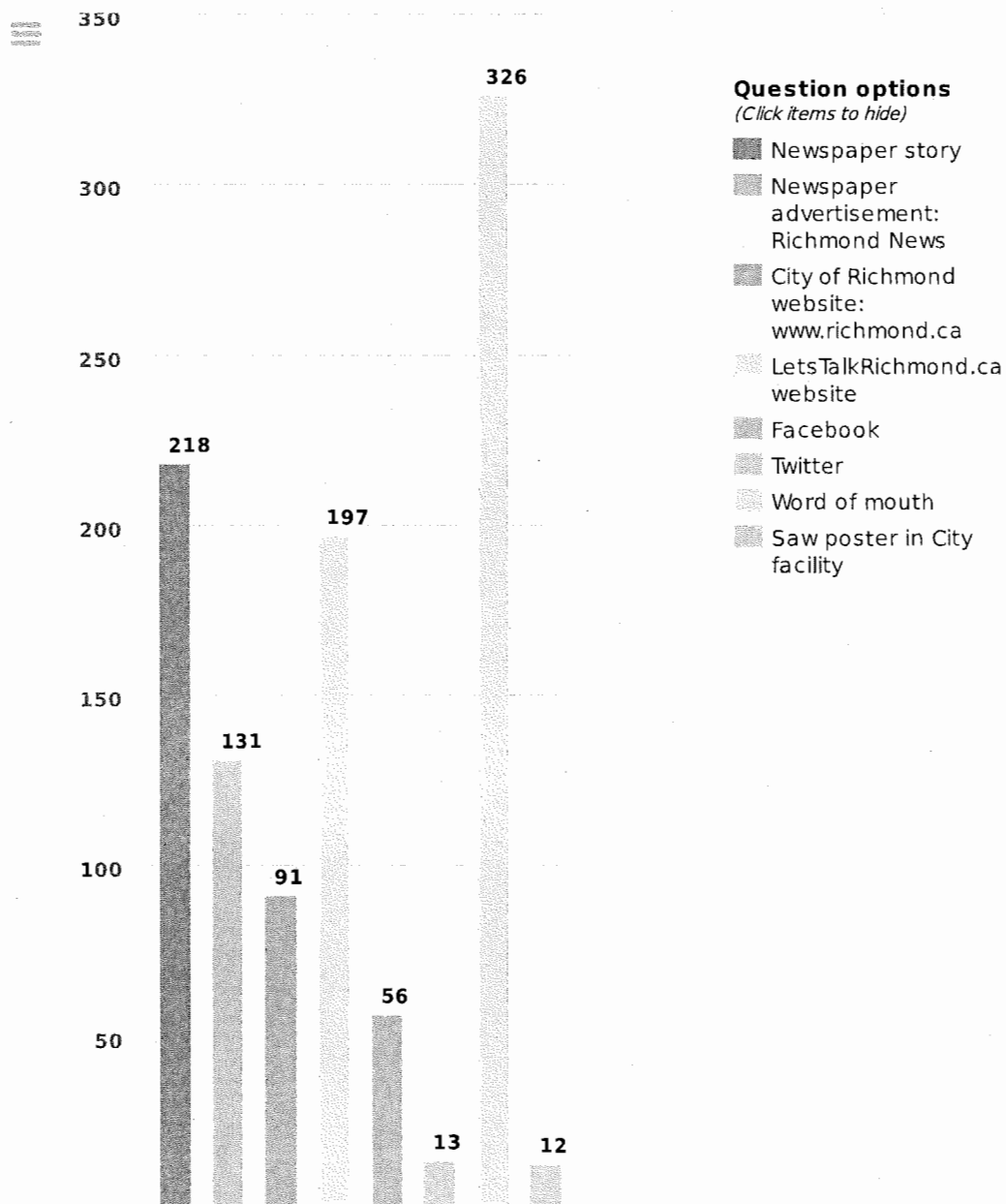
I am interested in the Single Family Building Massing updates as I am:
(check all that apply)

Optional question



I heard about this public consultation process via (check all that apply):

Optional question



Konkin, Barry

Subject: FW: housing controls

From: [REDACTED]

Sent: Sunday, 13 November 2016 15:27

To: Mayor and Councillors

Subject: housing controls

To all concerned:

Before the November 22 planning committee meeting, I would like to emphasise the importance of the following concerns for any decisions taken to amend the zoning bylaw regarding building massing:

- 1) Green backyards are now virtually nonexistent on lots with mega houses; there should be at least 30 feet of green (not paved) space at the back. Often the house projects so much at the side that you could hardly get a wheelbarrow through there - side projections should be eliminated. The front of the house should be set further back from the street, and that area should include a lot of green.
- 2) Why are houses allowed multiple (as many as four!) garages when we should be trying to reduce the number of cars on the road. Garages should be limited to two per house.
- 3) Mega houses appear fortified with their fences and gates - there is no need for such a feature in Richmond, surely. It is a sign that the residents are not interested in having anything to do with their neighbours. Most of the people living on my street are now Chinese. There are two mega houses, and a third under construction. The people living in the mega houses, which are fenced and gated, are anonymous at best, unfriendly at worst. The Chinese people that have kept the original, 1960's houses on the street, are extraordinarily friendly, even if they don't speak English very well. They will go out of their way to be helpful.
- 4) We need more green space around the houses, and we need to keep the mature trees that are on the properties. In April and July of this year, one of my neighbours cut down two beautiful mature pine trees in his front yard. They were home to dozens of birds and they gave my house protection in summer and winter. This summer the temperature inside my house stayed uncomfortably high, because I had lost all afternoon and evening shade; the sunlight was so intense that I could not keep it out even with blinds and drapes closed. My neighbour has replaced one of the tall pine trees with a tiny cloud or lollipop bush in a planter - it does absolutely nothing, for the environment, atmosphere, or the birds. The other tree has not been replaced and there is no sign that it ever will be.

Thank you for your consideration.

Yours sincerely,

[REDACTED]

Browse my new website: <http://members.shaw.ca/seiche>

Konkin, Barry

Subject: FW: I LOST MY SUNSHINE

From: VICKI [mailto:]
Sent: Monday, 14 November 2016 19:42
To: MayorandCouncillors
Subject: I LOST MY SUNSHINE

My home is a LUC zoned lot ..40 X 150 with 4 foot width on each side.
I lost my sunshine as of the Summer of 2015.....See two pictures.
The amount of light you see on the photo is because it is September.
Once October arrives I have Sunshine only in the very early morning.
This house is twice as long as my home...My home is now a teardown.
This is the result of what I call loose zoning.
Each lot should be considered individually to protect the existing home
owners in the neighborhood....



CNCL₂ - 461

Konkin, Barry

Subject: FW: Housing Controls

From: Mayor and Councillors
Sent: Friday, 18 November 2016 10:39
To: [REDACTED]
Subject: RE: Housing Controls

Dear [REDACTED]

This is to acknowledge and thank you for your correspondence. Copies of your email have been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Wayne Craig, Director, Development and also Mr. Gavin Woo, Senior Manager, Building Approvals for information.

Please feel free to be in touch with Wayne and/or Gavin at 604-276-4000 if you have any further questions or concerns.

Regards,

Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]
Sent: Thursday, 17 November 2016 13:28
To: Mayor and Councillors
Subject: Housing Controls

Dear Mayor Brodie and City of Richmond Councillors,

I add my voice to the concerns about Richmond's housing controls and the lack of a holistic approach to lot development. Richmond's vision of becoming the most appealing, livable and well-managed community will not come to fruition if the current approach to housing continues unaltered and unabated.

Community development requires strategies to build relationships between residents in local neighbourhoods. Allowing brick walls, gates and other structures that impede access to front doors clearly sends a message that neighbours are not welcome and neighbourhoods are not safe. It projects a sense of insecurity and distrust, of third-world gated compounds.

Since neighbours are not getting to know each other, they tend to congregate in locations outside of their residential neighbourhoods (restaurants, clubs, sports and entertainment facilities, etc.). Even with Richmond's much improved

public transit system, far too many choose to travel by car, necessitating multicar garages. The end result is that much of the lot is taken up with garages and driveways. This is not congruent with your Environment and Sustainability goals.

Most new homes on my street have 3-4 garages and driveways that consume nearly all of the land in the front of the building. Landscaping is practically non-existent, and what does get planted tends to favour marketing the home to offshore buyers, and not to improve our environment. Why is it that builders are allowed to remove large deciduous and coniferous trees and replace them with short palm trees? Has anyone even considered what impact this has to our already declining songbird population? What birds forage and nest in palm trees?

I petition you to

1. **Decrease the footprint of homes on lots and to increase green space requirements.** This includes increasing the percentage of landscaped property and requiring the planting of larger deciduous and coniferous trees in the front yard and back yard. Non-native trees such as palm trees should be prohibited. Protection of large mature trees has to become a priority before Richmond's skyline is reduced to rooftops instead of healthy vibrant environment-enhancing trees.
2. **Limit driveways to 6 meters in width** (e.g. Surrey, Delta) to increase landscaped areas. All new driveways must be water permeable.
3. **Eliminate brick walls, gates and other structures from the front property line.**
4. **Change your lot development processes to deal with all aspects of the lot,** including landscaping, interface with neighbourhood, and reducing the impact to our environment. Please stop enabling builders to construct houses for the sake of feeding the real estate market. The whole lot needs to be considered in developing a healthy home that adds to the neighbourhood and its local community, and not solely to the pockets of the real estate market players who have no long-term vested interest in the neighbourhood.

Respectfully yours,



Konkin, Barry

Subject: FW: 2nd round of amendments to building by laws

From: Mayor and Councillors

Sent: Friday, 18 November 2016 14:56

To: [REDACTED]

Subject: RE: 2nd round of amendments to building by laws

Dear [REDACTED],

This is to acknowledge and thank you for your correspondence. Copies of your email have been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Wayne Craig, Director, Development and also Mr. Gavin Woo, Senior Manager, Building Approvals for information.

Please feel free to be in touch with Wayne and/or Gavin at 604-276-4000 if you have any further questions or concerns.

Regards,

Claudia

Claudia Jesson

Manager, Legislative Services

City Clerk's Office

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

Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]

Sent: Wednesday, 16 November 2016 22:21

To: Mayor and Councillors

Subject: 2nd round of amendments to building by laws

Dear councillors,

I live in Richmond for over 40 years and i am very sad that the place i call home has changed drastically for the last 10 years.

Beautiful mature trees were cut down for new developements. A lot of beautiful landscaping and green spaces were gone.

Hundreds of ugly big mansions were built into our neighbourhood, taking away the green space we enjoy . Most of the mansions does not fit right into our neighbourhood ,making the rest of us look like servant quarters. Their detached

workshop turned into 3-4-5 car garage . Those mansions block out the sunshine to their neighbouring houses and no more

green spaces left. How can the city hall approve such buildings without any consideration to the rest of Richmond residences

what happen to the street appeal?

I strongly against the building of gates, brick wall at their entrances. We never have a chance to know and talk to the new neighbour plus most of them do not care about the lawn beyond the gate. They use the gate as the dividing line for their property and not their property. The cold neighbour never say Hi to anyone or there is just no one live there.

Please stop the harm you had already done to us, making most of our friends selling their houses and move away from Richmond.

Please consider the street appeal and green space , the awkward imbalance of those mansions to ours before you approve the building permit.

Please rescue Richmond

Thanks

Konkin, Barry

Subject: FW: Upcoming City Planning Committee Nov 22 2016 meeting on regulating oversized houses

From: Mayor and Councillors

Sent: Monday, 21 November 2016 08:49

To: [REDACTED]

Subject: RE: Upcoming City Planning Committee Nov 22 2016 meeting on regulating oversized houses

Dear [REDACTED],

This is to acknowledge and thank you for your correspondence. Copies of your email have been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Wayne Craig, Director, Development and also Gavin Woo, Senior Manager, Building Approvals for information.

Please feel free to be in touch with Wayne and/or Gavin at 604-276-4000 if you have any further questions or concerns.

Regards,
Claudia

Claudia Jesson

Manager, Legislative Services

City Clerk's Office

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

Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]

Sent: Saturday, 19 November 2016 13:37

To: Mayor and Councillors [REDACTED]

Subject: Upcoming City Planning Committee Nov 22 2016 meeting on regulating oversized houses

Dear Mayor and Council:

[REDACTED] are STRONGLY OPPOSED to construction of OVERSIZED HOUSES in Richmond.

Over 100 people or 98% of the neighbours have already signed a petition against Monster and Oversized houses in our neighbourhood. This was presented to the Council in early September. We are therefore very surprised to hear that the Municipality of Richmond is meeting on November 22 2016 (Richmond Planning Committee Meeting) to discuss regulating oversized houses. Do not open the door to oversized houses as they add nothing to the neighbourhood. They destroy the ambience of a neighbourhood; and the sense of community is fractured because they don't fit in. They stick out like a small hotel. Richmond is supposed to be known as a friendly municipality but it is losing that distinction, as it allows this type of development to occur without any regard to the wishes of the community. It seems as though the developers have the ear of the

CNCL1- 466

Richmond Municipality more so than the people that live and work in Richmond that make the community the livable place that it is.

There have been many many people that have written in the local newspapers and the Vancouver Sun and Province complaining and voicing strong opposition to oversized houses. People throughout the GVRD have made it plain that they don't want them. I don't know what could be made clearer to the Council or the Planning Committee- oversized houses are NOT wanted. There was an article in November 19 2016 Vancouver Sun. I have included the whole article but I have taken out pieces that are vital for Richmond if it to keep its goal as a livable city.

Preserving wealthy district's charms will be top of mind for many voters

1. Issues surrounding the North Shore's constant development, preserving neighbourhood character, transit and the lack of affordable housing in one of Canada's wealthiest municipalities are top of mind in the civic byelection, which was called after three-term Coun. Michael Lewis, 66, died in August of lung cancer. "There's a strong move to look for other types of housing options rather than huge single family," said Mayor Michael Smith on Friday.
2. Candidate Carolanne Reynolds said in her platform statement that with pressure on neighbourhoods, "my focus is to protect local character, and to establish special zones to provide diversity. We must do a better job of listening to our residents
3. Candidate Tom Dodd said there are ways for zoning, planning and development bylaws to encourage the retention of older homes while encouraging small-scale, lowrise and more affordable housing. "Done correctly, this can maintain our comfortable village-like atmosphere, provide downsizing opportunities for our seniors, and possibly provide housing that would allow more of our kids, young families and the people employed in West Vancouver to actually live here."

The neighbourhood has made it very plain, NO MONSTER or OVERSIZED HOUSES. They do not fit into the ambience of the neighbourhood or any neighbourhood where we have seen them.

There is also a possibility that these oversized houses could become Airbnb which would be a disaster for Richmond neighbourhoods and could easily spring up if oversized house are allowed. That would just destroy the character of the neighbourhood. Many stories have been written in the papers about these Airbnb places with all night parties, car all over the place, garbage left all over the place. We don't want them and I could see that kind of rental happening. We are close to the airport which is a perfect location for an Airbnb

Interested in renting your house short-term? Some tips 1- November 19 2016 Vancouver Sun

ZoomBookmarkSharePrintListenTranslate

Dara Choubak and June Cormack wanted a little help with the mortgage payments on their five-bedroom home in Nelson.

But rather than take on a fulltime roommate, the couple opted to list their guest bedroom on the short-term rental site Airbnb.

"It's nice to be able to have a little bit of an extra income to help us with the mortgage, but not have to commit to having somebody in our space for a long period of time," says Cormack.

THE ARTICLE CONTINUES BUT IT WAS JUST THIS SECTION THAT IS INTERESTING IE OVERSIZED HOME AIRBNB

Mayor and council

If you need any clarification on the above please email me or phone [REDACTED]. Address is [REDACTED]
[REDACTED]

COUNCIL NOTE THE STATEMENT BELOW AND TAKE HEED.

Preserving wealthy district's charms will be top of mind for many voters

If you need any clarification on the above please email me or phone [REDACTED]. Address is [REDACTED]
[REDACTED]

Large turnout expected for West Van byelection 3

ZoomBookmarkSharePrintListenTranslate

Preserving wealthy district's charms will be top of mind for many voters

I think residents would like to see development slowed in North Vancouver, because traffic is getting really heavy.

When West Vancouver's 31,000 potential voters head to the polls Saturday, they'll have much to think about when they cast their ballots.

Issues surrounding the North Shore's constant development, preserving neighbourhood character, transit and the lack of affordable housing in one of Canada's wealthiest municipalities are top of mind in the civic byelection, which was called after three-term Coun. Michael Lewis, 66, died in August of lung cancer.

"There's a strong move to look for other types of housing options rather than huge single family," said Mayor Michael Smith on Friday. "That's the kind of housing (needed) for our seniors, people wanting to downsize and, specifically, for young families who want housing options to stay in our community.

"The other big issue is transportation and traffic. I think our residents would like to see development slowed in North Vancouver, because traffic is getting really heavy. They (new North Vancouver residents) are coming to West Van to walk the seawall, use our rec centre and our parks. And that puts extra traffic on our residential streets from outside West Vancouver."

Smith said other issues are the prospect of a new east-west connector road built across the North Shore — "that's a huge issue; it would go behind Park Royal (and) across the Capilano River" — as well as the idea of a possible SkyTrain connection under Burrard Inlet.

A dozen candidates are vying for the spot on council and voter turnout could be heavy. "We had 937 votes cast in the four days of advanced voting," said the district's communications director Jeff McDonald. "We consider that pretty good."

Candidate Carolanne Reynolds said in her platform statement that with pressure on neighbourhoods, "my focus is to protect local character, and to establish special zones to provide diversity. We must do a better job of listening to our residents while addressing traffic/parking, waterfront, environment, Ambleside Town Centre, Official Community Plan and our budget."

Candidate Tom Dodd said there are ways for zoning, planning and development bylaws to encourage the retention of older homes while encouraging small-scale, lowrise and more affordable housing.

“Done correctly, this can maintain our comfortable village-like atmosphere, provide downsizing opportunities for our seniors, and possibly provide housing that would allow more of our kids, young families and the people employed in West Vancouver to actually live here.”



Candidate David Jones said areas that need addressing are traffic congestion, scarcity of business-area parking, employee shortages, rapid transit and infrastructure upgrades and maintenance.



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: [REDACTED]

Sent: Monday, November 21, 2016 10:36 AM

To: McNulty,Bill; Au,Chak; Day,Carol; Steves,Harold; McPhail,Linda

Subject: Planning Committee (November 22) - single family building massing

*To Planning - Nov 22, 2016
Re: Item # 2.*

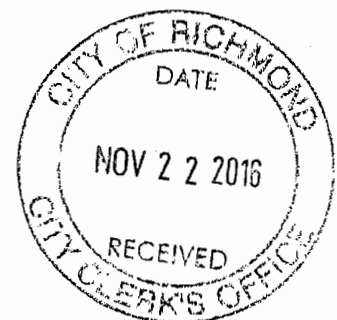
Hello Planning Committee members,

Thank you for continuing your work to address building massing controls. These latest recommendations by staff are a good start to restoring balance to Richmond's building bylaws. Many of these recommendations described by staff are practical housekeeping items that are common sense. The reality is that the changes correcting backyards, front yards, and green space coverage need to be adopted in their entirety. This will also benefit the City's plans to emphasize tree protection in 2017.

Adopting these changes will mean that Richmond will be encouraging average sized backyards, typical side yard setbacks, and normal front yard layouts when compared to other Metro Vancouver communities. In this instance aiming to be average is not a bad thing.

Your efforts are appreciated.

[REDACTED]



Konkin, Barry

Subject: FW: Tree protection and building envelopes

From: MayorandCouncillors

Sent: Tuesday, 22 November 2016 11:53

To: [REDACTED]

Subject: RE: Tree protection and building envelopes

Dear Mr. Guthrie,

This is to acknowledge and thank you for your correspondence. Copies of your email have been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Wayne Craig, Director, Development and also Gavin Woo, Senior Manager, Building Approvals for information.

Please feel free to be in touch with Wayne and/or Gavin at 604-276-4000 if you have any further questions or concerns.

Regards,
Claudia

Claudia Jesson

Manager, Legislative Services

City Clerk's Office

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

Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]

Sent: Monday, 21 November 2016 14:16

To: MayorandCouncillors

Subject: Tree protection and building envelopes

Hello Mr. Mayor and Councillors:

We would like to voice support for staff's work looking at strengthening our tree protection bylaws and especially reducing the building envelopes for single family homes.

These changes are critical to bring balance back to our neighborhoods, to give more room for trees and green space (critical to environmental health) and to give us more privacy.

We would like the Planning Committee and rest of Council to be aware of our support as we are away and cannot attend to Nov. 22 meeting.

Regards

[REDACTED]
[REDACTED]

CNCL1- 471

Konkin, Barry

Subject: FW: Massing regulation : second phase (22nd November, 2016)

From: MayorandCouncillors

Sent: Wednesday, 23 November 2016 08:34

To: [REDACTED]

Subject: RE: Massing regulation : second phase (22nd November, 2016)

Dear [REDACTED],

This is to acknowledge and thank you for your correspondence. Copies of your email have been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to Mr. Wayne Craig, Director, Development and also Gavin Woo, Senior Manager, Building Approvals for information.

Please feel free to be in touch with Wayne and/or Gavin at 604-276-4000 if you have any further questions or concerns.

Regards,
Claudia

Claudia Jesson

Manager, Legislative Services

City Clerk's Office

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

Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]

Sent: Tuesday, 22 November 2016 15:09

To: MayorandCouncillors; Day,Carol; Steves,Harold; McPhail,Linda; Brodie,Malcolm; Dang,Derek; McNulty,Bill; Au,Chak; Loo,Alexa

Subject: Massing regulation : second phase (22nd November, 2016)

Honorable Mayor, council and staff,

Thank you for continuing to look into ways to reduce the negative impacts of massive homes for neighbors, community and to the earth. As I try to think about why massive homes are a problem two questions come to my mind:

What is being taken out of the lot to build these massive new homes and what is being put back in, especially into the areas defined as setbacks and close to the lot boundaries?

I think what is being taken out is the green space: the trees, the grass and the plantings and what is being put back in are massive paved driveways , 3-car garages ,accessory buildings, projections into minimal side yard setbacks, tall unbroken boundary walls (that are 5 m high) and masonry fences and metal gates.

I believe that an excess in this kind of formulaic building is what is causing significant damage. Tall boundary walls and projections into setbacks impact sunlight and privacy of neighbors. Paved driveways and paved over front yards leave no room for mature trees and plantings to be saved. Since the bylaw has very minimal specifications for the percentage of the lot that needs to stay green and does not specify the number of trees that need to be minimally planted, this scenario is repeated many times over. As a result, Richmond is losing trees and green spaces at an astronomical pace especially on private property even as the city continues to plant trees on public lands. I think the council needs to consider all measures that will retain and expand the green footprint of new homes and mandate this clearly through its building bylaws because the existing bylaw is clearly not doing enough to support this cause.

At a macro level, the cumulative effects of paving over front and back yards is increased run off of rain water and allowing this practice to continue seems short sighted at a time when climate change and rising sea levels are already threatening coastal cities such as Richmond.

I feel proud that so far Richmond has opposed the removal of the Massey tunnel and the building of a 10-lane bridge in its place. The city's decision to oppose a fuel pipeline through the Fraser river estuary and the many other green recycling and garbage reduction practices give me a sense of hope that the city has a strong and authentic pro-environment mandate. However, I am puzzled by the fact that even as the city is making sound environmental choices on one hand; new homes within the existing bylaw continue to build three car garages that push the livable space to the back of the lot and negatively impact the size and privacy of rear yards and shrink green space. In a real sense, making room for more cars within our homes will only dilute the need for public transportation and reduce mobility and economic opportunities for many people who depend on public transport to travel between home and work.

I am neither against developers nor against development, I only stand against mindless building practices whose real costs are being invisibly passed onto neighbors , the community and as I have tried to explain in my letter, to the earth.

In the report that has been submitted to the council today (22nd November, 2016), the planning staff has examined all of these problematic building practices and suggested concrete solutions to

reduce the excesses of massive home building on single family lots. They have also wisely protected the small lots (less than 28 m deep and less than 372 m²) from any negative impact from increased regulatory bylaws related to setbacks. However, I also noticed that in each case the staff has also left a “status quo” option for the council, in case you decide not to do anything about an issue.

I hope this freedom of choice will compel each of you to think more deeply and responsibly about the direction in which you want to steer Richmond’s building practices. I believe the issue of addressing the excesses of the massive home-building trend in Richmond is not about who you stand with. Rather, it is an issue about what you stand for.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

Brodie, Malcolm

From: [REDACTED]
Sent: January-18-17 12:05 PM
To: Brodie, Malcolm
Cc: [REDACTED]
Subject: Proposed Building Bylaw Amendments

Importance: High

Dear Mayor Brodie and City Council,

Re: Proposed Building Bylaw Amendments for Single Family Development (the "proposed Amendments")

I am writing in response to the proposed Amendments. I am opposed to the proposed Amendments and they cause me great concern.

I read our local Richmond newspapers, and I hear arguments from both sides. It seems that there is a battle going on between Builders on the one hand, and, for lack of a better term, the "Anti-Builders group", on the other.

To summarize, the Anti-Builders have taken the position that large ("mega") homes are causing a loss of community. Let me begin by saying that I am part of the "community" that is being discussed. I moved to Richmond as a teenager more than 26 years ago to attend the University of British Columbia. My wife also attended UBC. I am a lawyer and she is a teacher.

My father, [REDACTED], is known to many of you, and he is actively involved in the community.

My two children were born at Richmond General Hospital. My oldest attends Steveston London Secondary School and my youngest goes to an elementary school in Richmond. My kids play ice hockey, soccer, basketball, etc.. in Richmond. Likewise, my parents, my brother, his wife and children are also residents and part of the community in Richmond, as are my wife's parent's, sister and family, and numerous friends in similar situations. My wife and I have worked very hard and now are in a position to build our dream home in Richmond. Yet, these proposed Amendments unfairly target people like my wife and I.

Maximum length/setbacks/site coverage

In Richmond, we are not permitted to build basements because essentially the land is too shallow. If I was able to build a two storey home with the third storey basement below ground, I would happily do so as that would reduce my building envelope and increase my yard size. Unfortunately, all of us who wish to build our homes in Richmond need to do so above ground and that, naturally, means a larger building envelope/footprint. I grew up in a small town in BC before moving to Richmond. Like my home in that small town, I would love to have a big yard, but in order to build my home the way that I want, I have no choice but to sacrifice some yard.

My house plan shows that my home is being designed to entertain friends and family. What could be more "community" than that?

Restricting the maximum length/setbacks/site coverage of proposed homes like mine does not enhance "community". Rather, it punishes members of the community who have worked hard and earned the right to enjoy their homes; these changes will either force people to leave the community or, for those who don't have the option to leave, or live unhappily.

Restricting Garage Capacity and Increasing Gate Setbacks

I find these proposals alarming. In my view, the current garage square foot allowance of 538 sf is adequate but by no means excessive. This proposed Amendment accomplishes nothing. Members of the community such as myself use our garages to park our vehicles, to store lawn mowers, gardening tools, our kids' sports equipment, bikes, etc... Given the square footage restrictions we already deal with, it is again unfair to take away space that we all need. In fact, the proposal could lead to some of the aforementioned items being left outside which would increase the risk of crime.

I take serious issue with the proposal to significantly increase gate setbacks from the property line. First, let's be clear, gates do not in any way diminish "community". Growing up I constantly heard about the proverbial dream of having a home with a "white picket fence." There was never any type of negative connotation with a white picket fence. It was not seen as an anti-neighbour concept.

Today's "white picket fences" are simply more stylish. As the architect of my plans so eloquently put it to me, gates result in crime prevention through environmental design. They act as a deterrent, yet they are aesthetically pleasing to neighbours. Richmond's gates are not 10 foot walls or gated communities, they are more inviting. Similarly, I plan to make a gate that flows with my house design, is aesthetically pleasing, and looks stylish. My proposed gate will only be a deterrent but it will be easy for anyone to jump over (it).

Second, the appropriate place for a gate is on the property line. In my house plans, the proposed setback would essentially place the gate inside my Media Room. What could that possibly accomplish?

There may be certain situations in which a gate setback makes sense, such as a particular arterial road. However, on my property, such a setback would make no sense. Each property should be looked at on a case by case basis. A blanket policy to set back gates across Richmond is unjust and unduly harsh. If this is an issue, give staff reasonable discretion to assess each property and give valid reasons why on a particular property a gate setback from the property line is required.

The Garage Capacity and Gate setbacks have become a red herring. They are not the problems.

My own personal view is that EMPTY homes are the problem. I would not oppose a vacancy tax as established in Vancouver. If homes are empty, it is more difficult to build community.

There are many Richmond residents in my situation. How does Richmond benefit if we all move out of Richmond so that we can properly build our dream homes in other cities? Quite the contrary, this would result in more harm to the community and to the fabric of Richmond.

This isn't just about Builders versus Anti-Builders. There are many people in my situation who are being unfairly targeted and penalized by the proposed Amendments. The Amendments approved last year have already caused harm: I still remain unconvinced restricting ceiling heights in any way enhances "community". It is unfair to continue to spontaneously propose amendments that diminish the enjoyment of homes by "community" members like myself.

It is trite to say that anyone who has purchased property in Richmond in the last few years has paid a significant price, and for most of us the property is our most valuable asset. We have the right to enjoy that asset within reasonable restrictions, and these proposed Amendments are not reasonable.

I want to continue to live here in Richmond for a long time with my wife and children, and my parents and my friends.

I urge you and request that you oppose the proposed Amendments.

Regards,



This email transmission and any accompanying attachments may be subject to solicitor/client privilege or may contain confidential or privileged information. Any use of the information by unintended recipients is prohibited. If you have received this transmission in error, please delete it and the attachments immediately and contact me by telephone or email. Thank you.

Konkin, Barry

Subject: FW: Massification open houses and New construction next door at 11400 Kingfisher drive

From: [REDACTED]
Sent: Sunday, 22 January 2017 07:22
To: Cooper, James
Subject: Massification open houses and New construction next door at 11400 Kingfisher drive

Hi Mr Cooper,

I thank you and your staff and all the planners for putting up the first open house for the 2nd stage of massification at South Arm. The staff was very available and clear in answering questions and clarifying concepts. However, I do think that a series of presentations about the suggested changes followed by questions and answers may be a more effective format because residents and developers get an overview. There is less chance of ideas getting misinterpreted and through questions and answers the various stakeholders get to hear and perhaps engage with each other's point of view. I also feel that the last question on the feedback form (# 17) is not very clear in conveying that it refers to how measuring the grade affects overall height.

On a separate note, I want to let you know that the lot (11400 Kingfisher Drive) just South of me has a fallen tree behind their tree protection fence. I have my suspicions about this tree falling down because I had noticed the builder moving the tree protection fence on the 10th of January and asked him why he was moving the fence. He said that the owner (who had put up the fence) did not know where to put it and the lot went deeper. Not suspecting any foul play, I let the matter be. Now that the tree has fallen down I see the builder's action in a different light. I am pretty puzzled by this because the tree is completely out of the way of the proposed building and on a city right of way right by the north east corner of the house within a foot of the existing fence.

This is a tree protection issue and I am not requesting help from you in bringing this to the notice of the Tree protection staff. I am sharing this experience as an emblematic experience for ordinary citizens such as me and how the culture of "dream homes" affects us today in Richmond.

After much debate with myself, I have reported this event to the tree protection people. I felt conflicted about reporting this because I feel grateful to the new homeowners in agreeing to build a two storey home instead of going 3-storey on their LUC lot. In turn, I've tried to be a good neighbor by supporting their variance application in writing with the city and with other neighbors. As a gesture of goodwill, I allowed the demolishers to use my water and electricity without any charge in order to get the old house ready for demolition.

I feel that if I keep silent about my suspicions about the fallen tree, I am doing the expedient thing: Trying to hold my peace because I have many other issues to negotiate with the new homeowners including when to put up the shared fence. Also they will be my future neighbors and I would like to build trust and goodwill with them. But this has been difficult in the light of this incident.

CNCL1- 478

Some people building in Richmond today want to cherry pick rules that they would like to follow and those they would like to flout or manipulate and unfortunately the burden of safeguarding community and environmental rights has fallen to ordinary citizens without sufficient power or information.

The planning staff's presentation about the 2nd step in massing controls assures me that the staff seems to understand quite clearly what ails the current milieu of single family home construction in Richmond; I hope the council can see it too. I remember a comment one of the builders had made in 2015 : That this is a social problem and an architectural fix won't be effective. I think this is a problem arising from absent or weak architectural and bylaw controls and it is causing serious ill will between neighbors and eroding communities in Richmond today

Regards and best wishes,



Subject:

FW: City of Richmond BC - General Comments, Compliments and Questions - Case [0217-CS-COMMENT-009848] Received

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]

Sent: Friday, 10 February 2017 16:14

To: InfoCentre

Subject: City of Richmond BC - General Comments, Compliments and Questions - Case [0217-CS-COMMENT-009848] Received



Attention: Administrator

A general comment, compliment, or question has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person submitting the feedback.

General Comments, Compliments and Questions

Category: Comment

Comment/Compliment/Question:

The on-line survey re Massing Regulations did not contain Board 10 which was on display at open house, City Hall Feb. 9.

Please consider giving some thought to providing the building department with the input of an architectural vetting expert in order to minimize the questionable styling shown by the four front elevations on Board 10, looks like Medieval Modern.

There are numerous new homes with a distinct design that look astoundingly good, but also some that will always diminish the appearance of the whole immediate neighbourhood. I suggest that no, one is not entitled to build exactly what they might think they want at the time if that clearly impacts the character of the rest of the street. Often a small change may be sufficient to allow that particular design to fit in without detracting from those around it. Please discuss this adequately.

The other comment was re setback for garden shed - it was explained that 4 ft. was required for access. Might 3 ft. do?



Tech Information:

Submitted By: 199.175.130.61

Submitted On: Feb 10, 2017 04:13 PM

Click [Here](#) to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Konkin, Barry

Subject: FW: Zoning Changes

From: MayorandCouncillors
Sent: Tuesday, 14 February 2017 09:08
To: [REDACTED]
Subject: RE: Zoning Changes

Dear [REDACTED],

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to appropriate staff.

Thank you for taking the time to write to Richmond City Council.

Sincerely,

Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: [REDACTED]
Sent: Friday, 10 February 2017 17:44
To: MayorandCouncillors
Subject: Zoning Changes

Good Afternoon, I am writing again to the Mayor and Councillors as this is my last effort at giving my voice about the current zoning bylaws. I feel I have to further explain our neighbourhood, although unique, I feel there are many properties/neighbourhoods having the same dilemma

I live on Bird Road, eastside of the tracks off of Shell Road. We have many large lots on the north side of our road. Most lots are 220 in depth and range from 66 feet wide to 100 feet wide. Our lot is 88 wide by 220 depth, just under 1/2 acre. Currently the homes on this side of our street are not allowed to subdivide under 100 feet wide. What is allowed on these large lots, is a home 4000 sq/ft to 6000 sq/ft to be built.

What is happening with the current zoning bylaws in this area is, that it allows for larger homes to extremely encroach on the older ones. What ever happened to building scheme relative to the current older homes? I feel the city has not taken this into consideration and has allowed these homes to be built just because they are large lots and have not considered us that have smaller homes.

We have approximately 6 homes (older homes) left on our side of the street, we have lost our privacy to the monster homes as these homes are being constructed with a large depth and width. They encroach into our back yard view and tower over us. Trees get torn down, even though there is a bylaw, drainage problems occur as they sit higher than us. Gated homes reflect, "stay out". Our neighbourhood is not the same as when we first moved here. This is truly sad.

On the other side of the street, we also have a handful of older homes left. These lots are quite smaller. Many people are leaving for different reasons, but I feel in my opinion, it is no longer their neighbourhood they once knew and loved. I feel the city has done a dis service to Richmond Residents.

Now I am not saying that people should not build elaborate homes, I just feel that the setbacks and height and length need to be drastically decreased and the older homes that remain in the area need to be taken into consideration before issuing the permits for these monstrosities.

Why not allow two homes to be built on lots 80+ wide. Make them smaller so they don't encroach on the older homes. Right now a home (bungalow rancher) has been sold and is currently rented out. I do know without a doubt it will be torn down, its just a matter of when. With the currently bylaws that are in place it will allow for one of these mega homes. That means that I will most surely have a wall of windows looking right into my backyard which is a place of quite serenity now. My neighbour has had the same thing happen to them and don't feel they can enjoy their back yard anymore.

I love my neighbourhood and want to continue living here, but if this kind of zoning continues, I will no longer enjoy my neighbourhood and will move on like others.

Lastly, these zoning bylaws need to take effect once decided. Not a process that takes 1-3 years. I am not sure if we can wait that long. I also want to point out that the survey that is currently available to residents on "lets talk Richmond" was a great idea and allows for people to voice their concerns and opinions without prejudice. However, it is a very cumbersome survey and needs to be simplified. It is very confusing and takes too long to complete. The average person in my opinion will give up. It has to be a simple yes and no survey. Just food for thought. As mentioned in my last letter, I hope the City Councillors do not utilize the survey and open house meetings solely for their decision. Many people just don't want to complain. Just take a look around and you will see of what I speak of.

I know you all have a tough decision to make and that you have been inundated by lots of complaints, letters, etc. But this has gone on far too long and needs to be changed.

Thank you for your consideration and thoughtful process.

Regards,



Richmond Home Builders Group

Builders Choice - Builders Voice

Review of:

Proposed Amendments to Single Family Zoning Bylaw 8500 Single Family Dwelling Building Massing Regulation – Second Phase

The Richmond Home Builders Group (RHBG) represents a growing number of residential developers, builders, designers and other industry related professionals. Our goal is to be the *Builders Choice* - *Builders Voice*, helping build better homes and better communities throughout Richmond.

Richmond Home Builders Group, its members and affiliates are responsible for majority of the construction of single family homes in the City of Richmond. RHBG is in a unique position to understand the differences between real and perceived issues that have been raised by the public.

As city staff have requested:

“... invite you to learn about and provide comments on options for updating the Richmond Zoning Bylaw to regulate single family residential development to improve single family house design...”

RHBG has reached out to both its membership and independent developers, builders and home designers to review the proposed changes. Together we have examined homes built prior to the changes passed in Bylaw 9280, Sep 14/15; homes designed and built after the Bylaw 9280 changes; as well as designing and modelling homes based on the proposed changes.

The following is RHBG's review & comments on the proposed amendments to Single Family Zoning Bylaw 8500 Single Family Dwelling Building Massing Regulation - Second Phase. We believe this to be a thoughtful balanced response to what is being proposed.



CNCL 483

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Proposed Bylaw
Cover Page
A1

ATTACHMENT 4

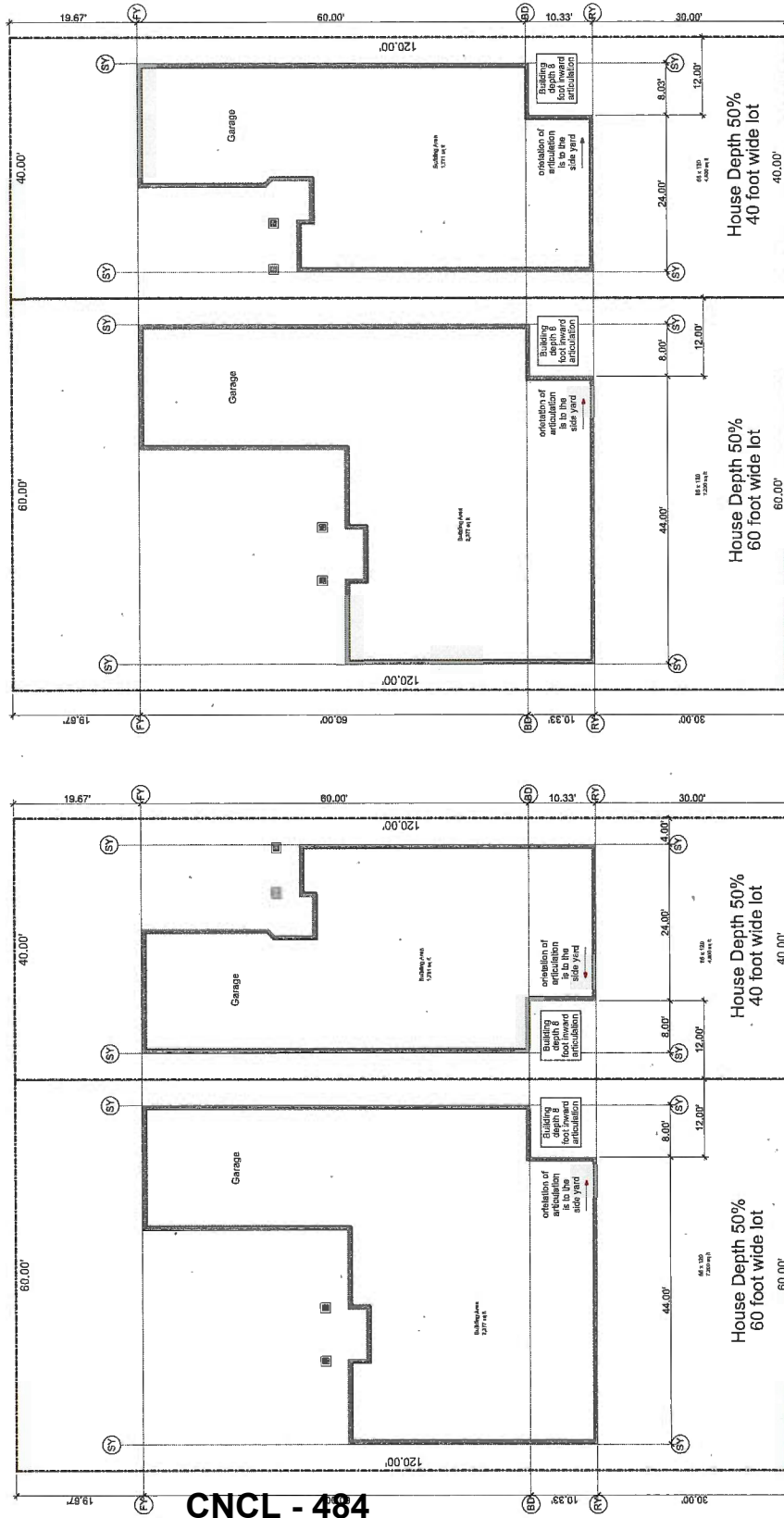


Proposed Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.
- OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks
- OPTION 2:
Continuous length of wall limited to 55% of total lot depth
- OPTION 3:
Continuous length of wall limited to 50% of total lot depth

Maximum House Depth

Maximum House Depth
Applied to 60ft & 40ft Wide Lots



CNCL - 484

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Proposed Bylaw
Building Depth
A2

Independent Articulation

Mirrored Articulation

Proposed Maximum House Depth Shadow Study

Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.
- OPTION 1 (STATUS QUO):
No limitations to overall depth of house— Minimum front and rear setbacks
- OPTION 2:
Continuous length of wall limited to 55% of total lot depth
- OPTION 3:
Continuous length of wall limited to 50% of total lot depth

Comments & Recommendations

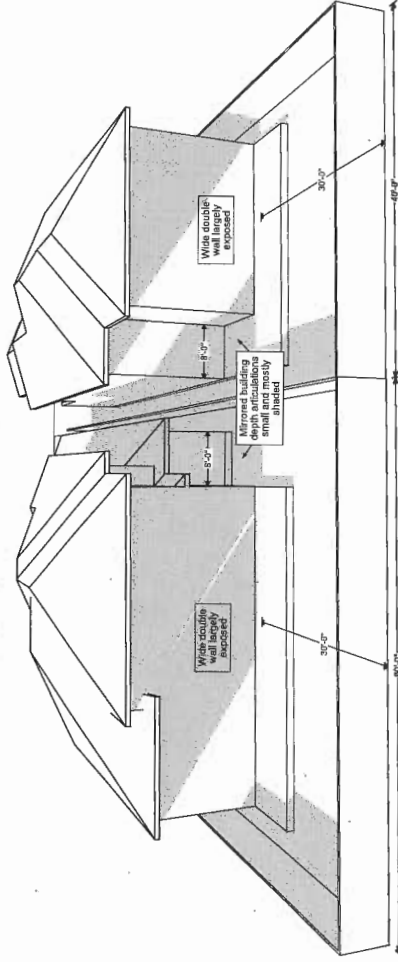
Proposed Maximum Depth of House:

- orientation resulting from depth of house articulation likely to be towards the side yard.
- likely to create dark and undesirable over sized side yard spaces, high risk space will be used to store things such as gardening equipment/tools, lawn furniture, compost, lumber, etc., creating an nuisance sightline for the neighbouring property.
- will make minimal difference in the access to additional daylight or privacy for the neighbouring property
- At 2.4m (8ft) articulation will not overcome the shadowing of a two story single home.
- will be unworkable on lot widths less than 40 feet as there will be a greater loss of side setback making the side yard being recessed over 12 feet from the property line, creating a great loss of functional design and space.
- the proposed rear yard changes will provide better improvements to the neighbour's access to daylight than the proposed building depth inward articulation.
- changes passed in Bylaw 9280, Sep 14/15 including the revised building envelope and the garage height reduction has already addressed this issue.

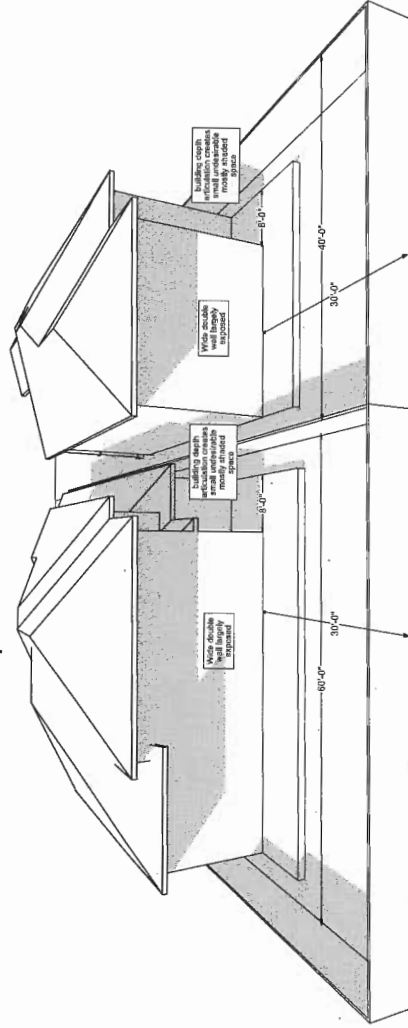
RHBG Recommends:

- no further changes and supports Option 1 (Status Quo)

Mirrored Articulation



Independent Articulation



* shadows based on south facing rear yards on June 21st at 5:00 pm (sunset 9:21pm)

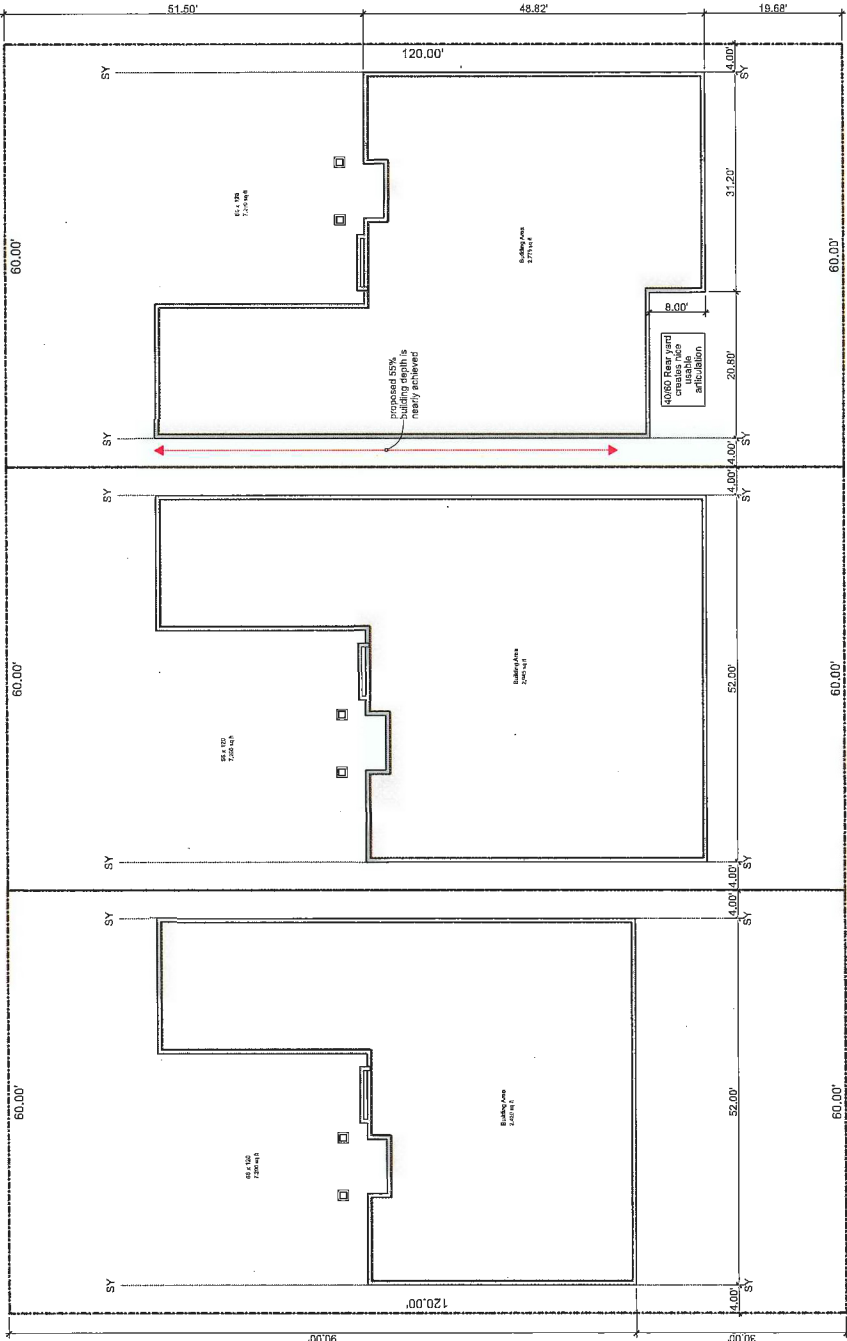
Proposed Bylaw
Building Depth Analysis
A3

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Proposed Rear Yard Setbacks

Proposed Rear Yard Setbacks
Applied to 60 x 120 Lots



REAR YARD SETBACKS

OPTION 1 (STATUS QUO):
Continue to require 6.0 m (20ft) minimum rear yard setback.

OPTION 2:
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft).
If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

OPTION 3:
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

CNCL - 486

Option 3

Status Quo

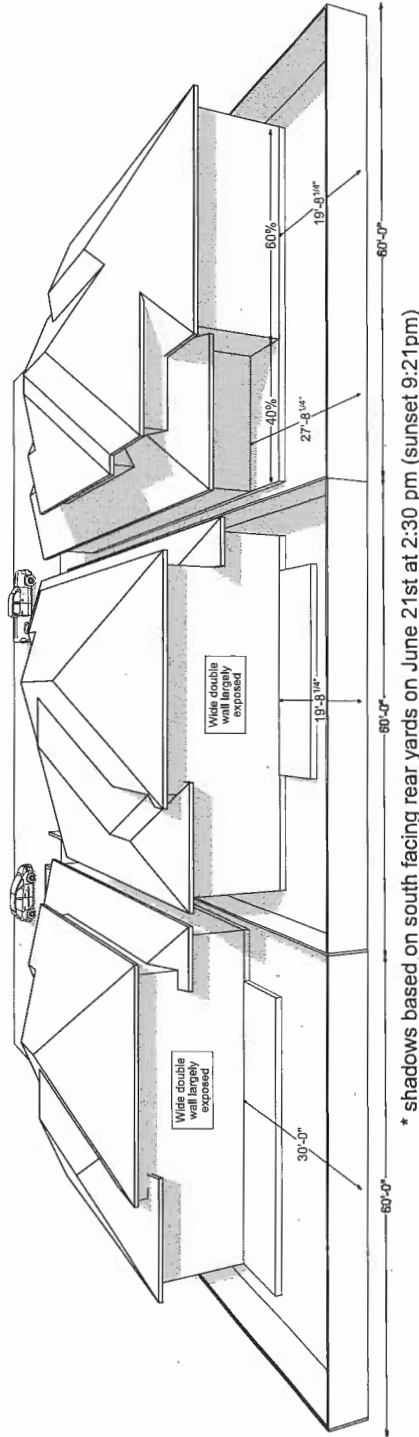
Option 2

Proposed Bylaw
Rear Yard
A4



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Proposed Rear Yard Setback Sun Study (60x120 lots)



Proposed
Option 3

Status Quo
Option 1

Proposed
Option 2

REAR YARD SETBACKS

- OPTION 1 (STATUS QUO):**
Continue to require 6.0 m (20ft) minimum rear yard setback.
- OPTION 2:**
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft).
If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.
- OPTION 3:**
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

Comments & Recommendations

- Proposed Rear Yard Setbacks:**
- the 6 meter rear yard setback has been in use for 25 years or more.
 - increasing to 25% (maximum 35 ft) likely to create tall 2 storey blank rear facades as builders and designers struggle to accommodate interior programming.
 - 60/40 split rear yard likely to create more varied and interesting rear facades, as well as achieving the same goals of privacy and access to daylight as would be with the building depth inward articulation proposal.

RHBG Recommends two revised options:

- Option 2 - 60/40 Rear Yard Split** with the exception if a lot is less than 33m deep and less than 6,000 sq ft. in area, the minimum rear yard setback be 6.0m.
- Option 3 -** The minimum rear yard setback would be the greater of 6.0m (20ft), or 20% of the total lot depth, up to a maximum required setback of 10m, with the exception if a lot is less than 33m deep and less than 6,000 sq ft in the area the minimum rear yard setback be 6.0m.
- As was suggested in Planning Committee's November 22, 2016 letter to Lynda Torberg, RHBG proposes reducing the front yard setback from 20ft. to 15ft. to allow locating new homes further forward, and thus increasing the rear yard. Note, many lots have 10-20 ft. of boulevard beyond the front property line, therefore this will have a minimal effect on the overall streetscape.

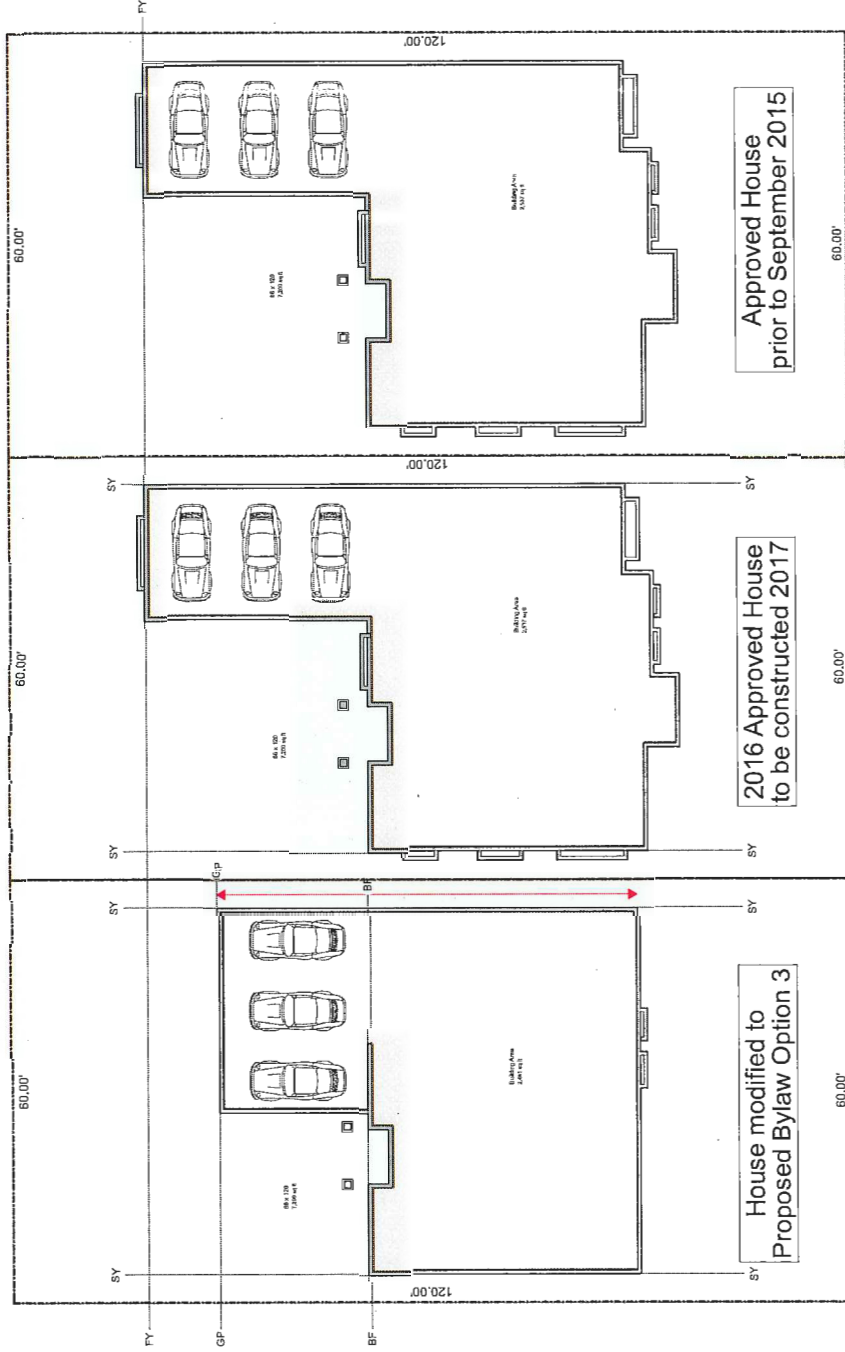
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Proposed Bylaw
Rear Yard Analysis
A5

Proposed Garage Projection

Proposed Garage Projection
Applied to actual house 60 x 120 Lot



GARAGE PROJECTIONS

limiting how far a garage can project from the front wall of the house toward the street can reduce the appearance of a large single family dwelling and be more compatible with existing single family character.

OPTION 1 (STATUS QUO):

No restrictions on front garage projections. If required front yard setback is met, there is no limit on garage projection.

OPTION 2:

Allow a maximum 9.1 m (30') projection from front wall of house to front wall of garage (Three-car garage).

OPTION 3:

Allow a maximum 7.3 m (24') projection from front wall of house to front wall of garage (Two-car garage).

OPTION 4:

Allow a maximum 6.6 m (21.7') projection from front wall of house to front wall of garage (Two-car garage).

CNCL-1488

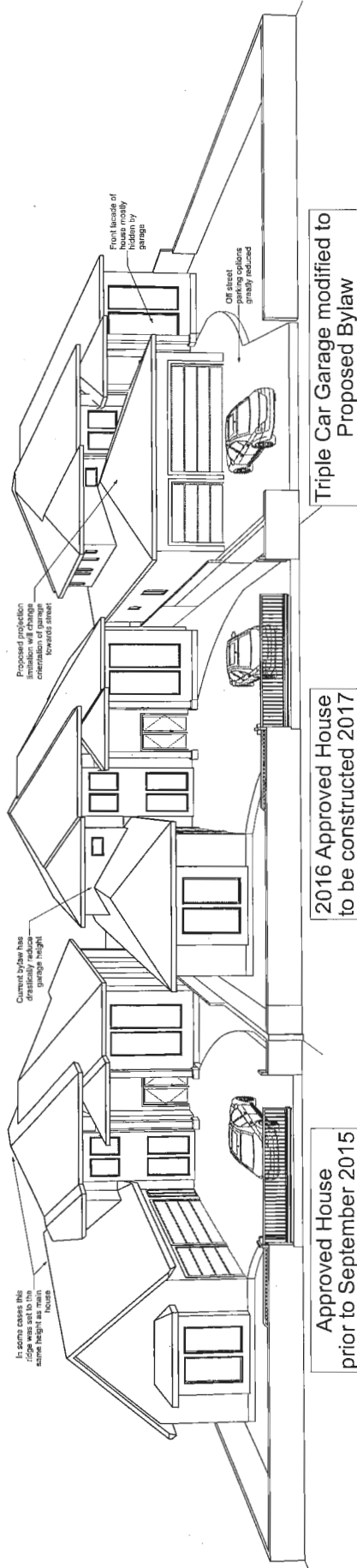


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Proposed Bylaw
Garage Projection
A6

Proposed Garage Projection Massing Study

Proposed Garage Projection
Applied to actual house 60 x 120 Lot



GARAGE PROJECTIONS

Limiting how far a garage can project from the front wall of the house toward the street can reduce the appearance of a large single family dwelling and be more compatible with existing single family character.

OPTION 1 (STATUS QUO):

No restrictions on front garage projections. If required front yard setback is met, there is no limit on garage projection.

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OPTION 4:

Allow a maximum 6.6 m (21.7') projection from front wall of house to front wall of garage (Two-car garage).

Comments & Recommendations

- the "L-shaped" triple car garage style of home has been one of the most commonly designed house in Richmond for 25 years or more.
- for a number of years prior to the changes passed in Bylaw 9280, Sep 14/15, the height and massing of these garages had grown to the point they were negatively impacting the use and enjoyment of neighbouring properties.
- However, changes passed in Bylaw 9280, Sep 14/15 have significantly reduced the impact of the garage massing and allowing better access to daylight for neighbouring properties.

Garage projection limitations are likely to result in Front facing triple garages which will likely:

- a) create larger garage facades and massing.
- b) make the main house facades small and mostly hidden.
- c) create streetscape dominated by large garages.
- b) reduce the available off street parking area, pushing more parked cars onto the street

- Richmond has very few lanes and thus off street parking has to be accommodated in the front yard and at the street. The "L-shaped" house has been the perfect solution, which is why it has been successfully built and sold so well.

- Garage projection limitations that end the "L-shaped" house with the parking plaza may create a whole new set of problems as off street parking becomes more limited which can have even larger negative affect on neighbouring properties.

Recommend - Option 1 (Status Quo)

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Proposed Bylaw
Garage Analysis
A7

Living area over garage

Do we really want more of these style homes?



Figure 1: At the Builder's Meeting, city staff suggested to build on top of garage as you will lose square footage in the house. Not a good idea.



2016 Approved House
under constructed 2017



Approved House
prior to September 2015



Approved House
prior to September 2015

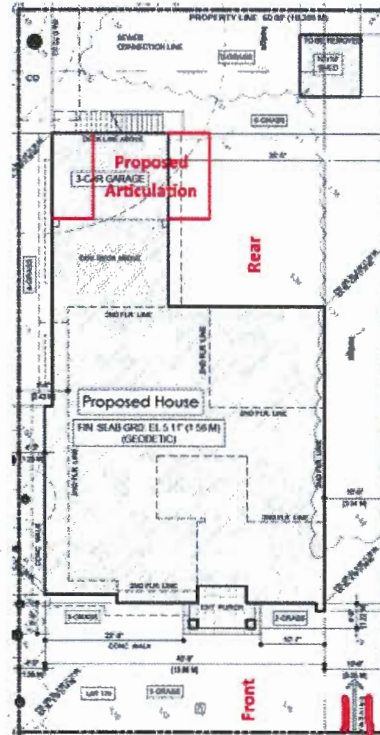


Figure 3: This is a reverse L-Shape garage, which is in the rear. The proposed inward articulation will make this design unworkable. The reason for the rear yard was to better use the 10ft. ROW on the side.



Figure 2: Front facing garages will not fit well with all neighbourhoods



Proposed Bylaw Garage Examples A8

Landscaping Bylaw Changes

Site Coverage & Landscaping
RHBG is of opinion that any decrease in site coverage will reduce the opportunity for rear outdoor living, patios, hot tubs, fire pits, water feature, bbq space and fireplaces. RHBG would like to suggest the use of special materials that can make a huge difference in landscaping for example, use permeable pavers for patios as opposed to regular pavers which allow significantly greater drainage.
Figures A & B are examples of landscaped homes under the current bylaw.

Figure C is an example of a landscaped home under the current bylaw which has been paved over and there has been no enforcement to correct it.
This real issue at hand is bylaw enforcement by the city and does not require a bylaw change, as the need to provide creative landscaping features is very important as it needs to complement the unique design of the houses in the city.

Tree Planting for New Single Family Building Permits with less than 2 existing trees

Recommend — Option 2

Minimum Front Yard Landscaping Requirements

Recommend — Option 2



Figure A is an example of a landscaped home under the current bylaw.



Figure B is an example of a landscaped home under the current bylaw.



Figure C is an example of a landscaped home under the current bylaw which has been paved over and there has been no enforcement to correct it.

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Proposed Bylaw
Landscaping Clauses
A9

Further Recommendations

Further Recommendations and Considerations for Staff and Council

Richmond Home Builders Group has consulted with several other construction groups and other industry players and can conclude that the current Zoning By-Law 8500 implementation and the proposed amendments are being fast tracked without fully considering all of the ramifications.

RHBG and its members are united in recommending to the city that a One Year Moratorium be imposed on all new building permits. This will allow the city to commission an accurate report and solicit proper input from all stakeholders. The current changes are very disruptive to the design, livability, and salability together these will have a negative economic impact on the entire city.

The City of Richmond has released the OCP 9000 Report and it already lists a breakdown of the entire city into 16 neighborhoods [Page 57, 3-19] see A10 figure 4 & 5. The report details each of the areas unique characteristics, management highlights and zoning policies. RHBG is proposing that the city conduct a neighborhood by neighborhood study (example: Westwind, Broadmoor, Seafair, Steveston, Terra Nova, Ironwood, etc. as listed in the report). To determine what type of house designs the residents would like to see in the area. The OCP 9000 report is already indicating that each neighborhood is unique and serves the community in different ways and each offers their own blend of housing styles and designs.

Upon completion of the independent review the city staff can report their findings to council and each neighborhood can be designated its own zoning classification based on several criterions such as.

- i The type of housing styles the residents would like to see built in their area?
- i Type of existing housing stock prevalent in the area?
- i The average age of the homes in their Area?
- i The number of new homes built in the area in the past 10 years?
- i Additional items as deemed necessary to make the process worthwhile.

This is a key to the future of this city and its residents and we don't think that these issues that have risen in the recent years are just a simple coincidence. These issues have risen because there has been an influx of foreign buyers that want to live in this part of the world and are willing to pay for it. Off course, the net effect being an increase in housing demand and a decrease in affordability. Many people that have had their children grow up in the city and then have to watch them move away because they cannot afford to live here without some form of assistance. It is also evident, from several unsavory flyers being distributed in our neighborhoods, that this sudden push to change bylaws to affect the size and style of houses, comments about vehicles some people drive, or their former habits are being highlighted as being un-Canadian. These are not a true representation of our city, but rather a view of a few, narrow-minded individuals. They are making these comments because they are seeing themselves as being economically displaced.

We feel it is time to bring back some affordability to our city and keep our younger families here. How do we do that? For one, if we are able to go into our neighborhoods and look at different forms of development that might suit each zone. Based upon lot sizes and proximity we can diversify and density to multifamily homes where possible, this will create housing that will be more affordable than the a few large homes occupying that same footprint. Once again it needs to be assessed properly to see which areas are best suited as we feel that these issues are the root cause of the many conflicts evident today. If housing can be created in different parts of the world on properties that are less than 25ft wide why can't we be on the forefront of this change to affordability?

RHBG is disappointed that the planning department has adopted a City-Wide approach and are under the impression that one size fits all is going to solve all of the zoning concerns going forward. This approach may have worked in the past; however, it is obvious that this type of thinking will only create avoidable conflicts and tension amongst the city staff, builders, residents and neighbors. Richmond Home Builders Group is very serious and is willing to sacrifice time and money to have this study carried out so the residents of Richmond have access to affordable living. Accordingly, we ask Council and Staff to seriously consider our proposal on implementing a One Year moratorium on all Building Permit applications.

We, the representatives of Richmond Home Builders Group, would like to bring to the council's attention the need for transparency and impartiality when planning zoning by-law changes. There are three groups involved in the process – residents, builders and the city staff. The residents and builders both bring their concerns to the city for overseeing the changes proposed and makes an impartial decision. RHBG would like to get some assurance from the city that any and all amendments proposed are looked at with a proper due process and equal involvement.

A member of our group was able to pull out a publicly available letter from the city's website from a member of the WRAP'd Group member dated September 8th, 2015. The letter contains a lot of similarities. Please see figure 6 below.

The Richmond Home Builders Group concludes that the recommendations and comments outlaid are an equitable compromise to what has been presented by city staff as zoning amendments. RHBG strongly urges the city staff to carefully read the proposal and give it the careful consideration it deserves.

Richmond Home Builders Group and its members have made significant positive contributions to the current recognition that the City of Richmond now enjoys on the world stage. Simply analyzing the construction permit fee intake the city now enjoys annually helps to keep property taxes increases to a minimum for all residents of Richmond. It should be noted that this city is also where we live, our children play and where we work. We may not have been here 60 years ago; however, many in our group have lived here for the past 40 years or so. The city does not belong to one resident or one community – it belongs to everyone – equally.

Thank you to the city staff and council for considering our opposition report and being open to feedback about future developmental planning.

Sincerely,

Richmond Home Builders Group

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Proposed Bylaw
Further Recommendations
A11

Schedule 94 to the Minutes of the Public Hearing meeting of the Richmond City Council held on Tuesday, September 8, 2015.

Mayor and Councillors

From: Martin Woolford <martin.woolford@rdm.ca>
 To: Mayor and Councillors
 Subject: September 8 Public Hearing Bylaw 5280

To: Public Hearing
 Date: 2015-09-08 10:05
 Re: 5280

In July, City Council failed on controlling building massing. Mayor and Councillors rejected the advice of the City's own Design Advisory Panel, recommendations from staff and pleas from the public. The Bylaw that is being voted on for final reading appears to be developer driven, and not a response to public concern. Regrowth has to happen but The Bylaw does nothing to improve the situation that is currently allowed to happen, with the initial new construction destroying the livability of our well established communities and sub divisions. It should actually have focused on and addressed ways of improving our city:

- 1 - Building massing - The single most effective action to reduce the massing of new homes in Richmond is to reduce the 'double height' standard. Room heights should be 12 feet, as staff have recommended. Not 16.4 feet, as the Bylaw proposes. Richmond is the only city in Metro Vancouver that uses 16.4 feet as a normal room height. Vancouver, Surrey and Burnaby limit heights to 12 feet.
- 2 - Building height - A 9 metre (29.5 feet) height limit for ALL new houses is needed. No loopholes and wasteful exceptions for 2.5-storey houses. 3rd storey floor areas must fit within the standard roofline.
- 3 - Backyards - Backyards and green space need to be preserved to allow space, privacy and sunshine. There is a Council referral back to staff to investigate the protection of backyards. A date for reporting back is required on:
 - Reducing maximum building depth (to 50% of lot)
 - Increasing rear and side yard setbacks (backyard from minimum 20 ft to at least 30 ft)
 - Rules regarding detached accessory building setbacks
 - Eliminating projections into 4 ft side yard setbacks altogether. No exceptions.
 - Limiting 2nd storey floor areas (to 80% of 1st storey floor area)
 - Incentivize new building footprints that preserve mature trees on site

Yours
 Martin Woolford (Richmond Resident Since 1880)



Figure 6: Letter from WRAP'd Steering Head member to city dated Sept. 8th, 2015. Same recommendations as Planning Dept.

Lynda Terborg

To: Lynda Terborg
 Subject: Overbuilding

When I looked over this staff report I was disappointed because I'm an optimist and only optimists can be disappointed when our community leaders continue to miss the message. Negotiations are a give and take but the review for Building Missing Second Phase is all take and not much give.

Richmond started with lots 66' x 120' and larger, with small homes on them. In the seventies the city introduced smaller lots 40 or 50' x 100' on the average. The houses got bigger and the backyards smaller but still often deeper than the minimum setback required. But the important difference between then and now is the lack of concern today for the impacts and how to mitigate and make it better for the old and new to live together in harmony. We are lacking empathy and a concern for our neighbours plight.

Processes such as this one proposed create more disharmony than you can ever appreciate

The pictures you use on the cover are an insult and show a 7 days it to Beaver like long past. The lovely backyards in the pictures are overbuilt and enjoyed by the new houses being built around. Certainly your pictures are what the new occupants see... but you failed to add the picture of what those old neighbours see when they look back (I can find you time to use show picture 'overbought')

The Land use contracts of the seventies increased density, made homes more affordable and wedged people closer together. But the planning and regulations to do that transition used language and I quote: "The purpose is to avoid 'overbuilding'... to lessen the visual impact... to maximize privacy in yards, design of individual dwellings shall only be carried out in a comprehensive basis... with regards to aesthetics, privacy, sunlight and function are considered."

I don't see those goals expressed in this report. Enhancing compatibility by giving a 4 ft side yard setback and taking it away with a 2 foot projection is not compatible. We no longer install wood burning fireplaces and we don't need projecting chimneys. Starting we have a 6 meter (20 ft) backyard setback and taking it away by allowing a three car garage (20 by 37 ft) to be built, 4 feet off the back fence and calling it an 70 m2 accessory building is worse tactics than those used by sleight of hand snake oil salesmen.

This report is technically too cumbersome for a lay person to assimilate and respond intelligently in an evening walk session with poster boards and handouts. By time it gets to Public Hearing the die is cast and no changes are ever made.

The continuous wall spoken of in "maximum depth of house" is a direct result of the infamous Richmond special L shaped design. Including the front yard 20 foot setback, the three car garage, the auto court hard surface, and some with side door entrance...the front door of the house is now well back 50 to 60 feet from the front of the lot. Therefore 50% of the lot is devoted to the car culture. One solution could be to take 5 or 10 feet off the front yards and add it to the backyards. Also putting existing FAR on top of those 700 sq. ft. triple car garages could allow a dedication of an additional 5 feet to the backyard.

The major effects of our new rebuilds on residential properties is not seen when driving down the front of our roads. The catastrophic changes to the backyard and side yard perspectives is the what is most devastating to our well being. It is Richmond's dark secret.

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Proposed Bylaw Correspondance A12

Figure 7: letter dated November 22, 2016 introduced at Planning Committee Meeting of the same date from Lynda Terborg



Richmond Zoning Bylaw 8500
Amendment Bylaw 9524 (Single Family Building Massing Regulations)

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

1. Richmond Zoning Bylaw 8500 is amended by Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) inserting the following definition in the correct alphabetic location:

“**Continuous wall** means an exterior wall on a **single-family dwelling**, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.”

- (b) Deleting the definition of **Grade, finished site** in its entirety and replacing it with the following:

“**Grade, finished site** means in Area ‘A’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding 0.3 m above the highest elevation of the crown of any public **road abutting** the **lot**, and

means in Area ‘B’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding the following specifications unless approved by the **City**:

- a) 0.6 m above the highest elevation of the crown of any public **road abutting** the **lot**; or
 - b) where the average ground elevation calculated pursuant to a) is more than 1.2 m below the required **flood plain construction level**, the average ground elevation may be increased to 1.2 m below the required **flood plain construction level**.”
 - (c) Deleting the definition of **non-porous surfaces** in its entirety and substituting the following:

“**Non-porous surfaces** means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials

considered as non-porous are concrete, asphalt, and grouted brick or stone.”

2. Section 4.7.1 is deleted in its entirety and replaced with the following:

“4.7.1 a) The following projections shall be permitted in the **residential zones** and **site specific zones** that permit **single detached housing**. These projections apply to the **single detached housing only**, not other **uses** such as **town housing**, and are subject to the *Building Code*.

b) Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

3. Section 4.7.2 is deleted in its entirety and replaced with the following:

“4.7.2 **Bay windows** and **hutches** which form part of the **principal building** may project for a distance of:

- a) 1.0 m into the **front yard**; and
- b) 0.6 m into the **rear yard**.”

4. Section 4.7.3(b) is deleted in its entirety and replaced with the following:

“(b) 0.6 m into the **side yard**, limited to one exterior wall of the **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

5. Section 4.7.7(f) is deleted in its entirety and replaced with the following:

- “(f) i) for detached **accessory buildings** with a maximum wall length of 6 m or less, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public road the minimum **setback** from the **rear lot line**, and **side lot line**, not **abutting** a public road is 1.2 m; and
- ii) for detached **accessory buildings** with a maximum wall length greater than 6 m, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public road the minimum **setback** from the **rear lot line**, **rear** and **side lot line**, not **abutting** a public road is 2.4 m.”

6. The following is inserted as Section 4.7.11:

“4.7.11 No attached **garage** can project more than 9.1 m from the front wall of a **single detached dwelling**.”

7. Part 6 – Landscaping and Screening is amended by inserting the following as a new Section 6.2.9:

“6.2.9 For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located at least 6.0 m from the front **lot line**.”

8. Part 6 – Landscaping and Screening is amended by deleting Section 6.4 it in its entirety and replacing it with the following:

“6.4. Landscape Requirements in Residential Zones

6.4.1. In the **residential zones** and **site specific zones** that govern **single detached housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:

- a) for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**;
- b) for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**; and
- c) for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to garage or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.

6.4.2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot** that is:

- a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions**;
- b) on a **lot** that is being **subdivided** into two or more **lots** on a single **subdivision** plan.

6.4.3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts** a **road**.

6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees – one (1) in the required **front yard** and one (1) in the required **rear yard**– must be planted as part of a building permit.

- 6.4.5. In the **residential zones** and **site specific zones** that govern residential **uses**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping, screening and fences** on the **site** for all **yards** visible from a **road**. The **owner** of the property shall also ensure that the portion of the **lot** not occupied by **non-porous surfaces**, including **buildings**, is planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.
- 6.4.6. Private outdoor open space shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site factors**.”
9. Section 8.1.5.3 is amended by inserting the following as a new subsection 8.1.5.3(d):
- “(d) any **side yard** area is excluded from the calculation of percentages of the **lot area** **which** is restricted to **landscaping** with live plant material.”
10. Section 8.1.6.6 is deleted in its entirety and replaced with the following:
- “.6
- (a) for a **lot** with a **lot area** less than 372 m² and with a **lot depth** less than 28 m, the minimum **rear yard** is 6.0 m;
 - (b) for a **lot** with a **lot area** greater than 372 m² and with a **lot depth** greater than 28 m, the minimum **rear yard** is the greater of 6.0 m or 25% of the total **lot depth**, up to a maximum of 10.7 m; or
 - (c) For a **lot** containing a **single detached dwelling** of one **storey** only, the minimum **rear yard** is 6.0 m.”
11. Section 8.1.11 is amended by inserting the following as a new Section 8.1.11.1 and renumbering the remaining sections accordingly:
- “No **single detached housing dwelling unit** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.”

12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9524**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>BJC</i>
APPROVED by Director or Solicitor <i>JA</i>



To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: June 22, 2017
File: 08-4430-01/2017-Vol 01
Re: **Proposed Single Family Dwelling Building Massing Regulation – Second Phase**

Purpose

This memorandum responds to Planning Committee's request for amendments to proposed Richmond Zoning Bylaw 8500, Amendment Bylaw 9524, for regulation of single family residential building massing; following their consideration of the Staff Report titled "Single Family Dwelling Building Massing Regulation – Second Phase"; and consideration of a submission from the Richmond Building Group (Attachment 1). This memorandum also provides additional information to clarify the intent of the proposed amendments.

Committee Referral

The following resolution was passed by Planning Committee on June 20, 2017:

- (1) That the proposed building massing bylaw be revised to incorporate the following changes recommended by the Richmond Building Group (as shown in the submission to Planning Committee, dated June 20, 2017):**
- (a) Changing the rear yard setback requirement from the proposed 25% of the lot depth to:**
- (i) 6.0 m for a maximum of 60% the rear wall of the ground floor and 7.5 m for the remainder (40%) the rear wall of the ground floor and 7.5 m for all storeys of the rear wall above the ground floor; and**
 - (ii) maintaining the existing 6.0 m rear yard setback for all lots:**
 - (1) With a lot area of 372 m² or less; or**
 - (2) With a lot depth less than 28.0 m; or**
 - (3) Located on an arterial road where the zoning bylaw requires a minimum 9.0 m front yard setback;**

- (b) *Removing the proposed maximum depth of house provision; and*
- (c) *Increasing the proposed limitation for a forward projecting garage from the proposed 9.1m to 9.8m;*
- (2) *That Zoning Bylaw 8500, Amendment Bylaw 9737 to amend building massing regulations for single family dwellings be introduced and given first reading; and*
- (3) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.*

A new Bylaw; Bylaw 9737, has been prepared with the bylaw amendments as directed by Planning Committee, to facilitate ease of adoption and maintain clarity in the Bylaw. New Bylaw 9737 contains the same proposed amendments as Richmond Zoning Bylaw 8500, Amendment Bylaw 9524, with the changes as directed by Planning Committee.

Amendments Requested by Planning Committee

1. Rear Yard Setback

Richmond Zoning Bylaw 8500 currently establishes a minimum rear yard setback of 6.0 m (20 ft.).

The staff recommendation was that the Richmond Zoning Bylaw 8500 be amended to establish that the minimum rear yard setback would be based on the depth of the lot:

- i. Required rear setback would be a minimum of 6.0 m (20 ft.), or 25% of the lot depth; up to a maximum of 10.7 m (35 ft.).

The intent of the proposed amendment was to recognize the impact new house construction built to the minimum existing 6.0 m (20 ft.) rear yard setback can have on adjacent rear yards. The proposed amendment would require the entire rear wall of a house to comply with the minimum setback.

Planning Committee directed staff to replace the proposed minimum rear yard setback based on the submission for the Richmond Building Group to achieve:

- i. The minimum rear yard setback to be 6.0 m (20 ft.) for the 60% of the rear wall, and 7.5 m (25 ft.) for the remaining 40% of the rear wall at the ground floor, and 7.5 m for the second or ½ storey above.

The Richmond Building Group also requested three specific exemptions to the proposed amendment for rear yard setback:

- i. The minimum rear yard for a lot with an area of less than 372 m² will be 6.0 m (20 ft.);
- ii. The minimum rear yard for a lot less than 28 m deep will be 6.0 m (20 ft.); and
- iii. The minimum rear yard for a lot on an arterial road with a minimum front yard of 9.0 m (29.5 ft.) – the RS1/C and the RS2/C and the RS1/J and RS2/J Zones will be 6.0 m (20 ft.).

We note that the submission by the Richmond Building Group referred to setback concerns for lots on arterial roads where the minimum front yard setback is 9.0 m – and specifically referenced the RS1/C and RS1/D zones. This is incorrect; with the correct zones being the RS1/C, RS2/C and the RS1/J and RS2/J zones. There is no requirement for an exemption for the RS1/D or RS2/D zones. Staff view of the proposed exemptions is that the impact of the proposed 60% / 40% minimum rear setback is dependent on lot depth and minimum required front yard setback. Lot area should not be a consideration of an exemption to the proposed setback requirements.

We note that Bylaw 9737 will also permit a single storey house to have a minimum 6.0 m rear yard, in keeping with the options presented during the public consultation.

2. Depth of House / Maximum Wall Length

Richmond Zoning Bylaw 8500 currently has no regulation on the maximum depth of a continuous wall. The maximum length of a continuous wall is thus only limited by the minimum front yard and rear yard setbacks.

Staff recommended establishing a maximum length of an exterior wall facing an internal side yard for new house construction of:

- i. No wall facing an interior side yard to be more than 55% of the lot depth, without an inward articulation of 2.4 m (8 ft.) and a minimum 2.4 m horizontal measurement.

This limit would apply to both exterior side walls of the new house.

The intent of this proposed amendment was to address and minimize the impact of new house construction on adjacent properties, particularly when the house is older, and does not feature a similar design of a long exterior side wall. Impacts on adjacent lots can include massing, overlook, loss of privacy, and blocking of sunlight/shading of rear yards.

Planning Committee direction was to delete this proposed amendment from the proposed Richmond Zoning Bylaw 8500 amendment bylaw.

3. Garage Projection

Richmond Zoning Bylaw 8500 currently has no limit on the forward projection of an attached garage; only the minimum 6.0 m front setback must be met.

Staff recommended that Richmond Zoning Bylaw 8500 be amended to limit the maximum forward projection for an attached garage to a single family dwelling to 9.1 m (30 ft.).

The intent of the proposed amendment was to reduce the streetscape impact associated with a long, forward projecting garage. Staff note that a functional three-car garage can be built with a maximum forward projection of 8.2 m (27 ft.), and that the 9.1 m (30 ft.) limit proposed by staff would have provided adequate space for a three-car garage.

Planning Committee directed staff to amend the bylaw to allow a maximum forward projection for an attached garage of 9.8 m.

Additional Background Information on Other Proposed Amendments

The following information is provided for additional clarity on the scope and intent of the other proposed regulations for single family dwelling massing as proposed by staff. We note that no changes were requested to these regulations, and thus were endorsed to proceed to Council for consideration of first reading as drafted. Bylaw 9737 contains these same regulations as originally proposed under Bylaw 9524.

1. Accessory Building Setbacks

The Richmond Zoning Bylaw 8500 currently specifies a minimum rear yard setback and side yard setback of 1.2 m (4 ft.), regardless of the size or dimensions of the accessory building.

Proposed amendments to the Richmond Zoning Bylaw 8500 would establish new side yard and rear yard setbacks for detached accessory buildings which require a Building Permit (over 10 m² in area) as:

- i. 1.2 m (4 ft.) if the wall facing the lot line is 6.0 m (20 ft.) or less, and
- ii. 2.4 m (8 ft.) if the wall facing the property line is greater than 6.0 m (20 ft.).

The proposed varied setbacks were developed to address impacts of detached accessory buildings in rear yards.

2. Permitted Projections Into Side Yard Setbacks

The Richmond Zoning Bylaw 8500 currently has no limit on the number of projections, nor does it limit the horizontal measurement of a projection.

New limits for permitted projections into required side yard setbacks are proposed:

- i. One permitted encroachment, on one wall only, with a projection of 0.6 m (2 ft.); with a maximum horizontal measurement of 1.8 m (6 ft.); and
- ii. Limited to fireplace / chimney assembly only.

The proposed regulation on projections into required side yard setbacks is intended to ensure adequate separation between buildings, improving light and air between buildings, ensuring functional side yard access, and offering some mitigation of new house construction on adjacent houses.

3. Minimum Landscaping Requirements

The Richmond Zoning Bylaw 8500 currently does not specify the location of required landscaping on the lot. Depending on the RS1 sub-zone, Richmond Zoning Bylaw 8500 requires between 20% and 30% of the lot area be landscaped with live plantings, but this landscaping can be located anywhere on the property.

Staff recommend establishing a minimum front yard landscaping requirement for new house construction:

- i. For lots 15 m (49 ft.) or less in width, 50% of the required front yard must be landscaped;
- ii. For lots wider than 15 m (49 ft.) a minimum of 55% of the front yard must be landscaped; and
- iii. For irregular-shaped lots, the City will determine the minimum required landscaping, based on lot configuration, walkway and driveway configuration and other siting and access considerations.

The proposed minimum front yard landscaping requirements have been drafted to ensure that all front yards feature live landscaping, and each new house makes some contribution to streetscape and overall tree canopy/greenery in the city. The proposed regulation would also reduce the total amount of paving or hard surfaces located in required front yards.

4. Tree Planting Requirements

The Richmond Zoning Bylaw 8500 currently has no regulation for tree planting as part of a single family dwelling Building Permit application.

Staff propose a new requirement for a single family residential Building Permit on a property where there are no trees:

- i. A minimum of two trees – one in the required rear setback and one in the required front setback are planted.

The proposed regulation is intended to ensure that all new construction of single family houses includes a minimal amount of tree planting, contributing to the City's objectives for environmental sustainability, and enhancing streetscapes.

5. Landscaping Calculation

The Richmond Zoning Bylaw 8500 currently requires a minimum percentage of live landscaping which must be planted on a single family residential lot. The current zoning regulation allows the minimum required side yard areas to be considered as live landscaping.

Staff recommend a new regulation to:

- i. Exempt any area located between exterior side wall of the house and the interior side property line(s) from the calculation of required landscaping, given the limited long-term viability of landscape survival in this area.

The proposed amendment to exempt planted areas with required side yard setbacks will ensure that all planting areas used to calculate minimum landscape requirements for overall lot and for minimum front yard landscaping will be viable planting areas with a better chance of survival and a real contribution to greenery in the city.

6. Entry Gates on Arterial Roads

Richmond Zoning Bylaw 8500 currently has no regulation on the location of entry gates.

Staff recommend that Richmond Zoning Bylaw 8500 be amended to establish a new regulation for front entry gates:

- i. An entry gate can be a maximum of 1.2 m high, and for a lot fronting onto a major or minor arterial road, the gate must be set back minimum of 6.0 m (20 ft.) from the front property line.

The intent of the proposed amendment is to ensure that a car can fully leave the roadway and wait for the vehicle gate to open; which will enhance safety on these roads.

7. Building Height Datum

Richmond Zoning Bylaw 8500 currently establishes the building height datum based on average finished site grading; which is often manipulated through retaining walls and fill, resulting in a complicated field measurement for inspectors, and buildings constructed with a finished grade higher than adjacent lots.

Staff recommend that:


- i. A new datum from which to measure building height be established as a point 0.3 m (1 ft.) above the highest crown of the fronting road.

The proposed datum of 0.3 m (1 ft.) above the highest crown of the fronting road establishes a standardized datum in the city, and will facilitate easier height calculation for the developer, and easier inspections for building approvals staff.

Next Steps

Staff have incorporated the Planning Committee's requested amendments to single family building massing in the new Richmond Zoning Bylaw 8500 Amendment Bylaw 9737 attached to this memorandum. If endorsed by Council, it would be in order to give Bylaw 9737 first reading, and forward the bylaw to a Public Hearing.

Richmond Zoning Bylaw 8500 Amendment Bylaw 9524, as attached to the staff report titled "Single Family Dwelling Building Massing Regulation – Second Phase", remains as originally proposed.



Wayne Craig
Director, Development
(604-247-4625)

BK:blg

June 22, 2017

- 7 -

Attachments:

Attachment 1: Request from the Richmond Building Group

pc: Joe Erceg, General Manager, Planning and Development
Gavin Woo, Senior Manager, Building Approvals
Barry Konkin, Program Co-ordinator, Development
James Cooper, Manager, Plan Review

Proposal

Planning Committee – 20th June 2017

The Richmond Building Group propose the following changes to be amended to the proposed bylaw 9524 at planning committee.

- 1) **Rear Yard Setback** – Change recommended **Option 3** – (25%) of lot depth

Richmond Builders Group agree to compromise with **Option 2** - this is the best fit and consistent with the recently approved Townhouse setbacks. (Min 6m for the ground floor limited to 60% of the width of the house / remaining 40% of wall face at 7.5m with Second Storey at 7.5m setback)

***Provision for Outdoor Covered Patio Space** also needs to be addressed by Staff as this is an integral part of home design.

- 2) **Maximum Depth of House** – Change the Recommended **Option 2** – Limit the maximum depth of house to a max. continuous wall @ 55% of the total lot depth.

Richmond Builders Group advice this will not improve the house design or reduce the massing issue in the rear yards & Recommended No Change and propose **Option 1 – Status Quo**.

- 3) **Garage Projection** – Change the Maximum projection from **9.1 to 9.8m** to allow (2.2ft) Extra to allow for side door access and clearance of front entry posts of homes.
- 4) The provision to allow lots less than **372m** = 4,002 sq ft and **28m** = 91.84 ft in depth is exempt and these lots can remain at 6m.

The Combination of the two requirements above will affect most or all the **Steveston Village** lots as most of them are 120 ft in depth and they have very

narrow frontages i.e. 30ft to 33ft and this provision **should be amended** to either (Or) of the above two conditions set out in the staff report.

Staff need to provide clarification as most of the smaller lots will be affected if the Max Depth of house @ 55% and the 25% Rear Yard setback is implemented.

- 5) Certain RS1/C & D zones on the Local Arterial Roads have additional front yard setbacks up to 30ft in the front for vehicle turning access, with the new proposed bylaw changes to the rear yards and side yards it will make the house designs of these zones very unpractical, Staff need to take this issue into consideration.
-



Richmond Zoning Bylaw 8500
Amendment Bylaw 9737 (Single Family Building Massing Regulations)

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

1. Richmond Zoning Bylaw 8500 is amended by Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) Deleting the definition of **Grade, finished site** in its entirety and replacing it with the following:

“**Grade, finished site** means in Area ‘A’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding 0.3 m above the highest elevation of the crown of any public **road abutting** the **lot**, and

means in Area ‘B’, the average ground elevation identified on a **lot** grading plan approved by the **City**, not exceeding the following specifications unless approved by the **City**:

- a) 0.6 m above the highest elevation of the crown of any public **road abutting** the **lot**; or
 - b) where the average ground elevation calculated pursuant to a) is more than 1.2 m below the required **flood plain construction level**, the average ground elevation may be increased to 1.2 m below the required **flood plain construction level**.”
 - (b) Deleting the definition of **non-porous surfaces** in its entirety and substituting the following:

“**Non-porous surfaces** means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials considered as non-porous are concrete, asphalt, and grouted brick or stone.”

2. Section 4.7.1 is deleted in its entirety and replaced with the following:

“4.7.1 a) The following projections shall be permitted in the **residential zones** and **site specific zones** that permit **single detached housing**. These projections apply to

the **single detached housing only**, not other **uses** such as **town housing**, and are subject to the *Building Code*.

b) Notwithstanding a provision for a projection into a **side yard**, the maximum number of projections is one, limited to one side wall of **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

3. Section 4.7.2 is deleted in its entirety and replaced with the following:

“4.7.2 **Bay windows** and **hutches** which form part of the **principal building** may project for a distance of:

- a) 1.0 m into the **front yard**; and
- b) 0.6 m into the **rear yard**.”

4. Section 4.7.3(b) is deleted in its entirety and replaced with the following:

“(b) 0.6 m into the **side yard**, limited to one exterior wall of the **single detached dwelling unit**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly.”

5. Section 4.7.7(f) is deleted in its entirety and replaced with the following:

- “(f) i) for detached **accessory buildings** with a maximum wall length of 6 m or less, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public **road** the minimum **setback** from the **rear lot line**, and **side lot line**, not **abutting** a public **road** is 1.2 m; and
- ii) for detached **accessory buildings** with a maximum wall length greater than 6 m, which is oriented to the **rear lot line**, or **side lot line**, not **abutting** a public road the minimum **setback** from the **rear lot line**, **rear** and **side lot line**, not **abutting** a public **road** is 2.4 m.”

6. The following is inserted as Section 4.7.11:

“4.7.11 No attached **garage** can project more than 9.8 m from the front wall of a **single detached dwelling**.”

7. Part 6 – Landscaping and Screening is amended by inserting the following as a new Section 6.2.9:

“6.2.9 For a **lot** fronting onto a local **arterial road** or a major **arterial road**, a solid masonry or brick **fence** up to a maximum **fence height** of 1.2 m is permitted within the required **front yard setback** area, but any mechanical or manual gate must be located at least 6.0 m from the front **lot line**.”

8. Part 6 – Landscaping and Screening is amended by deleting Section 6.4 in its entirety and replacing it with the following:

“6.4. Landscape Requirements in Residential Zones

6.4.1. In the **residential zones** and **site specific zones** that govern **single detached housing**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, in the **front yard** as follows:

- a) for a **lot** with a **lot width** less than or equal to 15 m, live **landscaping** is to be provided covering a minimum of 50% of the required **front yard**;
- b) for a **lot** with a **lot width** greater than 15 m, live **landscaping** is to be provided covering a minimum of 55% of the required **front yard**; and
- c) for an irregular-shaped **lot**, the **City** shall determine the minimum area required for live **landscaping**, having regard to the area required for a paved driveway or walkway, to provide access to garage or house, and shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.

6.4.2. The **owner** shall plant and maintain within 3.0 m of the **front lot line** one new or replacement tree of a minimum size of 6.0 cm on every **lot** that is:

- a) regulated by the **residential zones** or **site specific zones** that govern **single detached housing subdivisions**;
- b) on a **lot** that is being **subdivided** into two or more **lots** on a single **subdivision** plan.

6.4.3. In the case of a **corner lot**, an additional new or replacement tree shall be planted within 3.0 m of the **side lot line** which **abuts** a **road**.

6.4.4 On a **lot** that is subject to a building permit application for **single detached housing** which contains no existing trees at the time of building permit application, a minimum of two (2) trees – one (1) in the required **front yard** and one (1) in the required **rear yard**– must be planted as part of a building permit.

6.4.5. In the **residential zones** and **site specific zones** that govern residential **uses**, the **owner** of the property is responsible for the placement and proper maintenance of **landscaping**, **screening** and **fences** on the **site** for all **yards** visible from a **road**. The **owner** of the property shall also ensure that the portion of the **lot** not occupied by **non-porous surfaces**, including **buildings**, is planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

6.4.6. Private outdoor open space shall be located so as to maximize its functionality by ensuring its proper location in relation to **buildings**, sunlight, parking and other **site** factors.”

9. Section 8.1.5.3 is amended by inserting the following as a new subsection 8.1.5.3(d):

“(d) any **side yard** area is excluded from the calculation of percentages of the **lot area** **which** is restricted to **landscaping** with live plant material.”

10. Section 8.1.6.6 is deleted in its entirety and replaced with the following:

“.6

For the **storey**, **first** 6.0 m for a maximum of 60% of the wall opposite and perpendicular to the **lot line**, **rear**, and 7.5 m for the remaining 40% of the wall opposite and perpendicular to the **lot line**, **rear**; and 7.5 m for any second **storey**, or **storey**, **half (½)**.”

11. Inserting the following as Section 8.1.6.7 and renumbering the remaining sections accordingly:

“8.1.6.7 Notwithstanding the regulation in 8.1.6.6 above:

The minimum **rear yard** is 6.0 m:

- i. for a **lot** with a **lot area** less than 372 m²; or
- ii. for a **lot** with a **lot depth** less than 28 m; or
- iii. for a **lot** located and **arterial road** where a **zone** requires a minimum **front yard** of 9.0 m; or
- iv. for a **lot** containing a **single detached dwelling** of one **storey** only.”

12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9737**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Council

To: Richmond City Council
From: Andrew Nazareth
General Manager, Finance and Corporate
Services
Date: June 16, 2017
File: 03-1200-03/2017-Vol
01
Re: Council Remuneration and Expenses for 2016

Staff Recommendation

That the Council Remuneration and Expenses report for the year ended December 31, 2016 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 2016 were \$620,426 and the cost of benefits was \$116,191. Total expenses incurred were \$43,798. 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	\$129,602	\$22,535		\$972	\$2,560	\$3,550	\$405	\$7,488
Councillor Au	\$61,353	\$10,952		\$378	\$0	\$0	\$0	\$378
Councillor Dang	\$61,353	\$13,353		\$142	\$0	\$0	\$0	\$142
Councillor Day	\$61,353	\$12,368		\$233	\$5,178	\$334	\$0	\$5,745
Councillor Johnston	\$61,353	\$12,368		\$147	\$1,523	\$0	\$0	\$1,670
Councillor Loo	\$61,353	\$13,454		\$1,386	\$4,892	\$317	\$0	\$6,595
Councillor McNulty	\$61,353	\$13,022		\$767	\$0	\$10,781	\$0	\$11,548
Councillor McPhail	\$61,353	\$5,773		\$142	\$3,227	\$2,885	\$0	\$6,254
Councillor Steves	\$61,353	\$12,366		\$58	\$325	\$3,595	\$0	\$3,978

1. Consists of taxable and non-taxable benefits. The 2016 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, 2016 be received for information.



Katherine Lecy
Manager, Business Advisory Services
(1-604-276-4103)

KL: jb



City of Richmond

Report to Council

To: Richmond City Council
From: Andrew Nazareth
General Manager, Finance and Corporate
Services
Re: 2016 Statement of Financial Information

Date: June 16, 2017
File: 03-1200-03/2017-Vol
01

Staff Recommendation

That the 2016 Statement of Financial Information as per the staff report dated June 16, 2017 from the Manager, Business Advisory Services, be approved.

Andrew Nazareth
General Manager, Finance and Corporate Services
(604-276-4095)

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER
CONCURRENCE OF SMT
APPROVED BY GAO

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 2016 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 2016 fiscal year is attached in Section 6.

Remuneration consists of base salary, taxable benefits and payouts. Taxable benefits as specified by the Canada Revenue Agency or Council Policy which include employer paid extended health premiums such as Medical Services Plan, life insurance, AD&D insurance, vehicle benefits, acting pay and job scope related to duties in support of committees, advisory groups and public consultation. Payouts include leave balances such as banked overtime, gratuity and vacation banks for which the majority are specified in collective agreements.

For the City of Richmond, (excluding Mayor and Councillors) remuneration for 2,133 employees totalled \$119.8 million. Remuneration reported in 2016 includes leave payouts due to the retirement of long service staff, policy requirements, and voluntary payouts. For the Richmond Public Library, remuneration for 144 employees totalled \$5.4 million.

Management salaries are charged to the Richmond Olympic Oval Corporation in accordance with resolutions of Council. Management salaries of \$73,250 were charged to the Oval

Corporation in conjunction with the Chief Administrative Officer performing duties in the capacity as Chief Executive Officer, as reported in the Oval Corporation's financial information.

Expenses are reported in accordance with the Financial Information Act, and include items such as individual professional memberships, employee tuition and travel costs. Expenses may also include business related expenditures incurred by staff to perform their job functions.

The remuneration and expenses that are being reported are within the budget that was previously approved by Council through the 5 Year Financial Plan Bylaw. Staff ensure through administrative procedures, guidelines, and internal controls, that compliance is followed and expenditures are properly verified.

A statement listing payments to suppliers for goods and services in excess of \$25,000 for the 2016 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 2016 Statement of Financial Information has been prepared in accordance with the *Financial Information Act*.



Katherine Lecy
Manager, Business Advisory Services
(604-276-4103)

KL:jb

CITY OF RICHMOND
STATEMENT OF FINANCIAL INFORMATION
For the year ended December 31, 2016

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

2016 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

MANAGEMENT REPORT

The consolidated financial statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles. The integrity and objectivity of the consolidated financial statements is management's responsibility. Management is also responsible for all the schedules prepared for the Statement of Financial Information, and for ensuring that the schedules are consistent, where appropriate, with the information contained in the consolidated financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

Council is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control.

The external auditors, KPMG LLP, conducted an independent examination, in accordance with generally accepted auditing standards, and expressed their opinion on the consolidated Statement of Financial Information financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their audit involves obtaining audit evidence about the amount and disclosures in the consolidated financial statements. The audit also includes appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors presented their audit findings to the City's Finance Committee.



Andrew Nazareth
General Manager, Finance and Corporate Services

Dated: June 21, 2017

City of Richmond audited financial statements

Year ended December 31, 2016



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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, 2016 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, 2016, 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.

A handwritten signature in dark ink that reads "KPMG LLP".

Chartered Professional Accountants

May 8, 2017
Burnaby, Canada

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

CITY OF RICHMOND


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

December 31, 2016, with comparative information for 2015

	2016	2015
Financial Assets		
Cash and cash equivalents	\$ 18,335	\$ 21,800
Investments (note 3)	978,638	929,590
Accrued interest receivable	6,972	6,287
Accounts receivable (note 4)	27,766	30,162
Taxes receivable	9,422	8,010
Development fees receivable	16,712	21,135
Debt reserve fund - deposits (note 5)	508	508
	1,058,353	1,017,492
Liabilities		
Accounts payable and accrued liabilities (note 6)	96,720	87,701
Development cost charges (note 7)	117,597	111,591
Deposits and holdbacks (note 8)	72,796	58,896
Deferred revenue (note 9)	66,320	48,711
Debt, net of MFA sinking fund deposits (note 10)	42,181	46,583
	395,614	353,482
Net financial assets	662,739	664,010
Non-Financial Assets		
Tangible capital assets (note 11)	2,168,259	2,062,895
Inventory of materials and supplies	3,138	2,359
Prepaid expenses	2,525	1,930
	2,173,922	2,067,184
Accumulated surplus (note 12)	\$ 2,836,661	\$ 2,731,194

Commitments and contingencies (note 16)

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, 2016, with comparative information for 2015

	2016 Budget (Notes 2(n) and 22)	2016	2015
Revenue:			
Taxation and levies	\$ 197,965	\$ 198,612	\$ 189,136
Utility fees	98,773	97,819	94,290
Sales of services	33,692	38,231	34,186
Payments-in-lieu of taxes	13,473	14,770	15,109
Provincial and federal grants	7,376	9,101	8,654
Development cost charges	26,875	16,632	17,818
Other capital funding sources	69,115	26,601	72,575
Other revenues:			
Investment income	14,694	17,614	16,303
Gaming revenue	18,088	17,559	19,555
Licenses and permits	9,184	12,422	10,747
Other (note 19)	9,799	35,543	48,755
	499,034	484,904	527,128
Expenses:			
Law and community safety	93,357	89,752	85,386
Utilities: water, sewer and sanitation	85,159	84,183	83,650
Engineering, public works and project development	65,630	61,243	56,294
Community services	59,019	59,592	68,246
General government	53,665	44,583	43,438
Planning and development	14,324	14,233	13,211
Richmond Olympic Oval	14,890	15,120	13,395
Library services	9,754	9,788	9,463
Lulu Island Energy Company	939	943	491
	396,737	379,437	373,574
Annual surplus	102,297	105,467	153,554
Accumulated surplus, beginning of year	2,731,194	2,731,194	2,577,640
Accumulated surplus, end of year	\$ 2,833,491	\$ 2,836,661	\$ 2,731,194

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, 2016, with comparative information for 2015

	2016 Budget (Notes 2(n) and 22)	2016	2015
Surplus for the year	\$ 102,297	\$ 105,467	\$ 153,554
Acquisition of tangible capital assets	(121,102)	(139,781)	(86,941)
Contributed tangible capital assets	(55,000)	(24,441)	(61,807)
Amortization of tangible capital assets	55,347	55,933	53,966
Gain on disposal of tangible capital assets	-	(12,859)	(5,157)
Proceeds on sale of tangible capital assets	-	15,784	7,678
	(18,458)	103	61,293
Acquisition of inventories of supplies	-	(3,138)	(2,359)
Acquisition of prepaid expenses	-	(2,525)	(1,930)
Consumption of inventories of supplies	-	2,359	2,415
Use of prepaid expenses	-	1,930	1,971
Change in net financial assets	(18,458)	(1,271)	61,390
Net financial assets, beginning of year	664,010	664,010	602,620
Net financial assets, end of year	\$ 645,552	\$ 662,739	\$ 664,010

See accompanying notes to consolidated financial statements.

CITY OF RICHMONDConsolidated Statement of Cash Flows
(Expressed in thousands of dollars)

Year ended December 31, 2016, with comparative information for 2015

	2016	2015
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 105,467	\$ 153,554
Items not involving cash:		
Amortization	55,933	53,966
Gain on disposal of tangible capital assets	(12,859)	(5,157)
Contributions of tangible capital assets	(24,441)	(61,807)
Change in non-cash operating working capital:		
Accrued interest receivable	(685)	(924)
Accounts receivable	2,396	(2,112)
Taxes receivable	(1,412)	(529)
Development fees receivable	4,423	4,225
Debt reserve fund	-	200
Prepaid expenses	(595)	41
Inventories of supplies	(779)	56
Accounts payable and accrued liabilities	9,019	(608)
Deposits and holdbacks	13,900	(6,207)
Deferred revenue	17,609	6,888
Development cost charges	6,006	28,626
Net change in cash from operating activities	173,982	170,212
Capital activities:		
Cash used to acquire tangible capital assets	(139,781)	(86,941)
Proceeds on disposal of tangible capital assets	15,784	7,678
Net change in cash from capital activities	(123,997)	(79,263)
Financing activities:		
Decrease in debt	(4,402)	(4,232)
Principal payments on obligations under capital leases	-	(22)
Net change in cash from financing activities	(4,402)	(4,254)
Investing activities:		
Purchase of investments	(49,048)	(95,626)
Net change in cash and cash equivalents	(3,465)	(8,931)
Cash and cash equivalents, beginning of year	21,800	30,731
Cash and cash equivalents, end of year	\$ 18,335	\$ 21,800

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, 2016

1. Operations:

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

2 Significant accounting policies:

These 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:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library"), the Richmond Olympic Oval (the "Oval") and the Lulu Island Energy Company Ltd. ("LIEC"). The Library is consolidated as the Library Board is appointed by the City. The Oval and LIEC are consolidated as they are wholly-owned municipal corporations of the City and operate as other government organizations. Interfund transactions, fund balances and activities have been eliminated on consolidation.

(i) General Revenue Fund:

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

(ii) General Capital and Loan Fund:

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

(iii) Waterworks and Sewerworks Funds:

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

(iv) Reserve Funds:

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

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Cash and cash equivalents:

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

(e) Investments:

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

(f) Accounts receivable:

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

(g) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(h) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employee plan, contributions are expensed as incurred.

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(i) Non-financial assets:

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

(i) Tangible capital assets:

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

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

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

(ii) Contributions of tangible capital assets:

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

(iii) Natural resources:

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

(v) Interest capitalization:

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

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(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.

(j) Revenue recognition:

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

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

(k) Deferred revenue:

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

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.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(l) Deposits:

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

(m) Debt:

Debt is recorded net of related sinking fund balances.

(n) 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 (2016-2020) ("Consolidated Financial Plan") and was adopted through Bylaw No. 9521 on March 14, 2016.

(o) 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.

(p) Use of accounting estimates:

The preparation of these 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.

CITY OF RICHMOND

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

Year ended December 31, 2016

2. Significant accounting policies (continued):

(p) Use of accounting estimates (continued):

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.

(q) 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.

3. Investments:

	2016		2015	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 473,721	\$ 473,409	\$ 360,081	\$ 360,081
Government and government guaranteed bonds	213,542	216,895	220,228	227,567
Municipal Finance Authority Pooled Investment	44,172	43,834	43,212	43,212
Other bonds	247,203	249,235	306,069	307,385
	<u>\$ 978,638</u>	<u>\$ 983,373</u>	<u>\$ 929,590</u>	<u>\$ 938,245</u>

4. Accounts receivable:

	2016	2015
Water and sewer utilities	\$ 12,541	\$ 11,381
Casino revenues	3,951	4,532
Capital grant	2,345	2,482
Other trade receivables	8,929	11,767
	<u>\$ 27,766</u>	<u>\$ 30,162</u>

CITY OF RICHMOND

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

Year ended December 31, 2016

5. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2016 are as follows:

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

6. Accounts payable and accrued liabilities:

	2016	2015
Trade and other liabilities	\$ 65,417	\$ 55,995
Post-employment benefits (note 14)	31,303	31,706
	\$ 96,720	\$ 87,701

7. Development cost charges:

	2016	2015
Balance, beginning of year	\$ 111,591	\$ 82,965
Contributions	20,886	44,934
Interest	1,752	1,510
Revenue recognized	(16,632)	(17,818)
Balance, end of year	\$ 117,597	\$ 111,591

CITY OF RICHMOND

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

Year ended December 31, 2016

8. Deposits and holdbacks:

	Balance, December 31, 2015	Deposit contributions	Refunds/ expenditures	Balance, December 31, 2016
Security deposits	\$ 40,326	\$ 22,129	\$ 11,485	\$ 50,970
Developer contribution	5,546	97	-	5,643
Contract holdbacks	2,809	6,822	3,867	5,764
Transit Oriented Development Fund	1,523	-	466	1,057
Other	8,692	36,720	36,050	9,362
	<u>\$ 58,896</u>	<u>\$ 65,768</u>	<u>\$ 51,868</u>	<u>\$ 72,796</u>

9. Deferred revenue:

	Balance, December 31, 2015	External restricted inflows	Revenue earned	Balance, December 31, 2016
Taxes and utilities	\$ 19,370	\$ 19,888	\$ 19,370	\$ 19,888
Building permits/development	12,085	5,952	5,030	13,007
Oval	5,598	10,098	9,877	5,819
Capital grants	4,596	18,856	2,358	21,094
Business licenses	2,509	2,070	2,094	2,485
Parking easement/leased land	2,417	48	44	2,421
Other	2,136	6,997	7,527	1,606
	<u>\$ 48,711</u>	<u>\$ 63,909</u>	<u>\$ 46,300</u>	<u>\$ 66,320</u>

10. Debt, net of MFA sinking fund deposits:

The interest rate for the year ended December 31, 2016 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 (2015 - \$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.

CITY OF RICHMOND

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

Year ended December 31, 2016

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

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 2016	Net debt 2015
General Fund	\$ 50,815	\$ 8,634	\$ 42,181	\$ 46,583

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

2017	\$ 4,578
2018	4,761
2019	4,951
2020	5,149
2021	5,355
Thereafter	17,387
	<u>\$ 42,181</u>

11. Tangible capital assets:

Cost	Balance, December 31, 2015	Additions and transfers	Disposals	Balance, December 31, 2016
Land	\$ 803,645	\$ 43,966	\$ (1,706)	\$ 845,905
Buildings and building improvements	374,820	10,324	-	385,144
Infrastructure	1,644,206	48,218	(3,879)	1,688,545
Vehicles, machinery and equipment	110,120	8,271	(1,549)	116,842
Library's collections, furniture and equipment	9,670	374	(1,616)	8,428
Assets under construction	62,367	53,069	-	115,436
	<u>\$ 3,004,828</u>	<u>\$ 164,222</u>	<u>\$ (8,750)</u>	<u>\$ 3,160,300</u>

Accumulated amortization	Balance, December 31, 2015	Disposals	Amortization expense	Balance, December 31, 2016
Buildings and building improvements	\$ 141,680	\$ -	\$ 14,225	\$ 155,905
Infrastructure	728,117	(2,882)	33,198	758,433
Vehicles, machinery and equipment	66,805	(1,518)	7,482	72,769
Library's collections, furniture and equipment	5,331	(1,425)	1,028	4,934
	<u>\$ 941,933</u>	<u>\$ (5,825)</u>	<u>\$ 55,933</u>	<u>\$ 992,041</u>

CITY OF RICHMOND

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

Year ended December 31, 2016

11. Tangible capital assets (continued):

	2016	2015
	Net book value	Net book value
Land	\$ 845,905	\$ 803,645
Buildings and building improvements	229,239	233,140
Infrastructure	930,112	916,089
Vehicles, machinery and equipment	44,073	43,315
Library's collection, furniture and equipment	3,494	4,339
Assets under construction	115,436	62,367
Balance, end of year	\$ 2,168,259	\$ 2,062,895

(a) Assets under construction:

Assets under construction having a value of \$115,436,184 (2015 - \$62,367,664) 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 \$24,441,194 (2015 - \$61,806,695) comprised of infrastructure in the amount of \$17,308,488 (2015 - \$10,874,576), land in the amount of \$7,132,706 (2015 - \$50,606,219), and other assets in the amount of nil (2015 - \$325,900).

(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 (2015 - nil).

CITY OF RICHMOND

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

Year ended December 31, 2016

12. Accumulated surplus:

	General Funds and reserve	Water utility fund	Sanitary Sewer Utility fund	Richmond Olympic Oval	Library services	Lulu Island Energy Co.	2016 Total	2015 Total
Investment in tangible capital assets	\$ 2,104,682	\$ -	\$ -	\$ 8,987	\$ 3,495	\$ 25,660	\$ 2,142,824	\$ 2,055,479
Reserves (note 13)	467,585	-	-	4,261	-	-	471,846	461,178
Appropriated surplus	153,551	30,930	14,998	1,099	388	-	200,966	195,050
Surplus	10,342	244	6,647	552	686	(470)	18,001	17,265
Other equity	3,024	-	-	-	-	-	3,024	2,222
Balance, end of year	\$ 2,739,184	\$ 31,174	\$ 21,645	\$ 14,899	\$ 4,569	\$ 25,190	\$ 2,836,661	\$ 2,731,194

CITY OF RICHMOND

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

Year ended December 31, 2016

13. Reserves:

	2015	Change during year	2016
Reserve funds:			
Affordable housing	\$ 24,934	\$ (1,208)	\$ 23,726
Arts, culture and heritage	4,449	89	4,538
Capital building and infrastructure	60,412	3,064	63,476
Capital reserve	157,778	(2,106)	155,672
Capstan station	9,508	5,449	14,957
Child care development	2,335	1,454	3,789
Community legacy and land replacement	16,994	(8,581)	8,413
Drainage improvement	52,922	2,981	55,903
Equipment replacement	16,882	1,689	18,571
Leisure facilities	5,275	293	5,568
Local improvements	6,767	(545)	6,222
Neighborhood improvement	6,975	(42)	6,933
Public art program	3,056	52	3,108
Sanitary sewer	41,687	2,840	44,527
Steveston off-street parking	299	6	305
Steveston road ends	458	(51)	407
Waterfront improvement	642	(27)	615
Watermain replacement	46,614	4,241	50,855
Oval	3,191	1,070	4,261
	\$ 461,178	\$ 10,668	\$ 471,846

14. Post-employment benefits:

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

	2016	2015
Balance, beginning of year	\$ 31,706	\$ 30,755
Current service cost	1,980	1,924
Interest cost	906	912
Past service cost (credit)	(868)	-
Amortization of actuarial loss (gain)	(473)	93
Benefits paid	(1,948)	(1,978)
Balance, end of year	\$ 31,303	\$ 31,706

CITY OF RICHMOND

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

Year ended December 31, 2016

14. Post-employment benefits (continued):

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2016. The difference between the actuarially determined accrued benefit obligation of approximately \$31,556,000 and the liability of approximately \$31,303,000 as at December 31, 2016 is an unamortized net actuarial loss of \$253,000. This actuarial loss is being amortized over a period equal to the employees' average remaining service lifetime of 10-years.

	2016	2015
Actuarial benefit obligation:		
Liability, end of year	\$ 31,303	\$ 31,706
Unamortized actuarial loss (gain)	253	(3,049)
Balance, end of year	\$ 31,556	\$ 28,657

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

	2016	2015
Discount rate	3.30%	3.10%
Expected future inflation rate	2.00%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50%

15. 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 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 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, 2016

15. 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.

The City of Richmond paid \$11,952,478 (2015 - \$11,766,393) for employer contributions while employees contributed \$9,827,790 (2015 - \$9,736,747) to the plan in fiscal 2016.

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.

16. Commitments and contingencies:

(a) Joint and several liabilities:

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

(b) Lease payments:

In addition to the obligations under capital leases, at December 31, 2016, the City was committed to operating lease payments for premises and equipment in the following approximate amounts:

2017	\$ 4,860
2018	4,483
2019	3,716
2020	2,301
2021 and thereafter	16,398

(c) Litigation:

As at December 31, 2016, 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, 2016

16. 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.

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession Agreement (the "Agreement"), where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the Oval Village community. As part of the Agreement, the infrastructure will be owned by LIEC.

(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 28 Class A and 23 Class B shares issued and outstanding as at December 31, 2016). 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.

17. 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.

	2016	2015
Richmond Community Associations	\$ 1,270	\$ 1,248

CITY OF RICHMOND

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

Year ended December 31, 2016

18. 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:

	2016	2015
Province of British Columbia - Schools	\$ 149,518	\$ 146,405
Greater Vancouver Regional District and others	42,104	41,772
	<u>\$ 191,622</u>	<u>\$ 188,177</u>

19. Other revenues:

	2016	2015
Developer contributions	\$ 10,098	\$ 29,648
Tangible capital assets gain on sale of land	13,880	5,912
Taxes and fines	2,730	3,350
Parking program	2,153	2,108
Other	6,682	7,737
	<u>\$ 35,543</u>	<u>\$ 48,755</u>

20. Government transfers:

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

	2016	2015
Operating:		
Province of BC	\$ 22,652	\$ 24,553
TransLink	2,595	2,329
Government of Canada	1,413	1,327
Capital:		
Government of Canada	941	3,098
TransLink	1,049	76
Province of BC	104	474
	<u>\$ 28,754</u>	<u>\$ 31,857</u>

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting:

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

- (a) **Law and Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws along with sections responsible for legal and regulatory matters. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, protection of life and properties, and legal services.
- (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, 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** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities. The financial statements include the Oval's 50% proportionate share of operations of VROX Sport Simulation Ltd. ("VROX"). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Richmond Olympic Experience and third party customers.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.
- (i) **Lulu Island Energy Company Ltd.** is formed as a municipal corporation wholly-owned by the City. The business of the LIEC is to manage and operate energy utilities, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sale to customers.

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting (continued):

	Law and community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total City subtotal
Revenue:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 198,612	\$ -	\$ 198,612
Utility fees	-	84,986	12,228	-	-	-	97,214
Sales of services	5,338	3,709	3,792	8,851	5,167	2,132	28,989
Payments-in-lieu of taxes	-	-	-	-	14,770	-	14,770
Provincial and federal grants	85	7	2,711	16	3,067	13	5,899
Development cost charges	-	1,671	3,747	7,761	2,361	1,092	16,632
Other capital funding sources	10	1,816	13,829	481	6,859	1,837	24,832
Other revenues:							
Investment income	-	542	-	-	17,072	-	17,614
Gaming revenue	657	-	-	-	16,902	-	17,559
Licenses and permits	294	-	61	-	3,816	8,201	12,372
Other	2,574	2,725	446	658	27,711	93	34,207
	8,958	95,456	36,814	17,767	296,337	13,368	468,700
Expenses:							
Wages and salaries	41,138	12,137	22,672	29,977	21,122	9,927	136,973
Public works maintenance	25	6,690	6,840	1,522	(1,380)	670	14,367
Contract services	43,338	8,460	2,957	2,868	3,587	1,402	62,612
Supplies and materials	2,395	27,860	1,370	13,233	7,916	610	53,384
Interest and finance	42	19,806	-	80	2,553	-	22,481
Transfer from (to) capital for tangible capital assets	274	963	2,383	5,511	185	259	9,575
Amortization of tangible capital assets	2,540	7,783	24,657	6,401	10,600	1,345	53,326
Loss on disposal of tangible capital assets	-	484	364	-	-	20	868
	89,752	84,183	61,243	59,592	44,583	14,233	353,586
Annual surplus (deficit)	\$ (80,794)	\$ 11,273	\$ (24,429)	\$ (41,825)	\$ 251,754	\$ (865)	\$ 115,114

CITY OF RICHMOND

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

Year ended December 31, 2016

21. Segmented reporting (continued):

	Total City (from above)	Richmond Olympic Oval	Richmond Public Library	Lulu Island Energy Company	2016 consolidated	2015 consolidated
Revenue:						
Taxation and levies	\$ 198,612	\$ -	\$ -	\$ -	\$ 198,612	\$ 189,136
Utility fees	97,214	-	-	605	97,819	94,290
Sales of services	28,989	9,218	114	-	38,231	34,186
Payments-in-lieu of taxes	14,770	-	-	-	14,770	15,109
Provincial and federal grants	5,899	2,800	402	-	9,101	8,654
Development cost charges	16,632	-	-	-	16,632	17,818
Other capital funding sources	24,832	-	-	1,769	26,601	72,575
Other revenues:						
Investment income	17,614	-	-	-	17,614	16,303
Gaming revenue	17,559	-	-	-	17,559	19,555
Licenses and permits	12,372	-	-	50	12,422	10,747
Other	34,207	1,085	251	-	35,543	48,755
	468,700	13,013	767	2,424	484,904	527,128
Expenses:						
Wages and salaries	136,973	8,684	6,629	-	152,286	147,996
Public works maintenance	14,367	-	1	-	14,368	15,294
Contract services	62,612	-	581	390	63,583	59,073
Supplies and materials	53,384	5,042	1,545	256	60,227	55,750
Interest and finance	22,481	-	8	113	22,602	21,391
Transfer from (to) capital for tangible capital assets	9,575	-	(158)	-	9,417	19,349
Amortization of tangible capital assets	53,326	1,394	1,029	184	55,933	53,966
Loss on disposal of tangible capital assets	868	-	153	-	1,021	755
	353,586	15,120	9,788	943	379,437	373,574
Annual surplus (deficit)	\$ 115,114	\$ (2,107)	\$ (9,021)	\$ 1,481	\$ 105,467	\$ 153,554

CITY OF RICHMOND

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

Year ended December 31, 2016

22. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated Financial Plan adopted by Council on March 14, 2016. The chart below reconciles the adopted Consolidated Financial Plan to the budget figures reported in these consolidated financial statements.

	Financial plan bylaw No. 9521	Financial statement budget
Revenues:		
Consolidated financial plan	\$ 499,034	\$ 499,034
Expenses:		
Consolidated financial plan	397,388	397,388
Add: Acquisition of tangible capital assets	-	1,020
Less: LIEC budget adjustment	-	(369)
	397,388	396,737
Annual surplus	101,646	102,297
Less: Acquisition of tangible capital assets	(441,608)	-
Less: Transfer to reserves	(62,222)	-
Less: Debt principal	(4,402)	-
	(406,586)	-
Add: Capital funding	403,510	-
Add: Transfer from surplus	3,076	-
Annual surplus per consolidated statement of operations	\$ -	\$ 102,297

23. 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 2016

Name		Base Salary	Benefits & Other ¹	Expenses
Brodie, Malcolm	Mayor	\$129,602	\$17,773	\$7,488
Au, Chak Kwong	Councillor	61,353	5,974	378
Dang, Derek	Councillor	61,353	7,673	142
Day, Carol	Councillor	61,353	7,606	5,745
Johnston, Ken	Councillor	61,353	7,606	1,670
Loo, Alexa	Councillor	61,353	7,774	6,595
McNulty, William B	Councillor	61,353	8,261	11,548
McPhail, Linda	Councillor	61,353	5,773	6,254
Steves, Harold	Councillor	61,353	7,605	3,978
Number of Elected Officials	9	<u>\$620,426</u>	<u>\$76,046</u>	<u>\$43,798</u>

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Achiam, Cecilia	155,036	29,695	6,088
Ackerman, Robert Harold	75,548	5,331	232
Adair, Darrin Robert	65,622	18,512	359
Adams, Reg	91,386	1,058	567
Adamson, Claire	80,633	3,902	13,067
Allen, Michael	107,890	7,808	371
Alves, Luis	94,257	22,212	61
Anderson, Adam	91,508	13,434	0
Andersson, Bengt	76,999	2,090	80
Anselmo, David	75,534	3,016	407
Araki, Stephen Hiroshi	57,407	19,626	352
Arcand, Daniel	59,686	17,427	137
Arcari, Lorenzo	48,437	44,894	0
Armstrong, Warren	62,429	21,486	80
Arneson, Christina	73,211	3,920	1,026
Arrigo, Stephen	72,088	21,705	479
Askwith, Stephanie	82,126	14,390	0
Atva, Tina	132,476	9,489	598
Atwal, Bhupinder (Bob)	77,130	2,314	0
Aujla, Jag	91,508	13,841	0
Ayers, Elizabeth	132,396	14,683	2,287
Babalos, Alexander	82,009	10,588	68
Badyal, Sara	95,413	2,079	234
Bains, Mandeep Kaur	105,036	4,544	3,448
Baker, Danny	91,508	21,048	0
Baker, Steven J	87,807	7,658	2
Baliong, Glenn	74,243	1,011	0
Barkley, Matthew William	82,151	10,999	0
Barlow, Kenneth	107,774	6,832	0
Barlow, Paul Graham	91,550	18,296	0
Barnes, Richard	133,843	15,333	396
Barstow, Murray	85,999	4,938	360
Bartley-Smith, Brenda	107,972	7,359	955
Barton, Robert	90,314	6,370	636
Basraon, Avtar	62,941	12,844	232

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Bath, Paul	79,071	23,293	0
Batke, Wilfred	77,328	1,504	0
Batkin, Wayne	114,024	22,451	0
Bauder, Kristine	87,728	17,566	717
Baumeister, Richard	64,641	18,349	215
Bavis, Nathan	92,107	18,998	0
Beare, Adam	92,171	12,947	0
Beeby, James	95,055	19,490	0
Beetstra, Jack	114,993	15,031	0
Bennett, Shayne	91,550	12,931	68
Benning, Dal	74,243	5,104	60
Bentley, Sharon	80,635	206	1,657
Berg, Debra	73,267	4,376	0
Bergsma, Nolan	75,543	4,777	0
Bergsma, Peter J	89,173	3,522	35
Bertoia, Marc A	75,610	22,180	0
Bicego, Romeo	130,472	12,731	477
Bie, Lloyd	132,404	9,609	921
Billings, Alan	95,795	16,626	0
Bogner, Christopher	75,534	20,164	44
Bola, Kulwinder	91,508	9,670	0
Bolton, George A	66,387	23,417	0
Bonato, Steven	95,040	10,222	0
Bosley, Janine	73,941	1,244	0
Bowley-Cowan, Laura Dee	95,027	4,486	4,472
Boyce, Ryan	75,555	10,563	137
Brannen, Andrew	91,673	19,499	0
Brar, Amaritpal	81,077	3,908	4,798
Braun, Robert	77,328	1,973	0
Breau, Jenna	73,166	3,595	1,123
Bredeson, Lance William	145,672	5,800	3,605
Brennert, Peter	103,801	1,652	0
Brevner, Mark	94,396	16,408	118
Broughton, Skyler	75,534	15,809	40
Brownlee, David	95,413	3,086	0

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Brunskill, Jason	96,297	12,446	0
Buchannon, William Victor	115,610	16,087	0
Buemann, Tricia A.	87,751	2,506	42
Buie, Dovelie	122,879	9,354	291
Bulick, John	91,508	11,979	0
Burbidge, Scott	73,654	1,733	1,391
Burner, Melanie	76,439	2,763	30
Burns, Tony	84,071	1,521	300
Bursey, Bradley Ross	86,060	20,354	396
Butler, Jason	62,944	13,397	383
Buttar, Onkar	80,635	2,982	287
Bycraft, Jeff R	95,413	1,795	346
Bycraft, Suzanne J	132,404	12,489	1,529
Cabatic, Allan	87,842	15,279	0
Cain, Helen	95,413	1,841	1,941
Camacho, Alexander	74,243	26,056	692
Candusso, Giorgio	80,542	3,011	0
Cantarella, Lorraine	95,123	8,335	0
Capogna, Nan	84,071	3,569	1,959
Caravan, Bob B	95,413	7,374	750
Caravan, Joan	91,386	1,202	0
Carey, Alisa	77,370	1,546	0
Carlile, Cathryn Volkering	212,936	43,377	2,678
Carlyle, Phyllis	193,755	30,805	4,095
Carron, Kimberley L.	77,517	3,355	0
Carter, Chris	91,547	12,603	0
Carter-Huffman, Suzanne	108,270	8,145	0
Cerantola, Davin	90,539	13,214	0
Chai, Sandra	105,319	6,938	969
Chaichian, Camyar	87,732	1,997	2,193
Chan, Donna	132,396	6,742	437
Chan, Kavid	91,392	4,551	0
Chan, Milton	132,404	8,123	475
Cheng, Reinaldo	79,447	11,543	955
Cheuk, Chun Yu (Tom)	75,470	3,628	2,768

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Chiang, Paul Chi-Kin	84,071	6,393	1,160
Chima, Jaspal	77,328	5,787	0
Chin, Donald	94,349	21,462	0
Ching, Mike	107,823	8,006	1,040
Chong, Jerry	164,530	26,728	3,443
Christopherson, Tracy Ann	74,247	1,950	60
Chu, Vincent Woon-Zeen	96,299	4,846	0
Clark, Alison	91,508	13,319	0
Close, Kirsten	87,728	1,664	1,143
Collinge, Chris	76,250	3,013	887
Connery, Kevin	65,736	13,312	832
Cooper, Brad D	94,434	18,836	0
Cooper, James	123,269	8,006	1,417
Cordoni, Raymond M	147,820	16,799	135
Cornelissen, Kelvin	95,681	15,025	0
Corrado, Mark	132,803	7,258	8
Craddock, Jeffrey D	74,245	2,925	810
Craig, Wayne	164,510	27,605	1,346
Creighton, Gregg	86,066	11,795	0
Cromie, Spencer	72,741	3,519	383
Crowe, Terence	147,829	16,791	525
Csepany, Andras	79,071	2,186	40
Curry, Anthony	90,685	10,442	0
Cuthbert, Coralys	93,983	5,133	17
D'Altroy, Curtis Arthur	114,993	9,881	0
Dalziel, Jeffrey	94,257	9,859	2,260
Davidson, Frank P	86,060	13,651	0
Davies, Sean	77,332	4,113	22
de Crom, Theodore	132,329	19,310	5,252
Deane, Gregory Thomas	114,534	13,431	0
DeBrouwer, Dave	115,045	24,670	0
Decker, Kim	107,972	9,928	0
Deer, Angela	95,119	5,375	222
DeGianni, Rod	95,968	22,211	0
Del Rosario, Susan	73,045	2,979	77

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Demers, Michel	72,212	15,901	44
Dennis, Alison	85,925	8,329	1,671
Dhaliwal, Kamaljit "Bill"	77,328	4,921	0
Dhaliwal, Manjinder	72,206	6,292	396
Dhanowa, Dalvinder	72,310	39,013	373
Dhillon, Kearnbir	91,508	12,210	0
Dhillon, Navtej Singh	69,133	10,773	0
Dias, Ben Jack	132,404	32,351	698
Dickson, James	94,257	13,588	0
Digby, Janet Hope	107,187	1,579	962
Dimitrov, Momchil	83,181	2,236	4,016
Dineen, Scott	92,295	13,905	45
Dion, Harold K	31,397	49,575	0
Discusso, Peter	84,071	19,586	576
Discusso, Susan L	77,328	198	346
Dixon, Scott	93,394	13,811	363
Dohanic, Mike	68,982	7,392	0
Douglas, Lesley	107,972	6,979	2,399
Douglas, Stewart	91,508	12,205	68
Draper, Jason	94,276	25,293	51
Duarte, Victor	76,485	11,408	0
Dube, Danielle	91,508	8,402	68
Dubnov, Shawn	84,743	21,319	115
Duncan, George	307,456	37,786	4,971
Duncan, Jeremy	94,975	15,157	0
Duncan, Scott	114,993	12,694	0
Dunn, Darrell	114,993	11,973	0
Dunn, David	91,760	10,929	1,265
Duranleau, Sonia	91,670	20,711	0
Dy, Isamelle	73,233	3,273	153
Dyer, Sean	82,818	6,065	3,044
Edwards, Brenda	74,048	2,476	0
Edwards, Carli	117,548	8,449	384
Edwards, Sara	91,966	6,636	1,299
Einarson, Craig L	56,198	38,272	0

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Elshof, Eric R	104,685	18,088	93
Enefer, John	94,367	25,293	354
Eng, Kevin	95,413	7,689	0
Erceg, Joe	222,256	65,945	7,970
Esko, Jamie	114,642	7,202	1,680
Estabrook, Russell	76,250	2,863	0
Eward, Cindy	87,728	1,664	0
Falconer, Todd James	114,993	12,008	0
Farrell, Daniel	80,635	1,646	0
Fengstad, Grant	163,334	17,814	1,870
Fenwick, Marie	107,914	10,309	2,243
Ferland, Khadija	95,047	4,426	1,414
Fernandes, Carlos	72,200	4,100	0
Fernyhough, Jane Lee	155,044	24,352	7,144
Ferraro, Domenic	86,060	7,312	137
Ferraro, Felice	75,534	1,756	201
Fiss, Eric	95,413	10,320	2,076
Fitton, Russell	95,003	10,791	0
Fleury, Shane	57,430	18,819	0
Ford, Larry	107,952	19,251	806
Forrest, Rebecca	86,940	10,931	220
Frampton, Michael	91,550	14,356	235
Francis, David W	74,243	911	0
Frederickson, Gordon D	77,328	1,121	0
Friess, Paul	76,669	3,345	287
Froelich, Judy	84,071	7,492	0
Fylling, Robert Leith	77,328	918	0
Galano-Tan, John	79,843	18,265	955
Galbraith, Adam	94,516	16,746	0
Gee, Peter	74,243	2,743	0
Gelz, Earl Steven	86,060	1,586	0
Gilchrist, Robert	87,728	2,927	0
Gilfillan, Cindy	123,334	8,036	1,887
Gilfillan, Kris	68,784	26,389	0
Gilfillan, Terry K	86,060	8,501	0

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Gill, Raminder	94,257	10,348	0
Gillis, David M	96,165	15,726	476
Gillis, Kerry	80,635	10,171	1,962
Gillon, Robert	76,340	3,470	455
Girard, Terrance	58,668	17,245	467
Glahn, Brad	103,063	12,408	830
Goddard, M. Elaine	110,203	6,424	880
Godidek, Colin	62,899	15,657	585
Goll, Sharil	77,358	3,617	0
Gonzalez, Roberto	231,673	46,338	9,067
Gounder, Krishna	77,328	1,638	0
Graebel, Gordon	133,842	26,802	442
Graeme, Kirby	39,902	61,687	0
Graham, Ronald	86,472	4,248	921
Gray, Kevin Edward	146,221	20,322	1,020
Greenlees, Matthew	74,584	4,119	124
Griffin, Kevin	94,198	12,783	107
Griffin, Michael	89,992	13,268	0
Griffith, Michael	72,326	5,807	2,582
Gronlund, Todd	94,307	13,555	159
Grover, Roger William	108,522	11,308	0
Grzesiuk, Lidia	43,851	40,972	695
Gushel, Brad J	86,069	19,037	242
Haer, Corrine	100,015	4,375	810
Hahn, Ruth H.S.	95,413	965	925
Halldorson, Arnie	86,960	16,646	137
Hamalainen, Juha	77,299	2,816	0
Hanna, Kenneth	77,309	6,821	0
Hansen, Terry Donald	114,993	12,116	0
Harris, David	92,547	12,200	0
Harris, Douglas	114,993	11,233	0
Hayes, Jennifer	143,812	9,281	3,414
Heap, Nicholas	107,843	5,261	190
Heidrich, George	74,209	8,231	328
Heinrich, George	85,675	18,988	137

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Henderson, Derek	74,677	1,669	1,278
Herbert, Nicholas	67,072	17,918	366
Hertha, Deborah	77,331	1,638	350
Hickey, Paula	74,243	1,496	191
Higgs, Levi	107,896	6,925	3,063
Hill, Alan	77,264	1,638	510
Hill, James	68,982	6,580	0
Hill, Sheila Maureen	77,328	2,415	2,671
Hingorani, Sonali	107,979	6,962	381
Hinman, Gregory David	68,723	7,304	0
Ho, Jason	107,918	7,261	942
Ho, Wing Chun	74,243	951	246
Hoff, Paul	108,493	13,011	0
Hoff, Tresse	86,053	4,223	1,304
Hogan, Angela Jean	77,328	198	32
Hogan, Ruth E.M.	67,852	32,353	0
Homeniuk, Alexander	77,329	255	0
Hopkins, John	108,264	1,450	621
Horstmann, Michelle	73,271	4,544	0
Howe, Shawn	75,590	3,830	240
Howell, Kim	146,329	12,561	1,132
Hui, Ka Yi	91,386	8,932	0
Humhej, Jerry John	94,257	21,359	0
Hung, Edward H P	145,672	27,160	8
Hunter, Derek	86,088	5,193	137
Huynh, Linh	77,141	4,173	1,663
Ilott, Steve	74,249	1,631	0
Ince, David R	132,173	13,279	135
Irving, John D.	164,540	33,197	7,021
Isaac, Darryl	91,547	12,825	0
Isherwood, Ted	75,534	3,067	0
Isley, Dale	82,818	1,993	0
Ison, Marvin	91,592	14,100	0
Iuliano, Mike	75,534	2,122	137
Jacobo, Erwin	75,534	1,533	0

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Name	Base Salary	Benefits & Other ¹	Expenses
Jacobsen, Carl	75,534	917	0
Jaggs, Gordon	107,979	8,083	0
James, Craig	77,328	2,601	80
Jameson, Marty	86,060	3,857	351
Janes, Rod	75,520	3,639	0
Jansen, Sandra	133,694	19,492	115
Jauk, Liesl	111,835	10,849	622
Jeffcoatt, Steven Paul	114,993	14,917	0
Jochimski, Colin Edward	60,197	17,868	0
Johal, Bill	77,328	5,079	833
Johal, Jatinder	111,674	8,228	1,406
Johnson, Thomas Andrew	114,993	15,787	0
Johnson, Trevor William	114,632	13,069	0
Johnston, David W	116,400	31,875	51
Johnstone, Patrick	75,342	2,673	852
Jones, Alan	78,766	20,254	258
Jones, Debra	77,328	1,885	11
Jones, Glen	71,195	4,799	0
Jorger, Ben	79,154	4,886	137
Jut, Jeffrey	57,450	18,478	0
Kahn, Stacey	107,867	6,890	3,080
Kam, Richard	91,718	10,220	0
Karpun, Mark Edward	114,993	13,654	0
Kastanis, Gina	73,166	4,368	163
Keating, Roger	84,071	2,155	0
Keenan, Bernadette	75,743	959	1,060
Kelder, Randall M	118,432	33,115	465
Kelly, Michael J	95,735	20,257	258
Kenny, Richard	74,245	2,307	11
Kiesewetter, Harold Michael	116,043	27,944	0
Kinney, Gary	85,205	17,222	0
Kinsey, David P	115,045	18,918	0
Kirichuk, Iryna	91,387	1,647	0
Kita, Jason	107,972	7,918	2,784
Kivari, Mia	91,547	10,290	997

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Name	Base Salary	Benefits & Other ¹	Expenses
Klies, Grant Allan	106,655	13,369	0
Klomp, Frederik J	114,993	20,456	0
Klomp, Frederik Jason	91,508	14,847	68
Knapp, Barry	114,993	20,552	0
Knowles, Thomas Edward	72,320	6,030	201
Kolb, Daniel	77,328	1,266	1,303
Kong, Loletta Sao Peng	103,781	10,603	782
Konkin, Barry	123,305	8,250	567
Kopp, Brent D	101,206	21,439	0
Kotze, Arthur	67,674	12,474	245
Kovich, John	75,534	3,046	0
Krevs, Joseph	77,234	1,272	1,431
Kube, Jennifer	107,959	6,269	0
Kulusic, Stephen	77,328	4,835	66
Kump, Will	77,328	1,638	4
Kurta, Stanley Edward	91,395	1,746	4,209
Lafo, Rachel Rosenfield	81,217	5,110	897
Lai, Patrick	77,323	17,169	1,234
Laidlaw, Scott	75,534	7,842	396
Laing, Kari	123,190	8,841	4,747
Lamont, Ryan	115,361	13,678	0
Lannard, Kevin D	84,071	1,930	1,160
Lapalme, Karina	122,886	9,620	950
Lazar, Doru	123,189	6,322	1,299
Lazar-Schuler, Christina	77,328	335	0
LeClaire, Joseph Gerald	65,081	11,266	0
Lecy, Katherine	123,404	6,418	1,343
Ledezma, Gonzalo	91,508	12,779	0
Lee, Andrea	73,267	4,376	836
Lee, Edwin	77,133	1,166	525
Lee, James	74,489	13,777	391
Lee, Vicky	80,635	1,369	955
Lee, Wun Fung	80,634	1,594	2,918
Lees, Brooke	79,408	437	0
Lehbauer, Jordan	93,023	10,661	0

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Name	Base Salary	Benefits & Other ¹	Expenses
Leiva, Anastacio	82,151	12,593	0
Lemaire, Joel	103,030	9,905	1,010
Leney, Kyle	78,354	12,575	86
Lepine, Carol	77,328	198	815
Leung, Alan	74,225	11,464	0
Leung, Chi Choi	80,037	1,059	0
Leung, Michael	72,206	5,989	0
Lewis, Arthur Michael	113,802	23,723	0
Lilova, Neonila	123,404	10,093	1,757
Lim, Wesley	107,890	6,922	1,419
Lin, Fred	123,396	7,698	476
Lindenbach, Greg	95,119	5,447	0
Liu, Douglas	107,857	5,688	13
Liu, Marcus	95,413	3,707	0
Livingston, Steve R	94,343	18,138	0
Lloyd, Adrian	75,444	4,134	40
Long, Doug	184,938	24,844	4,237
Loran, Gerry	86,059	1,945	40
Louie, Beayue	86,224	16,418	32
Luk, Yun	80,646	32,260	229
Lum, Shawna Kailey	75,663	914	139
Lusk, Serena	147,711	15,163	9,827
Ma, Cliff	93,485	8,953	0
MacEachern, Karen R	75,789	1,039	0
Mack, Kelly	91,386	3,208	272
Mack, Rodney Charles	68,757	12,292	297
MacKinnon, Deb	95,119	10,307	0
MacLeod, Brian	106,080	12,619	0
MacNeill, Thomas Brian	92,166	9,708	660
Mahon, Steve	87,728	1,530	0
Makaoff, Frank	101,166	10,241	24
Maksimovic, Natalija	73,267	2,329	0
Manke, Gordon	75,534	4,326	0
Mann, Amraj	61,485	15,930	137
Martin, Paul	95,394	11,021	235

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Name	Base Salary	Benefits & Other ¹	Expenses
Massender, Ian	105,803	20,293	19
Matheson, Stephen Leslie	80,635	2,847	337
Maxwell, James D.	75,476	1,032	40
Maxwell, Mark	77,045	8,235	0
Maxwell, Michael L.	107,979	5,841	0
Maxwell, Randy J	75,534	1,004	0
Mayberry, Richard K B	72,874	5,802	333
McCaffrey, John	114,993	19,124	1,003
McCall, Robert	91,508	14,431	0
McCluskey, Ryan	91,508	19,498	68
McCluskey, Shawn P	114,993	13,464	0
McConkey, Patrick	82,051	10,108	0
McCullough, Cameron	91,508	10,331	347
McCullough, Charles M	114,993	11,356	0
McDougall, Karen	68,202	15,828	0
McEwen, Brendan	123,226	7,448	403
McGee, David H	77,328	1,638	0
McGowan, William J	176,193	31,207	6,006
McGrath, Alan J	106,200	15,945	0
McKenzie-Cook, Christopher	86,057	11,841	1,282
McKnight, Bjarne	91,508	12,473	0
McMillan, Richard	114,993	18,744	0
McMullen, Mark	123,359	8,051	0
McVea, Aidan M	116,189	13,998	1,045
Mearns, Jonathan	83,190	5,320	410
Meausette, Steve	86,060	8,821	0
Medhurst, Colin	89,059	16,882	0
Melnychuk, John	84,071	3,400	675
Memon, Wasim	90,997	32,312	228
Mercer, Barry J	76,637	17,430	0
Merchant, Rozina	80,533	1,448	3,431
Metzak, Brian	91,508	19,714	0
Milaire, Pratima	84,906	3,434	2,523
Miller, Chad A	71,326	35,912	215
Miller, Jesse	55,679	20,091	215

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Name	Base Salary	Benefits & Other ¹	Expenses
Minshall, Travis	75,533	1,690	40
Mitzel, Dale R	77,328	3,953	410
Mohan, Colin	115,327	25,000	0
Molema, Kenneth	94,409	17,987	0
Monkman, Thomas William	115,361	15,777	0
Montague, Eli	70,209	13,718	137
Moore-Dempsey, Erin	91,760	10,843	68
Mora, Jamie	91,508	11,357	0
Morison, Douglas	91,592	9,820	68
Morris, Allen Jay	84,039	6,915	0
Morris, Sarah	107,823	4,871	3,046
Morrison, Lesley	123,112	8,880	361
Moss, Kelly	82,610	22,830	0
Moxin, Greg Alan	72,214	8,815	360
Muir, Morgan	77,334	2,544	0
Mulgrew, Stephen	56,495	20,733	456
Mullock, Kevin	112,331	28,219	0
Murray, Ken	94,337	11,667	1,338
Muter, Heather	84,362	1,926	1,446
Myler, Stefanie	77,328	918	4
Nagata, Darren	71,100	26,465	201
Nathorst, Dave	79,147	6,128	0
Nazareth, Andrew	222,270	45,874	2,489
Neidig, Brad A	114,993	13,408	0
Neufeld, Tammy	75,524	4,936	151
Newell, Allan D	92,066	10,401	0
Newstead, Blair	77,328	1,630	0
Ng, Beata	83,908	2,462	736
Ngan, Venus	123,334	10,656	3,441
Nikolic, Diana	102,505	6,706	525
Nishi, Ernest S	91,386	2,579	410
Nishi, Grant	84,630	738	44
Nolan, Mark	64,530	26,252	0
Northrup, Trevor	94,469	11,704	0
Nurse, Roy	77,328	8,885	0

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Name	Base Salary	Benefits & Other ¹	Expenses
O'Brien, Richard	57,349	19,607	0
Ogis, Peter	91,508	10,194	258
Olson, Brandon	66,052	11,802	655
Ooi, Emily	77,328	1,839	2,542
Orr, Richard Edward	72,208	7,859	0
Ostafiew, Alan D	104,962	26,361	0
Oviedo, J Francisco	72,222	3,813	151
Owens, David Michael	73,665	6,653	137
Paller, Elena	107,875	5,095	389
Palliser, Howard	77,328	1,638	0
Parhar, Gurdawar	91,508	9,328	0
Parker, Cory Dean	114,993	15,452	682
Paterson, Kenneth	77,051	5,959	0
Patkau, Brad	90,528	15,139	128
Patrick, Terry	114,993	15,441	0
Penney, Daniel	90,180	18,023	68
Perkins, Michael	95,302	13,995	0
Petrashuk, Douglas A	66,549	62,895	0
Phi, Thanh	77,331	3,792	215
Picado, Sylvio	68,435	11,452	201
Pighin, Darren	94,241	10,876	1,408
Piluso, Riccardo	78,850	22,092	1,626
Pinkney, Jason	95,052	14,706	0
Pitts, Dermott	86,053	31,694	0
Plishka, Miriam	78,237	6,516	1,763
Pollock, Alistair M	74,607	2,885	0
Pommier, Lionel Jay	86,055	6,888	251
Porlier, Sheila Meri	95,119	5,192	1,219
Postolka, Alen	123,394	6,995	1,395
Poxon, Gerald	94,257	9,902	0
Price, Peter	116,776	57,974	0
Priest, Stephen	86,058	13,651	668
Protz, Gregory A	101,270	19,051	0
Qaddoumi, Hikmat	95,431	8,167	0
Quinn, Star of Peace	91,664	11,802	0

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Name	Base Salary	Benefits & Other ¹	Expenses
Quon, Howard	77,328	999	24
Racic, Mile	107,918	5,833	1,550
Ramos, Dinos Frank	75,925	4,571	1,000
Raschpichler, Norma	77,328	14,117	0
Rattan, Amarjeet	154,936	20,527	6,429
Rautenberg, Joyce	93,313	5,900	1,762
Redlinski, Jacek	84,071	5,080	320
Redpath, Michael	147,820	24,524	21,341
Redzic, Vesna	91,097	1,689	0
Rempel, Timothy	75,531	8,825	436
Rende, Michael	94,257	12,974	1,677
Renwick, Rick	133,824	22,890	2,251
Richards, David Bruce	82,009	21,945	352
Ricketts, Terry	77,325	309	0
Ringwald, Leah	73,188	3,605	609
Roberts, Kevin	107,867	2,848	2,935
Robie, Colin	69,042	11,295	628
Robles, Miguel	75,534	1,393	0
Robson, Mark	94,386	11,037	0
Rocha, Carlos	87,728	2,502	346
Rodriguez, Edgar	110,204	9,214	2,607
Romanchook, Mitch	123,317	6,214	227
Roszkowski, Ailie	67,477	7,548	379
Rowley, Darren	94,466	15,293	0
Rudelier, Kate	77,328	1,212	61
Rushton, Peter	68,966	11,993	0
Russell, Paul	91,508	11,117	0
Russell, Peter	147,662	14,079	1,701
Rybicki, Michael Joseph	75,534	3,011	0
Ryle, Brendan	77,328	994	80
Sage, Barbara	147,820	11,419	3,638
Saggers, Paul	84,071	5,089	900
Saito, Aaron	94,257	17,132	1,456
Sakai, Ross	77,328	3,794	0
Sakurai, Hanae	71,195	4,326	801

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Name	Base Salary	Benefits & Other ¹	Expenses
Salameh, Alexander	91,445	14,030	68
Salmasi, Kamran	84,071	2,884	0
Salzl, Maria	107,972	5,841	365
Samson, Brent	91,508	14,115	0
Sandhu, Amritpal	80,635	206	346
Sandhu, Parmel	74,243	911	0
Sangha, Rajvinder	91,508	9,359	0
Santos, Victor M.	71,832	5,567	1,333
Savoie, Gilbert	77,416	1,692	1,688
Sawada, Stephen	82,126	12,574	0
Sayson, Aida Co-Hee	123,303	12,621	2,014
Sayson, Alexander	91,386	1,947	8
Schell, Terry Peter	115,546	12,698	68
Schiedel, Tyler	82,009	17,260	0
Schlossarek, Teresa	80,635	1,018	0
Schroeder, Scott	87,753	3,293	19
Schultz, Jeremy	91,508	13,808	0
Schultz, Peter	74,081	1,539	245
Schultz, Susan Leilani	78,775	19,694	0
Sciberras, Francis G	91,386	1,153	0
Scott, Douglas V	20,580	109,314	0
Scrutton, Joseph	74,087	917	0
Selinger, Edward A	114,993	15,027	0
Semple, David C	107,856	26,964	109
Sharma, Amen	74,243	1,631	60
Sharp, Gabrielle	74,243	2,545	1,008
Shaw, John	86,060	1,842	0
Shebib, Jodie	82,862	5,820	544
Shepherd, Bryan A	132,213	17,054	224
Sheridan, Conor	75,628	9,320	1,114
Sherlock, Lesley	95,433	4,825	0
Shiau, Melissa	132,213	7,610	1,261
Shimonek, Todd	72,206	3,838	0
Sholdra, Brian	82,051	8,139	0
Shum, Chi Ting	91,392	4,727	4,307

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Name	Base Salary	Benefits & Other ¹	Expenses
Sikora, Rose	95,047	5,158	496
Simas, Antonio	91,386	1,675	595
Simkin, Eric	91,508	15,635	0
Simmons, Norman	75,534	3,947	217
Simonson, Brock	60,513	14,906	1,302
Slater, Tanya	91,508	8,380	328
Smith, Colleen	77,328	1,170	0
Smith, E James	74,243	1,496	0
Smith, Mark	94,978	21,897	0
Smith, Michael	89,987	10,168	0
Somerville, Kim M	124,185	9,864	4,102
Sparolin, Eric	123,263	7,753	0
Specht, Darren Michael	65,908	10,977	0
Standerwick, Jeffrey	95,023	23,548	0
Stannard, Martin	68,202	8,794	0
Stene, Ryan	94,257	17,508	1,263
Stewardson, Kevin	94,430	19,815	0
Stewart, James Fredrick	69,133	9,300	0
Stewart, Kathleen	77,328	2,802	1,721
Stewart, Tom	164,530	25,995	1,090
Stock, Dennis	103,782	3,279	0
Stockdale, Todd	91,748	10,157	0
Stocking, Nicole	95,517	8,482	291
Stoliker, Ronald	114,993	14,854	0
Stowe, Syd	107,972	5,841	4,165
Stratuliak, John Clarence	79,071	3,906	0
Sutton, Stuart	112,266	13,797	0
Sweet, Sue J	84,071	1,741	685
Swift, Brad D	101,763	24,454	0
Tack, Troy	98,569	31,875	0
Tagger, Manvir	73,246	4,529	0
Tait, Jim	164,122	11,250	1,183
Tait, Kyle	91,622	10,407	0
Talmey Jr, Patrick	76,463	28,430	137
Talmey, Paul Kelly	107,972	5,673	0

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Name	Base Salary	Benefits & Other ¹	Expenses
Tambellini, Denise	107,972	8,025	1,058
Tanyag, Wilbert	72,206	3,103	32
Tarr, Christopher	91,508	11,174	0
Tasaka, Bryan	123,274	8,396	2,620
Tatchen, Elisabeth	82,009	16,627	68
Taylor, Kirk	148,585	16,710	1,811
Taylor, Mervyn	94,325	18,958	0
Teichrieb, Craig	82,126	9,723	0
Tellis, Peter	100,554	17,627	117
Teo, James	95,432	5,151	0
Tetlock, Dan	86,060	12,019	151
Thandi, Neera	84,071	3,664	955
Thibodeau, Jon	76,700	3,081	0
Thomas, Bryan	75,539	3,466	0
Thomas, Cindy	123,334	8,971	511
Thomas, Marianne	99,479	10,583	955
Thornley, Rich	114,993	13,531	0
Tikanmaki, Anna	123,276	6,171	488
Tillmanns, Mike	75,536	429	40
Tillyer, Steve	86,066	23,721	276
Timmons, Mark	115,724	26,072	893
Townsend, Ted	147,820	12,567	5,488
Townsley, Gail	107,942	4,020	3,839
Toyoda, Lianne	73,267	4,544	0
Tran, Vu Khanh	77,328	4,585	1,066
Trotter, Nicole	75,534	1,758	0
Truscott, Loic	76,569	12,685	0
Tse, Kelvin Ka Yiu	70,061	18,233	955
Turick, Julia	80,635	512	1,413
Turick, Renata	77,329	251	0
Tycholis, Kathy	74,243	1,988	464
Ubial, Jessie F	81,376	1,514	0
Vallance, Scott	77,330	1,504	263
Van Bruksvoort, Alex W	90,048	11,335	0
Van Den Boogaard, Leonardus	133,843	40,685	615

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Name	Base Salary	Benefits & Other ¹	Expenses
Van Iperen, Aaron	94,257	11,205	0
Van Neck, Caitlyn	85,143	10,368	0
Vance, Justin	66,885	12,528	366
Vanderwel, Christopher Richard	69,053	6,763	0
Varley, Sue	87,781	2,282	10
Vaughn, Jerret	94,633	19,590	1,492
Veerman, Maarten	145,672	10,292	65
Villaluz, Jaime	77,327	4,848	1,246
Vrakela, Ivana	92,136	1,175	0
Vrba, Karol	91,760	14,760	1,276
Vrooman, Rowan	94,260	19,932	66
Wahl, Kevin E	114,993	12,811	0
Walker, Wesley	114,993	10,979	1,230
Wall, Anthony	90,850	17,986	0
Walters, Bryan	93,890	20,595	0
Wan, King-Lun	77,328	964	27
Warkentin, Daryle Dean	115,265	29,091	0
Warren, Darren	84,096	1,521	477
Warzel, Edward Brian	110,203	9,366	972
Weber, David	155,046	25,101	402
Wei, Victor	155,036	24,923	1,370
Weissler, Forrest	111,689	20,639	-25
Wellsted, Darryl	109,355	21,458	909
Welsh, Michael	94,337	13,261	0
Weststrate, Jason Campbell	72,160	3,801	1,200
Wheeler, Gregg	107,918	8,481	1,085
Whitty, Cheryl Ann	77,330	1,669	1,220
Whitty, Robert	97,730	14,101	793
Wild, Danyon	115,504	14,135	0
Wilke, Steve	79,036	10,108	208
Wilkinson, Timothy J G	149,716	16,389	4,618
Windsor, Ryan	57,649	29,477	571
Wong, Ivy	123,396	11,146	1,126
Wong, Patrick	60,177	20,472	1,175
Wong, William	80,173	8,064	7

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 2016

Name	Base Salary	Benefits & Other ¹	Expenses
Woo, Gavin	155,046	10,820	699
Woolgar, John	132,359	11,073	2,606
Wyatt, Sail	75,527	6,013	2,247
Wyenberg, Grant	114,734	15,500	0
Wynne, Philip	95,413	3,478	400
Xie, Xichen	66,163	11,222	1,063
Yang, Judy	76,710	965	920
Yee, Stephen	82,526	14,029	346
Yeung, Yuen Tung	77,328	5,271	1,160
Yong, Joyce-Micheal Al-Yee	80,639	293	1,196
Yoo, John	91,508	17,659	0
Young, Jim	155,040	21,181	909
Younis, Munkith	111,805	17,343	4,471
Yuhasz, Jennifer	78,576	381	234
Zanardo, Wilma Angela	84,077	4,795	0
Zukowsky, Doug	70,193	21,836	559
Number of Employees - 681	<u>\$63,692,747</u>	<u>\$7,607,648</u>	<u>\$457,769</u>

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 2016

Name	No. of Employees	Remuneration ¹	Expenses
Employees Over \$75K	681	\$71,300,395	\$457,769
Employees Under \$75K	1,452	48,488,706	105,052
Grand Total	2,133	<u>\$119,789,101</u>	<u>\$562,821</u>

1. Combines 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 the Richmond Public Library, Richmond Olympic Oval Corporation, and Lulu Island Energy Company.

CITY OF RICHMOND
STATEMENT OF SEVERANCE AGREEMENTS FOR 2016

Section 6

There were 10 severance agreements between the City of Richmond and its employees during 2016

These agreements represent 2 weeks to 57 weeks of salaries.

RICHMOND PUBLIC LIBRARY
SCHEDULE OF REMUNERATION AND EXPENSES FOR 2016

Section 6

Schedule 1 - Board of Trustees

NAME	No. Of Board Trustees	REMUNERATION	EXPENSES
Koch, Susan	Chair		964
Leung, Robin	Vice-Chair		
Au, Chak	Councillor		
Corr, Traci	Trustee		
Cousar, Diane	Trustee		
Gillanders, Chaslynn	Trustee		452
Oye, Jordan	Trustee		954
Shchedrinskiy, Arseniy	Trustee		
Tang, Simon	Trustee		2,361
	9	<u>\$ -</u>	<u>\$ 4,731</u>

Schedule 2 - Employees Earnings in Excess of \$75,000

NAME	No. of employees	REMUNERATION*	EXPENSES
Au, Melanie		81,282	2,883
Buss, Gregory		191,679	518
Ellis, Mark		114,982	2,089
Gettel, Cathy		80,614	365
He, Ping		84,386	603
Jang, Wendy		82,124	174
Rahman, Shaneena		87,707	1,382
Smith, Lee Anne		90,388	6,283
Walters, Susan		150,746	7,985
	9	<u>\$ 963,908</u>	<u>\$ 22,282</u>
Employees Less Than \$75,000	135	<u>\$ 4,430,254</u>	<u>\$ 11,834</u>
Grand Total	144	<u>\$ 5,394,162</u>	<u>\$ 34,116</u>

* Combines salary, taxable benefits, and other payouts

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
3R DEMOLITION CORP	\$ 47,502
A J FORSYTH, DIV OF RUSSEL METALS INC	26,693
A R MOWER & SUPPLY LTD	73,009
ACCURATE TRUCK SERVICES	40,673
ACKLANDS GRAINGER INC	359,145
AECOM CANADA LTD	48,364
AIRON HEATING & AIR CONDITIONING LTD	457,758
AKHURST MACHINERY LTD	43,890
ALL ROUND HOME IMPROVEMENTS	221,557
ALL-PRO SERVICES LTD	162,698
AMEC FOSTER WHEELER ENVIRONMENT	56,109
AMERESCO ASSET SUSTAINABILITY	35,000
AMEX BROADWAY WEST REALTY	31,686
ANDERSEN, GLEN	31,293
ANDERSON CREEK SITE DEVELOPING LTD	71,481
ANDREW SHERET LTD	869,643
ANDREW TODD CONSERVATORS LTD	45,518
ANIGRAPH PRODUCTIONS LIMITED	149,532
ANNEX CONSULTING GROUP INC	93,765
ANTHONY JONES & ASSOCIATES INC	76,004
APEX COMMUNICATIONS INC	48,435
APLIN & MARTIN CONSULTANTS LTD	458,580
APPLE CANADA INC	36,062
ARO INC	34,111
ASHTON MECHANICAL LTD	141,690
ASHTON SERVICE GROUP LTD	1,241,089
ASSOCIATED ENGINEERING (BC) LTD	290,772
ASSOCIATED FIRE AND SAFETY	118,737
ASTRO TURF WEST DISTRIBUTORS LTD	396,159
ATLAS POWER SWEEPING LTD	98,338
AVO VEHICLE OUTFITTING INC	73,861
AVOLVE SOFTWARE CORPORATION	93,911
BA BLACKTOP LTD	116,716
BC ASSESSMENT*	5,069,714
BC HOUSING MANAGEMENT COMMISSION	2,570,072
BC HYDRO	4,872,851
BC LIFE & CASUALTY*	379,566

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
BC PLANT HEALTH CARE INC	48,362
BCD HOLDINGS LTD	51,070
BELL MEDIA INC	42,000
BLACKSTONE CONSULTING GROUP INC	134,877
BLANCHETTE PRESS	85,313
BOWDEN, TONY	46,787
BRIDGEPORT COLLISION LTD	57,322
BRIERE PRODUCTION GROUP INC	43,577
BROCK WHITE CANADA COMPANY LLC	44,347
BULL HOUSSE & TUPPER LLP	60,759
CAM MANAGEMENT SOLUTIONS (CANADA) INC	44,588
CAMBIE ROOFING & DRAINAGE	41,269
CANADA POST CORPORATION	227,605
CANADA REVENUE AGENCY*	32,612,514
CANADA SAVINGS BONDS*	563,949
CANADIAN LINEN SUPPLY	88,272
CANADIAN NATIONAL RAILWAY COMPANY	58,340
CANADIAN STAINLESS FASTENERS INC	54,991
CANNON DESIGN ARCHITECTURE INC	28,612
CANSEL SURVEY EQUIPMENT	70,857
CASCADE ROOFING & WATERPROOFING (2007)	138,612
CASCADIA STRATEGY CONSULTING	29,450
CDW CANADA	115,161
CEDARS AT COBBLE HILL	38,730
CEI ARCHITECTURE PLANNING INTERIORS	33,588
CHASE PAYMENTECH	475,363
CHEVRON CANADA LTD	1,485,869
CHINESE INFORMEDIA CONSULTING GROUP INC	45,639
CHRISTIE LITES SALES	32,553
CIMCO REFRIGERATION	64,956
CITY GREEN SOLUTIONS	26,219
CITY OF VANCOUVER	1,051,433
CITY SPACES CONSULTING LTD	30,105
CIVIC LEGAL LLP	59,911
CLAYMORE CLOTHES LTD	28,667
CLEARTECH INDUSTRIES INC	193,855
CLIMATE SMART BUSINESSES INC	29,000
COBRA ELECTRIC LTD	2,397,462

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
COENCORP CONSULTANT CORPORATION INC	33,602
COLD FIRE CANADA LTD	57,608
COLTER DEVELOPMENTS	29,450
COLUMBIA BITULITHIC LTD	377,932
COLUMBIA CHRYSLER DODGE JEEP LTD	28,618
COMMERCIAL AQUATIC SUPPLIES	83,766
COMMERCIAL ELECTRONICS LTD	39,056
COMMERCIAL LIGHTING PRODUCTS LTD	336,557
COMPUGEN INC	40,269
CONTAINERWEST	227,957
CONTEXTURE DESIGN	38,000
CORIX UTILITIES INC	265,214
CORIX WATER PRODUCTS LIMITED PARTNERSHIP	135,185
CREATIVE DOOR SERVICES LTD	50,907
CREATIVE INSTALLATIONS LTD	29,554
CROP PRODUCTION SERVICES (CANADA) INC	83,346
CSDC SYSTEMS INC	69,078
CULLEN DIESEL POWER LTD	39,573
CUPE 394*	530,408
CUPE 3966 LIBRARY*	158,872
CUPE 718*	730,390
DAFCO FILTRATION GROUP	41,000
DAMS FORD LINCOLN SALES LTD	460,814
DAVIDSON BROS MECHANICAL CONTRACTORS LTD	25,089
DELL CANADA INC	48,664
DELTA AGGREGATES LTD	254,564
DEZURIK OF CANADA LTD	28,054
DGBK ARCHITECTS	230,406
DIAMOND HEAD CONSULTING LTD	26,910
DILLON CONSULTING	403,497
DIRECT ENERGY MARKETING LTD	239,766
DLA PIPER (CANADA) LLP	5,318,878
DMD & ASSOCIATES LTD	27,313
DOMINION BLUE REPROGRAPHICS	30,073
DON DICKEY SUPPLIES	47,562
DORSET REALTY GROUP	469,147
DOUBLE R RENTALS	84,254
DUECK CHEVROLET BUICK CADILLAC GMC LTD	146,109

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
DULUX PAINTS	25,799
DYNAMIC FACILITY SERVICES LTD	328,513
E B HORSMAN & SON LTD	61,892
EAST RICHMOND NURSERIES	56,204
EATON INDUSTRIES (CANADA) COMPANY	44,859
EBB ENVIRONMENTAL CONSULTING INC	29,045
E-COMM,EMERGENCY COMMUNICATIONS FOR BC	3,470,448
ECONOLITE CANADA INC	1,112,225
ECOTAINER SALES INC	68,538
ECOWASTE INDUSTRIES LTD	259,001
ECS ELECTRICAL CABLE SUPPLY LTD	32,238
EECOL ELECTRIC CORP	74,739
ELTEC ELEVATOR LTD	47,642
EMCO CORPORATION	45,514
EMCO WATERWORKS	27,102
ESC AUTOMATION INC	271,083
ESRI CANADA LTD	166,064
EUROVIA BRITISH COLUMBIA INC	390,181
EXECUTIVE AIRPORT PLAZA HOTEL & CONF CTR	56,565
EXTREME GLASS LTD	33,976
FEDERATION OF CANADIAN MUNICIPALITIES	30,816
FINNING (CANADA)	75,280
FIRST TRUCK CENTRE VANCOUVER INC	465,439
FISHBONE ETC DESIGN	30,602
FLEISHMANHILLARD	82,594
FLOCOR INC	208,524
FORGEROCK INC	85,130
FORMS+SURFACES	84,226
FORTISBC - NATURAL GAS	408,292
FOXFAB METAL WORKS LTD	25,546
FRASER VALLEY EQUIPMENT LTD	29,169
FRASER VALLEY REFRIGERATION LTD	126,410
FRASER/SPAFFORD RICCI ART & ARCHIVAL	25,312
FRED SURRIDGE LTD	2,105,488
FSEAP VANCOUVER	66,745
G B BOBCAT SERVICE	144,835
G P ROLLO & ASSOCIATES LTD	26,530
G.A.S. ANALYTICAL SYSTEM	27,852

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
GARDAWORLD CASH SERVICES CANADA CORP	39,344
GASTALDO CELL-CRETE LTD	32,248
GE INTELLIGENT PLATFORMS INC	37,312
GENESIS RESTORATIONS LTD	43,663
GEORGE BUBAS MOTORS LTD	32,815
GIFFELS WESTPRO CONSTRUCTORS INC	569,060
GLACIER MEDIA GROUP	140,044
GLADIUK CONTRACTING LTD	218,430
GLOBAL HAZMAT INC	39,800
GLOBAL KNOWLEDGE NETWORK (CANADA) INC	32,675
GLOBAL RISK INNOVATIONS	41,580
GOLDER ASSOCIATES LTD	48,805
GOLDNER LAW CORPORATION	45,967
GRAHAM CONSTRUCTION AND ENGINEERING LP	3,715,363
GREAT WEST EQUIPMENT	26,457
GREATER VANCOUVER REGIONAL DISTRICT*	31,710,845
GREATER VANCOUVER WATER DISTRICT	22,586,354
GREEN ADMIRAL NATURE RESTORATION	50,200
GREENTOP LIGHTING	41,356
GREGG DISTRIBUTORS LTD	34,641
GROUNDSWELL GROUP INC	194,003
GUEST EXCAVATING LTD	25,585
GUILLEVIN INTERNATIONAL INC	179,503
HARBOUR INTERNATIONAL TRUCKS	53,868
HARRIS & COMPANY	287,822
HARVEST FRASER RICHMOND ORGANICS LTD	837,351
HDR/CEI ARCHITECTURE ASSOCIATES INC	25,415
HERITAGE OFFICE FURNISHINGS LTD	372,531
HEWLETT PACKARD FINANCIAL SVCS CANADA CO	29,919
HEXCEL CONSTRUCTION LTD	628,843
HOLLAND IMPORTS INC	53,424
HOPKINS, DOLLY	25,906
HORSESHOE PRESS INC	64,107
HOULE ELECTRIC LIMITED	42,408
HOWZA SOLUTIONS INC	81,060
HR ARCHITECTS	25,725
HUGHES CONDON MARLER: ARCHITECTS	1,007,457
HUIZENGA, CHRISTIAN	74,760

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
HUNTER LITIGATION CHAMBERS LAW CORP	36,915
IBI GROUP	54,882
ICE DEVELOPMENT LTD	433,012
ILLUMINATA MARKETING INC	30,900
IMPERIAL SECURITY GROUP	36,282
INFOR CANADA LTD	391,871
INFORMATION BUILDERS (CANADA) INC	43,898
INPROTECT SYSTEMS INC	27,190
INSIGHT CANADA INC	72,042
INTEGRAL GROUP	47,775
INTELEX TECHNOLOGIES INC	69,059
INTERCONTINENTAL TRUCK BODY (BC) LTD	46,893
INTERNATIONAL WEB EXPRESS	45,211
INTERPROVINCIAL TRAFFIC SERVICE LTD	524,360
ION SECURED NETWORKS INC	29,648
ISL ENGINEERING AND LAND SERVICES LTD	38,395
ISLAND KEY COMPUTER LTD	680,653
JANISAN	27,574
JEGO, MIYOUKI	61,744
JOHN DONNELLY & ASSOCIATES EVENT	111,779
JOHNSTON ROSS & CHENG LTD	58,007
JORDAIR COMPRESSORS INC	35,543
JSP ENTERPRISES	49,567
JUSTICE INSTITUTE OF B C	67,878
KAL TIRE	215,409
KASIAN ARCHITECTURE INTERIOR DESIGN AND	78,142
KERR WOOD LEIDAL ASSOCIATES LIMITED	742,133
KINETIC OHS SERVICES	38,431
KING HOE EXCAVATING LTD	340,171
KING LUMINAIRE	77,344
KONICA MINOLTA BUSINESS SOLUTIONS	68,937
KPMG LLP	122,275
KSB PUMPS INC	297,537
LAFARGE CANADA INC	1,442,662
LAFARGE CONCRETE LTD	1,038,703
LAND TITLE SERVICE AUTHORITY	42,100
LANGLEY CONCRETE GROUP	40,887
LASKARIN, DANIEL	38,000

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
LAYFIELD CANADA LTD	108,342
LEDCOR CONSTRUCTION LIMITED	49,543
LEE, JEANETTE G	37,960
LIBRARY BOUND INC	26,311
LIDSTONE & COMPANY	46,888
LIT AQUATICS LTD	230,008
LORDCO PARTS LTD	115,555
LUCID MANAGEMENT GROUP	68,196
LYNNE WERKER ARCHITECT	35,666
M J PAWLOWSKI & ASSOCIATES	40,180
MA ENG-TECH CONSTRUCTION	167,725
MACAULAY TRUCKING LTD	253,221
MACDONALD & LAWRENCE TIMBER FRAMING LTD	114,688
MAINLAND SAND & GRAVEL LTD	602,618
MAINROAD LOWER MAINLAND CONTRACTING LTD	135,800
MAPLE RIDGE CHRYSLER	476,279
MARATHON SURFACES INC	59,539
MARINE REPAIR & MAINTENANCE	174,116
MATSON PECK & TOPLISS BC LAND SURVEYORS	28,500
MAYDANYK TRUCKING LTD	67,917
MCCARTHY TETRAULT LLP	22,489,298
MCELHANNEY CONSULTING SERVICES LTD	297,434
MCRAE'S ENVIRONMENTAL SERVICES LTD	1,963,077
MDT TECHNICAL SERVICES INC	60,251
MEDICAL SERVICES PLAN*	1,526,601
MERCER (CANADA) LTD	63,768
MERLETTI CONSTRUCTION (1999) LTD	135,450
METRO MOTORS LTD	158,355
MICKELSON CONSULTING INC	91,869
MILLS PRINTING & STATIONERY CO LTD	366,876
MINISTER OF FINANCE*	114,978
MMM GROUP LIMITED	67,471
MNA DISTRIBUTION INC	28,675
MNP LLP	47,302
MOBILE 1 MESSENGERS	25,875
MOUNTAIN INTERACTIVE INC	41,520
MPT ENGINEERING CO LTD	49,367
MUNDIE TRUCKING	98,027

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
MUNICIPAL INSURANCE ASSOCIATION OF BC	1,222,361
MUNICIPAL PENSION PLAN*	20,659,177
MWL DEMOLITION LTD	90,588
N49 CHIEF LEARNING OFFICER	51,780
NAPA AUTO PARTS	62,502
NAS RECRUITMENT COMMUNICATIONS	31,409
ND GRAPHICS INC	36,172
NEDCO	43,399
NEPTUNE TECHNOLOGIE GROUP	1,551,629
NETTRAFFIC TECHNOLOGIES CONSULTING INC	55,250
NETWORK CONSULTING SERVICES INC	324,492
NGX INTERACTIVE	62,922
NILEX CIVIL ENVIRONMENTAL GROUP	29,571
NOVAX INDUSTRIES CORP	185,264
NULLI SECUNDUS INC	127,284
OCEAN MARKER SPORT SURFACES (2014) LTD	49,335
OCEAN PIPE	80,802
OLYMPIC INTERNATIONAL SERVICE LTD	44,048
OPACITY DESIGN GROUP LTD	58,533
OPEN TEXT CORPORATION	197,746
OPUS DAYTONKNIGHT CONSULTANTS LTD	373,533
ORACLE CANADA ULC	454,844
ORGANIZED CRIME AGENCY OF BC	131,145
P D TRUCKING	129,273
PACIFIC BLUE CROSS*	3,170,076
PACIFIC CUTTING & CORING LTD	179,637
PACIFIC FLOW CONTROL LTD	65,513
PACIFIC GROUND ENGINEERING	354,722
PACIFIC INDUSTRIAL AND MARINE LTD	88,662
PACIFIC MATTRESS RECYCLING INC	44,320
PARSONS CANADA LIMITED	56,438
PARSONS INC	175,197
PAUL SAHOTA TRUCKING	97,393
PEDRE CONTRACTORS LTD	706,060
PERFORMANCE CONTRACTING BRIGHOUSE LTD	228,099
PERFORMANCE CONTRACTING LTD	1,716,341
PETERBILT PACIFIC INC	295,091
PHOENIX TENT AND EVENTS RENTALS	36,898

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
PITNEYWORKS	162,264
PLAN GROUP	138,975
PLANET CLEAN	429,524
PLATINUM PRO-CLAIM	33,931
POINTBLANK INSTALLATIONS INC	39,203
PRAIRIECOAST EQUIPMENT	72,323
PREMIER SECURITY INC	135,946
PROFIRE EMERGENCY EQUIPMENT INC	51,099
PROGRESSIVE WASTE SOLUTIONS CANADA INC	81,887
PROPEL SOLUTIONS LTD	150,323
PS TRAFFIC PRO SERVICES (2012) INC	200,219
PSE EQUIPMENT LTD	30,032
PURTECH SERVICE GROUP INC	26,804
PW TRENCHLESS CONSTRUCTION INC	1,863,557
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC	289,998
QUALICHEM INDUSTRIAL PRODUCTS	76,293
R F BINNIE AND ASSOCIATES LTD	55,443
RATIO ARCHITECTURE INTERIOR DESIGN	75,417
RAVENHILL GROUP INC	51,150
RC STRATEGIES INC	37,706
READ JONES CHRISTOFFERSEN LTD	31,008
RECEIVER GENERAL FOR CANADA (RCMP)	36,703,455
RECEIVER GENERAL FOR CANADA(INDUSTRY - RADIO)	27,137
RECTEC INDUSTRIES INC	26,174
REGEHR CONTRACTING LTD	105,889
RGC TRUCKING & EXCAVATING	65,709
RICHMOND ANIMAL PROTECTION SOCIETY	436,625
RICHMOND ART GALLERY ASSOCIATION	33,839
RICHMOND FIREFIGHTER ASSN RFFA LOCAL 1286*	499,862
RICHMOND FIREFIGHTERS CHARITABLE SOCIETY	36,180
RICHMOND FITNESS & WELLNESS ASSOCIATION	171,309
RICHMOND OLYMPIC OVAL	3,316,136
RICHVAN HOLDINGS LTD	99,956
RICOH CANADA INC	247,339
RISKWIDE CONSULTING INC	32,000
RIVER ROAD INVESTMENTS LTD	50,207
RIVER WHITE HOMES LTD	3,882,947
ROADWAY TRAFFIC PRODUCTS	147,609

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
ROBERT HALF TECHNOLOGY	81,540
ROCKY MOUNTAIN PHOENIX	27,687
ROD'S BUILDING SUPPLIES LTD	163,149
ROGERS WIRELESS INC	42,081
ROLLINS MACHINERY LTD	129,196
RON'S BACKHOE SERVICE	56,499
ROWE EVENT & SHOW SERVICES LTD	31,790
ROYAL CITY FIRE SUPPLIES LTD	81,715
RUSTY'S AUTO TOWING	31,157
SAFE & SOUND SECURITY SYSTEMS LTD	334,725
SALMON'S TRANSFER LTD	31,241
SANDHU, DALIP	138,005
SCADA CONTROLS CENTRAL LTD	42,023
SCALAR DECISIONS INC	82,877
SCHOOL DISTRICT 38 RICHMOND*	120,085,962
SCOTIA ASSET MANAGEMENT LP	120,000
SCOTIA BANK CHARGES	27,903
SCOTIA CUSTODIAL FEES	100,099
SCOTT PARAGON SIGNS & SCREENPRINTING LTD	30,925
SCOTT, NATHAN	47,500
SELECT ART ADVERTISING INC	34,186
SHAPE ARCHITECTURE INC	69,113
SHEPPARD, EMILY	32,461
SHERATON VANCOUVER AIRPORT HOTEL	25,547
SHERINE INDUSTRIES LTD	105,416
SIDHOO TRUCKING LTD	115,752
SIEMENS CANADA LIMITED	55,257
SIERRA WASTE SERVICES LTD	11,064,021
SIMSON-MAXWELL	69,555
SMARTEDGE NETWORKS INC	59,971
SMITHRITE DISPOSAL LTD	185,440
SNC-LAVALIN INC	46,248
SOFTCHOICE LP	321,850
SOUTH ARM EXCAVATING	239,930
SOUTHERN, LISA	28,071
SPECIMEN TREES WHOLESALE NURSERIES LTD	54,451
SSQ INSURANCE COMPANY INC*	50,684
STAGE 3 RENEWABLES INC	30,079

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
STELLAR POWER & CONTROL SOLUTIONS	48,233
STEVESTON HARBOUR AUTHORITY	72,907
STRATA PLAN LMS 2643	37,096
STRATA PLAN LMS2845	25,729
STUART OLSON CONSTRUCTION LTD	39,726,896
SUMMIT VALVE & CONTROL	40,051
SUNBELT RENTALS	42,964
T M JOHNSTON GRADALL LTD	216,530
T.K. GRAPHICS	30,358
TECH WEB DIRECT	25,109
TECHNOGYM USA	36,724
TELUS COMMUNICATIONS	409,043
TELUS MOBILITY	372,949
TELUS SERVICES INC	89,663
TEMPEST DEVELOPMENT GROUP INC	235,585
TERRACANA FOUNDATION SOLUTIONS INC	108,156
TERRALINK HORTICULTURE INC	33,426
TERVITA CORPORATION	99,478
TEXTILE ARTCRAFT INC	27,582
TEXTILE IMAGE INC	36,805
THE ACTIVE NETWORK, LTD	126,318
THE AGENCY GROUP	37,500
THE ANDREWS ARCHITECTS INC	32,007
THE BUTLER DID IT CATERING CO	83,062
THE GORDIAN GROUP INC	49,830
THE HOME DEPOT	51,727
THOMAS TRUCKING	171,754
THURBER ENGINEERING LTD	27,682
TIBCO SOFTWARE IRELAND LTD	66,750
TIGER CALCIUM SERVICES INC	29,318
TORBRAM ELECTRIC SUPPLY	41,877
TOURISM RICHMOND*	3,598,648
TRADEMASTERS AUTOMOTIVE LTD	36,032
TRANSLINK*	32,553,700
TURNING POINT TECHNOLOGY SERVICES INC	57,551
TWINING, SHORT & HAAKONSON, BARRISTERS	319,500
TYBO CONTRACTING LTD	53,830
UCC GROUP INC	87,588

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
ULMER CONTRACTING LTD	534,193
UNION OF BC MUNICIPALITIES*	115,988
UNITED RENTALS	34,465
UNITED WAY OF THE LOWER MAINLAND*	33,836
UNIVERSITY OF THE FRASER VALLEY	75,075
URBAN AGRICULTURE CONSULTING INC	30,940
URBAN SYSTEMS LTD	41,779
VALKYRIE LAW GROUP LLP	44,083
VALMONT WEST COAST ENGINEERING	122,206
VANCOUVER COASTAL HEALTH AUTHORITY	168,439
VANCOUVER FRASER PORT AUTHORITY	148,392
VANCOUVER'S COCKTAILS & CANAPES CATERING	26,903
VANPORT ENTERPRISES LTD	164,151
VENTANA CONSTRUCTION CORPORATION	377,634
VFA	39,262
VIKING FIRE PROTECTION INC	28,680
VILLAGE & CO	32,979
VIMAR EQUIPMENT LTD	167,893
W3 DESIGN GROUP INC	182,055
WALK OFF THE EARTH ENTERTAINMENT INC	37,500
WALKER'S GRADALL SERVICES LTD	281,910
WEDLER ENGINEERING	48,403
WESCO DISTRIBUTION CANADA INC	209,573
WEST COAST ELECTRIC LTD	50,214
WESTBURNE	45,891
WESTCOAST DRAINAGE & CONTRACTING	264,954
WESTERN PACIFIC PAPER LTD	33,711
WESTERN WATER AND GAS PRODUCTS LTD	42,645
WESTERRA EQUIPMENT LP	187,086
WESTLUND - DIV OF EMCO CORPORATION	33,190
WESTPORT CONSTRUCTION GROUP INC	1,569,309
WESTVIEW SALES LTD	183,543
WESTWIND GREENHOUSES	27,323
WFR WHOLESALE FIRE & RESCUE LTD	161,466
WILCOR INDUSTRIES	33,506
WILLIS CANADA INC	1,487,973
WINVAN PAVING LTD	38,214
WONG'S GREENHOUSE & NURSE	29,837

*Payments include tax transfers and third party remittances

CITY OF RICHMOND
Statement of Payments to Suppliers For Goods and Services
In Excess of \$25,000 in 2016

Section 7

Payments	Amount
WOOD WYANT INC	26,922
WORK TRUCK WEST	283,397
WORKSAFE BC	2,885,377
WSP CANADA INC	58,481
X10 NETWORKS	291,489
XYLEM CANADA COMPANY	209,793
YOUNG ANDERSON BARRISTERS & SOLICITORS	72,057
ZENITH APPRAISAL AND LAND CONSULTING LTD	27,812
Payments >\$25,000.00	490,735,092
Payments <\$25,000.00	9,025,928
Total Payments	<u><u>\$ 499,761,019</u></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 Richmond Public Library, Richmond Olympic Oval Corporation, and Lulu Island Energy Corporation;
- There are payments that are externally recovered, these recoveries are recorded against expenditures or as revenue in the consolidated financial statements.

*Payments include tax transfers and third party remittances

RICHMOND PUBLIC LIBRARY
 Statement of Payments to Suppliers For Goods and Services
 In Excess of \$25,000 In 2016

Section 7

Payments	Amount
LIBRARY BOUND INC	\$ 884,075
OVERDRIVE INC	270,674
IRONWOOD DEVELOPMENTS	135,641
CVS MIDWEST TAPE	133,618
MEDICAL SERVICES PLAN	106,066
INNOVATIVE INTERFACES GLOBAL LIMITED	104,347
BC HYDRO	101,738
SERVICEMASTER CLEAN	75,773
PUBLIC LIBRARY INTERLINK	73,449
UNITED LIBRARY SERVICES INC	73,314
BC LIBRARIES COOPERATIVE	64,214
DORSET REALTY GROUP CANADA LTD	63,869
INDIGO BOOKS & MUSIC INC	53,504
SOFTCHOICE LP	43,011
IX SYSTEMS	37,536
MILLS PRINTING & STATIONERY CO LTD	33,152
PROQUEST LLC	29,122
Payments >\$25,000.00	<u>2,283,102</u>
Consolidated Payments < \$25,000.00	512,666
Grand Total	<u>\$ 2,795,768</u>

CITY OF RICHMOND
Statement of Grants and Subsidies in 2016

Section 7

Grants and Subsidies	Amount
ARTHRITIS SOCIETY BC & YUKON DIVISION	\$ 1,500
BC WAKAYAMA KENJIN KAI	10,000
BIG BROTHERS OF GREATER VANCOUVER	4,743
BIG SISTERS OF BC LOWER MAINLAND	4,743
BOYS & GIRLS CLUBS OF SOUTH COAST BC	5,000
CANADIAN YC CHINESE ORCHESTRA	5,000
CHILDREN OF THE STREET SOCIETY	4,000
CHIMO COMMUNITY SERVICES	51,403
CINEVOLUTION MEDIA ARTS SOCIETY	10,000
CITY CENTRE COMMUNITY ASSOCIATION	51,788
COMMUNITY ARTS COUNCIL OF RICHMOND	9,750
COMMUNITY MENTAL WELLNESS ASSOCIATION	9,352
DEVELOPMENTAL DISABILITIES ASSOCIATION	4,900
DOUG SYMONS & DAWN THOMSON	200
EAST RICHMOND COMMUNITY ASSOCIATION (GRANTS)	750
FAMILY SERVICES OF GREATER VANCOUVER	47,066
GOAN OVERSEAS ASSOCIATION	2,500
GULF OF GEORGIA CANNERY SOCIETY	500
HAMILTON COMMUNITY ASSOCIATION	9,354
HEART OF RICHMOND AIDS SOCIETY	10,750
INSIGHT CANADA INC	1,428
INTERNATIONAL KARATE ORGANIZATION	8,000
KIDSPORT RICHMOND	19,000
LITTLE FRIENDS PRESCHOOL SOCIETY	15,993
LITTLE WINGS DAYCARE	5,103
LONDON HERITAGE FARM	2,000
MINORU SENIORS SOCIETY	8,616
MULTICULTURAL HELPING HOUSE SOCIETY	11,099
NEW PRIMARY COLOUR ARTS FOUNDATION	2,500
PACIFIC POST PARTUM SUPPORT SOCIETY	1,550
PARISH OF ST. ALBAN'S	15,000
PATHWAYS CLUBHOUSE	34,340
PHILIPPINE CULTURAL ARTS SOCIETY OF BC	4,447

CITY OF RICHMOND
Statement of Grants and Subsidies in 2016

Section 7

Grants and Subsidies	Amount
RICHMOND ADDICTION SERVICES SOCIETY	209,068
RICHMOND AGRICULTURAL & INDUSTRIAL	7,150
RICHMOND AMATEUR RADIO CLUB	1,581
RICHMOND ART GALLERY ASSOCIATION	4,000
RICHMOND ARTS COALITION	9,950
RICHMOND BETHEL MENNONITE BRETHREN	2,635
RICHMOND CARVERS SOCIETY	8,000
RICHMOND CENTRE FOR DISABILITY	123,132
RICHMOND CHINESE COMMUNITY SOCIETY	1,800
RICHMOND COMMUNITY BAND SOCIETY	2,900
RICHMOND COMMUNITY ORCHESTRA & CHORUS	10,000
RICHMOND COMMUNITY SERVICES ADVISORY	11,000
RICHMOND DELTA YOUTH ORCHESTRA	10,000
RICHMOND FAMILY PLACE SOCIETY	32,594
RICHMOND FITNESS & WELLNESS ASSOCIATION	11,000
RICHMOND FOOD BANK SOCIETY	5,000
RICHMOND FOOD SECURITY SOCIETY	5,166
RICHMOND GATEWAY THEATRE	1,262,909
RICHMOND HOSPICE ASSOCIATION	10,000
RICHMOND MENTAL HEALTH CONSUMER & FRIENDS SOCIETY	3,762
RICHMOND MULTICULTURAL COMMUNITY	10,750
RICHMOND MUSEUM SOCIETY	1,500
RICHMOND MUSIC SCHOOL SOCIETY	10,000
RICHMOND NATURE PARK SOCIETY	1,750
RICHMOND PENTECOSTAL CHURCH CHILDCARE	10,380
RICHMOND SINGERS	5,000
RICHMOND SOCIETY FOR COMMUNITY LIVING	22,238
RICHMOND THERAPEUTIC RIDING	57,590
RICHMOND WOMEN'S RESOURCE CENTRE	20,000
RICHMOND YOUTH CHORAL SOCIETY	15,000
RICHMOND YOUTH SERVICE AGENCY	22,915
SEA ISLAND COMMUNITY ASSOCIATION	5,308
SOCIETY OF RICHMOND CHILDREN'S CENTRES	6,274

CITY OF RICHMOND
Statement of Grants and Subsidies in 2016

Section 7

Grants and Subsidies	Amount
STEVESTON COMMUNITY SOCIETY	30,000
STEVESTON HISTORICAL SOCIETY	8,000
STRAIT OF GEORGIA MARINE RESCUE SOCIETY	2,000
TEXTILE ARTS GUILD OF RICHMOND	5,400
THE SHARING FARM SOCIETY	18,000
THOMPSON COMMUNITY ASSOCIATION	2,500
TICKLE ME PICKLE THEATRE SPORTS	5,000
TOUCHSTONE FAMILY ASSOCIATION	76,250
TURNING POINT RECOVERY SOCIETY	4,000
VANCOUVER CANTONESE OPERA	3,800
VANCOUVER TAGORE SOCIETY	4,250
VOLUNTEER RICHMOND INFORMATION SERVICES	44,237
WILD RESEARCH SOCIETY	5,000
WS MULTICULTURAL GROUP	2,500
Grant Total	<u><u>\$ 2,503,664</u></u>

RICHMOND PUBLIC LIBRARY
Statement of Grants in 2016

Section 7

Grants	Amount
RICHMOND COMMUNITY FOUNDATION	\$ 5,000
Grants Total	<u>\$ 5,000</u>



**Housing Agreement (Polygon Trafalgar Square Development Ltd.)
Bylaw No. 9728**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands located at 9491, 9511, 9531, 9551 & 9591 Alexandra Road and legally described as:

PID: NO PID LOT 1 SECTION 34 BLOCK 5 NORTH RANGE 6 WEST NEW
WESTMINSTER DISTRICT PLAN EPP69898,

2. This Bylaw is cited as "**Housing Agreement (Polygon Trafalgar Square Development Ltd.) Bylaw No. 9728**".

FIRST READING

JUN 12 2017

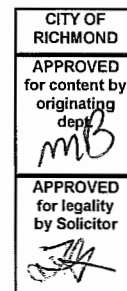
SECOND READING

JUN 12 2017

THIRD READING

JUN 12 2017

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (Polygon Trafalgar Square Development Ltd.) Bylaw No. 9728

HOUSING AGREEMENT BETWEEN POLYGON TRAFALGAR SQUARE
DEVELOPMENT LTD.
AND THE CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference the 24th day of May, 2017.

BETWEEN:

POLYGON TRAFALGAR SQUARE LTD. (Inc. No. BC0731649),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 900 – 1333 West
Broadway, Vancouver, British Columbia, V6H 4C2

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

AND:

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

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

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the owner of the Lands (as hereinafter defined); and
- C. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 2017, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

PID: No PID, Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan EPP69898
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are

Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(p) **"Permitted Rent"** means no greater than:

- (i) \$850.00 a month for a bachelor unit;
- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(q) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(r) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(u) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

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

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

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

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

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

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than six (6) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than six (6) Affordable Housing Units.
- 3.3 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will not require the Tenant or any permitted occupant to pay any strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities (including, but not limited to, parking and move-in/move-out fees), or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
 - (d) the Owner will attach a copy of this Agreement to every Tenancy Agreement;

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

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

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

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

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

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

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

ARTICLE 6 DEFAULT AND REMEDIES

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

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 Modification

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

7.3 Management

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

7.4 Indemnity

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

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

7.5 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

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

7.6 Survival

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

7.7 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.8 City's Powers Unaffected

This Agreement does not:

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

7.9 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

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

7.11 Notice

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

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

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

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

7.12 Enuring Effect

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

7.13 Severability

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

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

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

7.16 Further Assurance

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

7.17 Covenant Runs with the Lands

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

7.18 Equitable Remedies

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

7.19 No Joint Venture

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

7.20 Applicable Law

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

7.21 Deed and Contract

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

7.22 Joint and Several

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


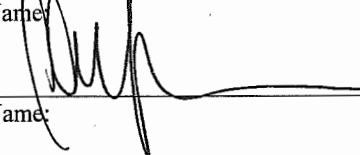
7.23 Limitation on Owner's Obligations

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

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

POLYGON TRAFALGAR SQUARE LTD.,

by its authorized signatory(ies):

Per:  **G. SCOTT BALDWIN**
 Name: _____
 Per:  **ROBERT BRUNO**
 Name: _____

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
 Malcolm D. Brodie, Mayor

Per: _____
 David Weber, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor /
DATE OF COUNCIL APPROVAL

Appendix A to Housing Agreement

STATUTORY DECLARATION

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

TO WIT:

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

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

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

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

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

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

A Commissioner for Taking Affidavits in the
Province of British Columbia

DECLARANT

PRIORITY AGREEMENT

In respect to a Housing Agreement (the "Housing Agreement") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **POLYGON TRAFALGAR SQUARE LTD.** (the "Owner") in respect to the lands and premises legally known and described as:

PID: No PID

Lot 1 Section 34 Block 5 North Range 6 West New Westminster District Plan EPP69898

(the "Lands")

THE BANK OF NOVA SCOTIA (the "Chargeholder") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) BB265820 and BB265821 (the "Bank Charge(s)").

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

THE BANK OF NOVA SCOTIA,
by its authorized signatory(ies):

Per: _____

Name: _____


Patrick Kirgeth Brennan
Director and Group Leader
Real Estate Banking

Per: _____

Name: _____



City of Richmond

Bylaw 9537

Richmond Zoning Bylaw 8500 Amendment Bylaw 9537 (RZ 14-674068) 8480 No. 5 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "ASSEMBLY (ASY)".

P.I.D. 009-177-884

Lot 14 Section 19 Block 4 North Range 5 West New Westminster District Plan 29706

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9537".

FIRST READING

MAR 13 2017

A PUBLIC HEARING WAS HELD ON

APR 18 2017

SECOND READING

APR 18 2017

THIRD READING

APR 18 2017

OTHER CONDITIONS SATISFIED

JUN 13 2017

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9578 (RZ 15-706060)
2280 McLennan Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE DETACHED (RS2/B)**.

P.I.D. 008-982-210

Lot 128 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 27910

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9578**”.

FIRST READING

SEP 12 2016

A PUBLIC HEARING WAS HELD ON

OCT 17 2016

SECOND READING

OCT 17 2016

THIRD READING

OCT 17 2016

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE

NOV 07 2016

OTHER CONDITIONS SATISFIED

JUN 13 2017

ADOPTED

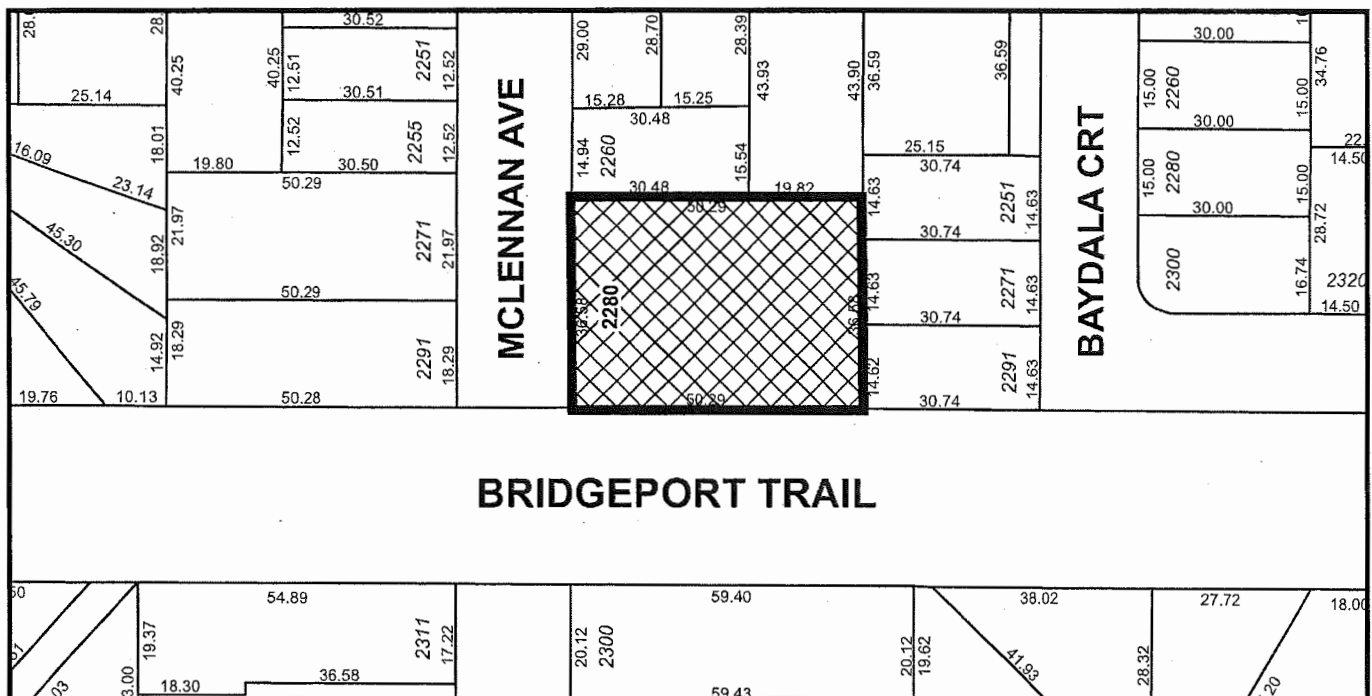
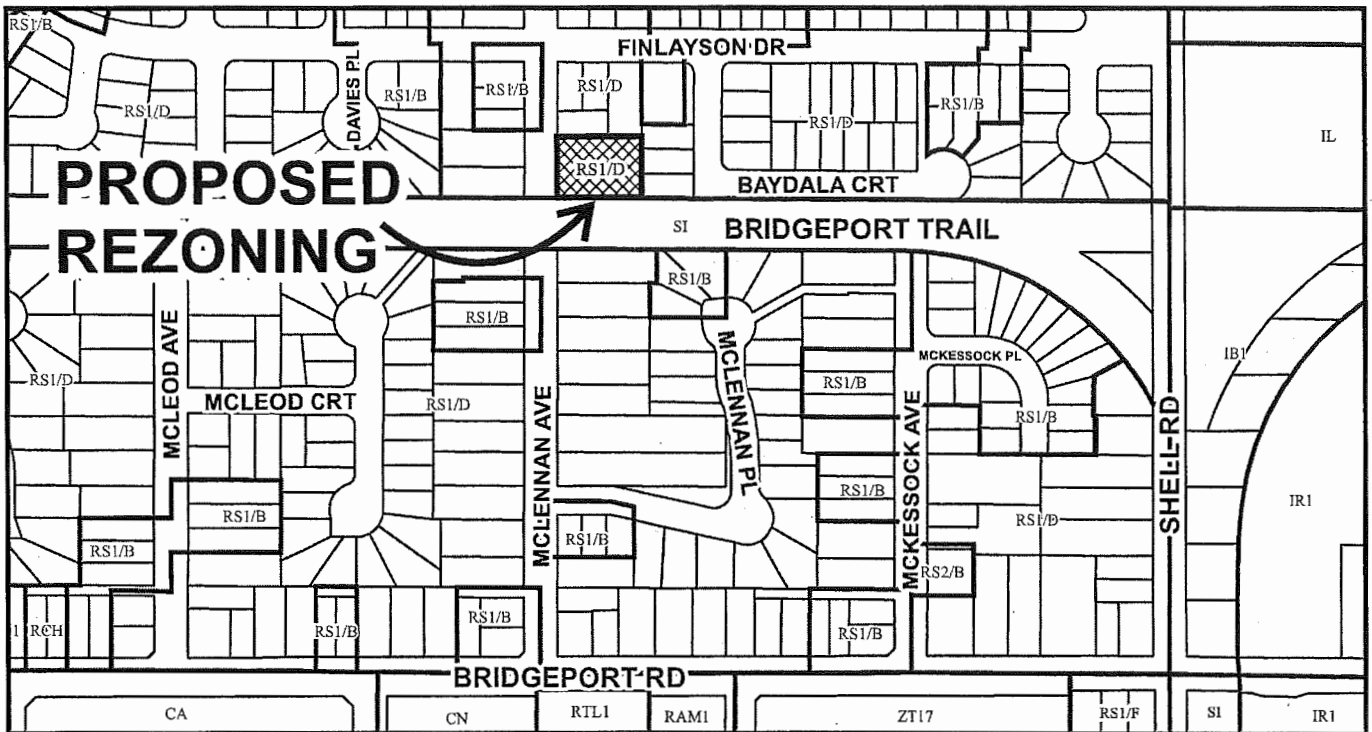
MAYOR

CORPORATE OFFICER





City of Richmond



RZ 15-706060

Original Date: 08/06/15

Revision Date:

Note: Dimensions are in METRES

CNCL - 611



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9638 (RZ16-734204)
9491, 9511, 9531, 9551, 9591 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 18.30 thereof the following:

“18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)

18.30.1 Purpose

The **zone** provides for a medium density residential apartment **development** with a **density bonus** for a monetary contribution to the City’s capital **Affordable Housing Reserve Fund** and the construction of affordable housing.

18.30.2 Permitted Uses

- housing, apartment

18.30.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business

18.30.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the City’s capital **Affordable Housing Reserve Fund** established pursuant to *Reserve Fund Establishment Bylaw No. 7812* and provides a minimum of 396.51 m² (4,268.04 ft²) of affordable housing in six **dwelling units** within the first phase of the **development**.

18.30.5 Permitted Lot Coverage

1. Maximum **Lot Coverage** is 40% for **buildings**.

18.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Alexandra Road;
 - b) 4.0 m from May Drive; and
 - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
 - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.
5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting structures may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **property line setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

18.30.7 Permitted Heights

1. The maximum **height** for **Buildings** is 18.5 m.
2. The maximum **height** for **Accessory Buildings & Structures** is 9.0 m.

18.30.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.30.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.30.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
 - a) 1.26 spaces per **dwelling unit** for residents; and
 - b) 0.18 spaces per **dwelling unit** for visitors.

18.30.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and designating it **LOW RISE APARTMENT (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 001-718-240

Lot 20 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except Plans 69645 and EPP28285

P.I.D. 001-732-242

Lot “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 001-732-269

Lot “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 003-961-648

West Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

P.I.D. 004-239-237

East Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9638".

FIRST READING

DEC 12 2016

A PUBLIC HEARING WAS HELD ON

JAN 16 2017

SECOND READING

JAN 16 2017

THIRD READING

JAN 16 2017

OTHER CONDITIONS SATISFIED

JUN 20 2017

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>JW</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9668 (RZ 16-741244)
7140/7160 Marrington Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 009-206-434

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 009-206-698

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9668"**.

FIRST READING

FEB 14 2017

A PUBLIC HEARING WAS HELD ON

MAR 20 2017

SECOND READING

MAR 20 2017

THIRD READING

MAR 20 2017

OTHER CONDITIONS SATISFIED

JUN 20 2017

ADOPTED



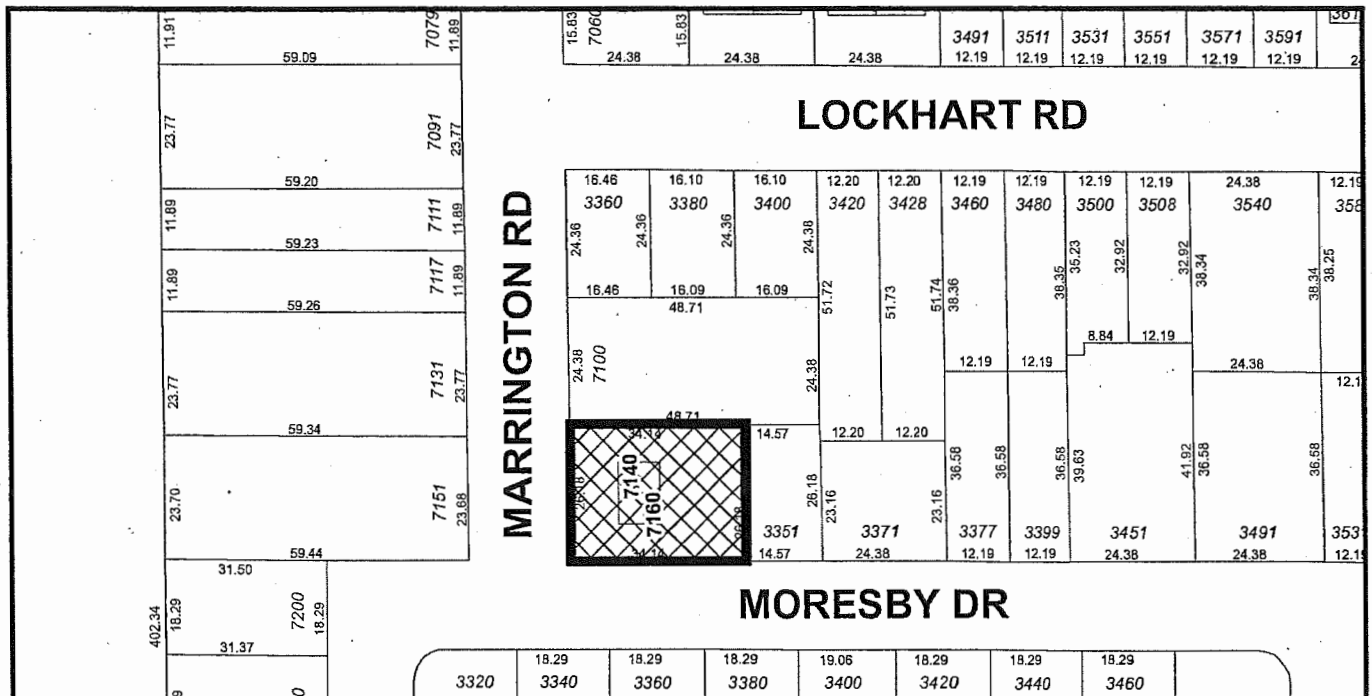
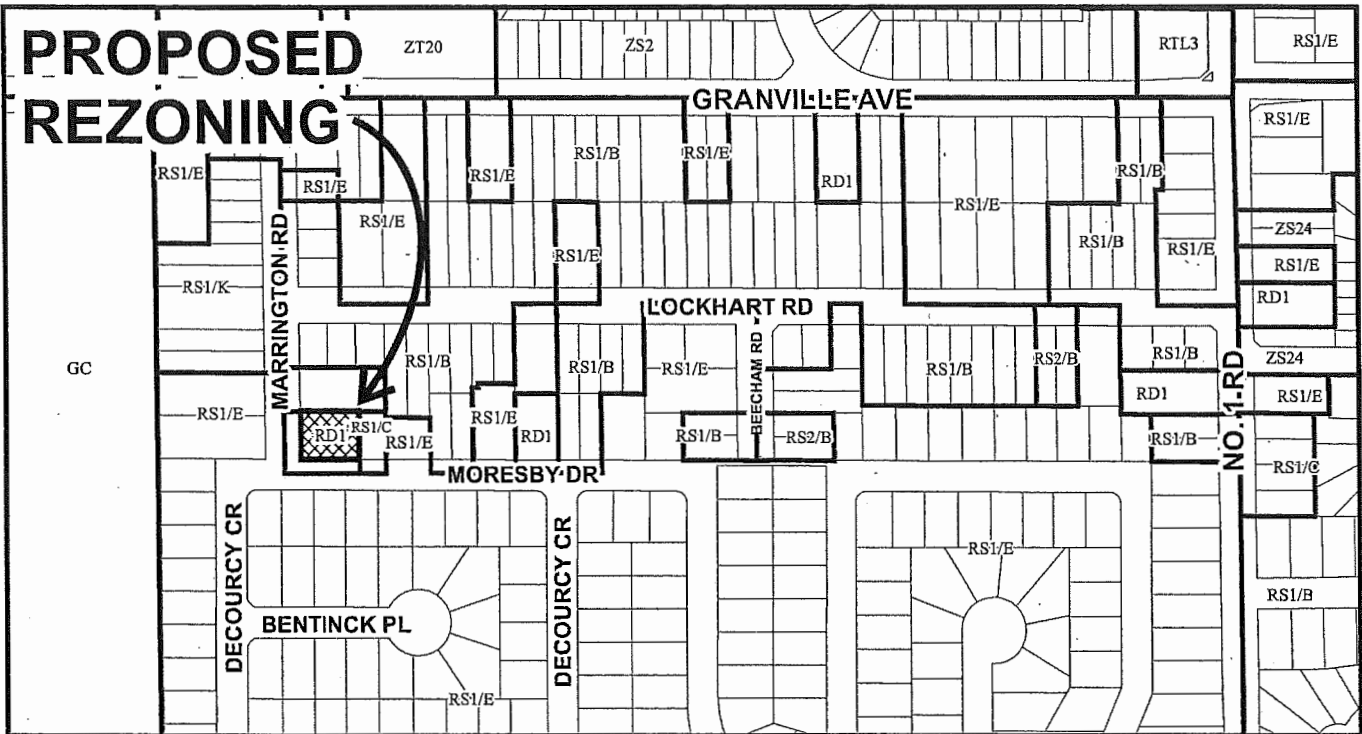
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



RZ 16-741244

Original Date: 09/16/16

Revision Date: 01/18/17

Note: Dimensions are in METRES

CNCL - 618



**Development Permit Panel
Wednesday, May 24, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 10, 2017, be adopted.

CARRIED

1. Development Permit 15-694616
(REDMS No. 5379610 v. 2)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 10199 River Drive

INTENT OF PERMIT:

1. Permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

Development Permit Panel

Wednesday, May 24, 2017

Applicant's Comments

Wayne Fougere, Fougere Architecture, Inc., provided background information on the proposed development and noted the following:

- the project is Phase 2 of the multi-phase overall Parc Riviera development;
- the original scheme for the subject phase was similar to Phase 1; however, due to marketing considerations, the proposal was changed from apartments on top of a parking structure to traditional ground-oriented townhouses;
- inner residential townhouse units are contemporary in character and have characteristics similar to buildings in Phase 1;
- the three-storey townhouses facing River Drive have a more traditional form and character and were designed to appear like they have two and a half storey height in order to provide a transition between the proposed development and the single-family character on the south side of River Drive;
- six colour/material schemes with beige as a base colour are proposed for the townhouse units;
- two publicly accessible pedestrian view and access corridors from River Drive to the dike are proposed;
- majority of townhouse units are three-storeys;
- two four-storey townhouse buildings provide transition between the adjacent six-storey apartment building in Phase 1 and three-storey townhouses in the subject site; and
- the three-storey buildings fronting the dike and the park appear like two-storey building height as seen from the dike and the park walkway due to the raised grade interface with the park and the dike.

In response to a query from the Panel, Mr. Fougere noted that 16 townhouse units are provided with a rooftop deck.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project and highlighted the following:

- the original plan for pedestrian accesses from River Drive to the edge of the dike in the western and eastern edges of the site as well as in the middle of the site have been retained;
- all units facing the pedestrian walkways will have a semi-private outdoor amenity space for each unit for family gatherings and to encourage social interaction among residents; and
- an outdoor amenity area with play components and seating areas is proposed adjacent to the central pedestrian mews and dike edge.

Development Permit Panel

Wednesday, May 24, 2017

Panel Discussion

In response to queries from the Panel, Ms. Chan Yip and Mr. Fougere acknowledged that (i) the Phase 1 shared internal street at the western edge of the subject site was designed to be shared by motorists and pedestrians, (ii) the plaza feel of the shared internal street and tree planting along the street will enhance the pedestrian experience, (iii) the shared internal street is generously open and accessible to the public, (iv) the wide pedestrian mews in the middle of the site is accessible to the public and not gated, (v) grade transitions help define the semi-private and public spaces along the public central pedestrian mews, (vi) the central pedestrian mews will be connected to a pedestrian crossing across River Drive, and (vii) the paved walkway in the eastern portion of the site is not intended as a public walkway but can be accessed from River Drive.

In response to a further query from the Panel, Ms. Chan Yip confirmed that (i) the native species planting is proposed in the Environmentally Sensitive Area (ESA) as well as beyond the ESA defined line further into the subject site, and (ii) the proposed ESA landscaping treatment will be extended to the public park and future development phases to the east of the subject site.

In response to a further query from the Panel, Mr. Fougere confirmed that ten visitor parking spaces are proposed on the east side including an accessible visitor parking space and seven on the west side.

In response to a further query from the Panel, Nelson Chung, Dava Developments, acknowledged that the proposed development will be built in two phases and the outdoor amenity area, central pedestrian mews and frontage improvements will be constructed as part of the first phase.

In response to a query from the Panel, Mr. Fougere confirmed that the proposed four-storey townhouse units will have parking on the ground floor, living room, dining and kitchen on the main floor, and bedrooms on the two upper levels. In addition, Mr. Fougere acknowledged that two three-storey convertible units are proposed.

Staff Comments

Wayne Craig, Director, Development, noted that the proposed setback variance associated to the project reducing the setback to the public park to the east is supported by staff as it provides passive surveillance opportunities into the park and in recognition of the significant public central pedestrian mews connection from River Drive to the dike.

Mr. Craig further noted that (i) the buildings were designed to meet aircraft noise acoustical standards, and (ii) the project will be connected to an existing private District Energy Utility (DEU) system.

In addition, Mr. Craig clarified that the construction of the public park is tied to the future development on the east side of the park and not to the subject site.

In reply to a query from the Panel, Mr. Craig confirmed that the proposed two three-storey buildings adjacent to the park appear to have a lower two-storey building height as seen from the park due to grade transitions.

Development Permit Panel
Wednesday, May 24, 2017

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the required East Side Yard from 6.0 m to 4.5 m.*

CARRIED

2. Date of Next Meeting: June 14, 2017

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:51 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 24, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



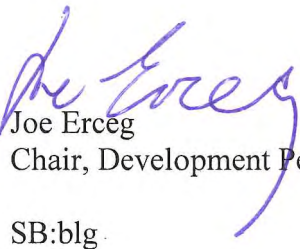
City of Richmond

Report to Council

To:	Richmond City Council	Date:	June 20, 2017
From:	Joe Erceg Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2017-Vol 01
Re:	Development Permit Panel Meeting Held on March 29, 2017		

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 16-740665) for the property at 9491, 9511, 9531, 9551 and 9591 Alexandra Road;be endorsed, and the Permit so issued.


Joe Erceg
Chair, Development Permit Panel
SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 29, 2017.

DP 16-740665 – POLYGON TRAFALGAR SQUARE (SOUTH) LTD. – 9491, 9511, 9531, 9551 AND 9591 ALEXANDRA ROAD

The Panel considered a Development Permit application to permit the construction of 263 residential units in two four-storey residential apartment buildings over a single-level parkade on a site zoned “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”. No variances are included in the proposal.

Scott Baldwin, of Polygon Homes Ltd.; Architect, Robert Ciccozzi, of Ciccozzi Architecture Inc.; and Landscape Architect, David Stoyko, of Connect Landscape Architecture, provided a brief presentation, noting that:

- Six affordable housing units are proposed. The balance of the Affordable Housing Contribution was approved to be paid as cash-in-lieu through the rezoning application.
- Indoor and outdoor amenity spaces are incorporated in the first of two phases of the project.
- The project is inspired by east-coast brownstones architecture. The massing is visually broken down through the use materials and colour, including brick.
- Landscaping key areas include the street edge on the three sides of the development, the outdoor amenity space, and the greenway edge at the east side of the building.

In response to Panel queries, Mr. Stoyko noted that:

- The off-site City greenway will be built concurrently with the project and design is underway; including coordinating edge treatments with development to the west.
- Patios at the building exterior are provided with hose bibs.
- Provision of any off-site lighting along the greenway will be coordinated with City staff.
- The location of affordable housing units will be spread out in Phase 1 of the project.
- Accessibility is provided; with elevators at the north and south sides of the development. Provision of ramps is not feasible from the interior of the building to the exterior patios.

Staff advised that: (i) the project will be designed to connect to the City’s Alexandra District Energy Utility and meet the aircraft noise mitigation standards; (ii) a comprehensive Transportation Demand Management package includes on-site and off-site improvements; and (iii) frontage, greenway and utility upgrades will be provided by Servicing Agreement.

The Panel recommends that the Permit be issued.