



City Council

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

**Monday, June 8, 2015
7:00 p.m.**

Pg. # ITEM

MINUTES

- CNCL-11** 1. *Motion to adopt the **minutes** of the Regular Council meeting held on Monday, May 25, 2015 as distributed.*

☐

AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

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

☐

3. Delegations from the floor on Agenda items.

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

4. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- King George Park Rugby Field Upgrades
- Proposed Site C Dam Project
- Disposition of a Statutory Right of Way over a portion of the Eastern Foot of Dyke Road to Greater Vancouver Water District
- Taste Vino Volo Canada Inc., doing business as Vino Volo Located in Room 2320.0 Vancouver International Airport, Arrivals
- Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255
- Canada 150 Community Infrastructure Fund Submission
- BC Assessment's Role in Property Taxes
- Housing Agreement Bylaw No. 9227 to Permit the City of Richmond to Secure Affordable Housing Units located at 8111 Granville Avenue/8080 Anderson Road (Storeys
- Naming of a Child Care Facility – 10640 No. 5 Road

5. *Motion to adopt Items No. 6 through No. 15 by general consent.*



6. COMMITTEE MINUTES

That the minutes of:

- | | |
|---------|---|
| CNCL-23 | (1) the Parks, Recreation and Cultural Services Committee meeting held on Tuesday, May 26, 2015; |
| CNCL-33 | (2) the General Purposes Committee meeting held on Monday, June 1, 2015; |
| CNCL-42 | (3) the Finance Committee meeting held on Monday, June 1, 2015; |
| CNCL-45 | (4) the Planning Committee meeting held on Tuesday, June 2, 2015; |

be received for information.



Consent
Agenda
Item

7. **KING GEORGE PARK RUGBY FIELD UPGRADES**

(File Ref. No. 06-2345-20-KGEO1) (REDMS No. 4570342 v. 2)

CNCL-48

See Page CNCL-48 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the City's 5 Year Financial Plan (2015-2019), as outlined in the staff report titled "King George Park Rugby Field Upgrades," dated May 7, 2015, from the Senior Manager, Parks, be amended to include \$115,000 for rugby field improvements at King George Park to be funded from the Sports Fund within Capital Building Infrastructure Reserve.



Consent
Agenda
Item

8. **PROPOSED SITE C DAM PROJECT**

(File Ref. No.)

CNCL-52

See Page CNCL-52 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the City of Richmond reaffirm its concern over the construction of the Site C Dam;*
- (2) *That a letter be sent to the Province of British Columbia requesting a moratorium on the construction and development of Site C until the end of 2017 and that the proposed project be referred to the BC Utilities Commission for review and consultation; and*
- (3) *That a copy of this resolution be forwarded to the BC Utilities Commission, Metro Vancouver, and other Metro Vancouver communities to seek support for this request.*



Consent
Agenda
Item

9. **DISPOSITION OF A STATUTORY RIGHT OF WAY OVER A PORTION OF THE EASTERN FOOT OF DYKE ROAD TO GREATER VANCOUVER WATER DISTRICT**

(File Ref. No. 06-2285-30-191) (REDMS No. 4573140 v. 2)

CNCL-57

See Page CNCL-57 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That:

- (1) *for consideration of \$10, the City grant a permanent statutory right of way to Greater Vancouver Water District over a portion (\pm 323.1 sq. m.) of City owned land legally described as Lot 1 Section 1 Block 4 North Range 4 West NWD Plan 46040 PID 005-990-556; and*
- (2) *staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report dated May 12, 2015 from the General Manager, Finance and Corporate Services including all contracts and Land Title Office documents.*



Consent
Agenda
Item

10. **TASTE VINO VOLO CANADA INC., DOING BUSINESS AS VINO VOLO LOCATED IN ROOM 2320.0 VANCOUVER INTERNATIONAL AIRPORT, ARRIVALS**

(File Ref. No.) (REDMS No. 4556853)

CNCL-63

See Page CNCL-63 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the application by Taste Vino Volo Canada Inc., doing business as Vino Volo, for a Liquor Primary Licence at 3880 Grant McConachie Way (Vancouver International Airport) in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) *Council recommends the issuance of the proposed liquor licence based in part from the lack of any negative community responses and that the operation will not have a significant impact on the community;*
- (2) *Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows:*
 - (a) *the location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes;*
 - (b) *the proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location;*
 - (c) *that a LCLB application for a 50 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered;*

- (d) *that the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered;*
- (e) *the potential for additional noise in the area if the application is approved was considered;*
- (3) *As the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the view of the residents as follows:*
 - (a) *a letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR;*
 - (b) *was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted; and*
- (4) *Council's comments and recommendations respecting the views of the resident's are as follows:*
 - (a) *there were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.*



Consent
Agenda
Item

11. BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW NO. 9255

(File Ref. No. 12-8060-20-9255) (REDMS No. 4579470)

CNCL-68

See Page CNCL-68 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255, which increases the maximum number of Class A Taxicabs to 109 and Class N Taxicabs to 43, be introduced and given first, second and third readings.



12. CANADA 150 COMMUNITY INFRASTRUCTURE FUND
SUBMISSION

(File Ref. No. 03-1087-34-01) (REDMS No. 4585268 v. 4)

CNCL-90

See Page CNCL-90 for memorandum

CNCL-91

See Page CNCL-91 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That the following projects be approved for submission to Western Economic Diversification for total funding consideration of up to \$4,544,710 under the Canada 150 Community Infrastructure Fund:*

Projects Requesting Over \$250,000

- (a) *South Arm Fitness Centre Upgrade*
- (b) *Phoenix Net Loft Restoration Upgrade, Steveston Waterfront*
- (c) *LED Lighting Energy Efficient Upgrade, Richmond Olympic Oval*
- (d) *#1220 Steveston Interurban Tram Car Restoration*
- (e) *Railway Greenway Trail Upgrade*
- (f) *Cambie Community Centre Upgrade*
- (g) *Britannia Heritage Shipyards Seine Net Loft Deck Upgrade*
- (h) *Gateway Theatre Upgrade*

Projects Requesting Under \$250,000

- (a) *Track Zone Synthetic Floor Improvements, Richmond Olympic Oval*
- (b) *Minoru Grandstands*
- (c) *Steveston Community Centre*
- (d) *Steveston Community Pool*
- (e) *Richmond Public Library Digital Services Launchpad*
- (f) *Garrett Wellness Centre*
- (g) *Accessibility Upgrade, Richmond Olympic Oval*
- (h) *Event Lighting and Sound Upgrades, Richmond Olympic Oval*

- (2) *That the City of Richmond provide letters of support for community project submissions initiated from community organizations, including:*

- (a) *ANAF Maples Residence*

(b) *Steveston Town Square-Steveston Historical Society*

(c) *Gateway Theatre Society*

(3) *That the Chief Administrative Officer and the General Manager of Engineering and Public Works, be authorized to enter into funding agreements with the Government of Canada for the above mentioned projects which are approved for funding; and*

(4) *That copies of the staff report titled “Canada 150 Community Infrastructure Fund Submission” from the Director, Intergovernmental Relations and Protocol dated May 25, 2015 be sent to local MPs with an offer to meet with them to discuss the projects.*



Consent
Agenda
Item

13. **BC ASSESSMENT’S ROLE IN PROPERTY TAXES**

(File Ref. No. 03-1240-01)

CNCL-43

See Page CNCL-43 for Finance Committee minutes

FINANCE COMMITTEE RECOMMENDATION

- (1) *That staff prepare an information package that clearly explains the roles of BC Assessment and the City, and how changes in assessment valuations impact individual property taxes; and*
- (2) *That staff report back with a plan on how this information will be disseminated to property owners.*



Consent
Agenda
Item

14. **HOUSING AGREEMENT BYLAW NO. 9227 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8111 GRANVILLE AVENUE/8080 ANDERSON ROAD (STOREYS)**

(File Ref. No. 12-8060-20-009227; 08-4057-01) (REDMS No. 4517686 v. 6)

CNCL-110

See Page CNCL-110 for full report

PLANNING COMMITTEE RECOMMENDATION

That Housing Agreement Bylaw No. 9227 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.



Consent
Agenda
Item

15. **NAMING OF A CHILD CARE FACILITY – 10640 NO. 5 ROAD**
(File Ref. No. 07-3070-01) (REDMS No. 4583559)

CNCL-148

See Page CNCL-148 for full report

PLANNING COMMITTEE RECOMMENDATION

That the City's child care facility being renovated at 10640 No. 5 Road be named the Gardens Children's Centre.



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **MINORU COMPLEX MULTIPURPOSE ROOM ALTERNATIVES**
(File Ref. No.) (REDMS No. 4585805 v. 10)

CNCL-152

See Page CNCL-152 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllr. McNulty

That the approved floor plans for the Minoru Complex be modified to include an Event Room on the ground floor of the building as displayed in Attachment 1 of the report, Minoru Complex Multipurpose Room Alternatives, dated May 25, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.



PUBLIC DELEGATION ON NON-AGENDA ITEM

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

☐

CNCL-159 Matt Hulse, Campaign Director, Our Horizon, to speak on climate change labels on gas pump nozzles.

18. *Motion to rise and report.*

☐

RATIFICATION OF COMMITTEE ACTION

☐

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-161 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9189**
(7571 and 7591 St. Albans Road, RZ 14-658284)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – Cllr. Day.

☐

Council Agenda – Monday, June 8, 2015

Pg. #	ITEM	
CNCL-163	Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 9247 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-165	Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9248 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>
CNCL-166	Road Closure and Removal of Road Dedication (North West Corner of Westminster Highway and Knight Street) Bylaw No. 9224 Opposed at 1 st /2 nd /3 rd Readings – None.	<input type="checkbox"/>

DEVELOPMENT PERMIT PANEL

19. RECOMMENDATION

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

CNCL-169	(1) <i>That the minutes of the Development Permit Panel meetings held on Wednesday, May 13, 2015 and Wednesday, May 27, 2015, and the</i>	
CNCL-214	<i>Chair's report for the Development Permit Panel meeting held on Wednesday, March 25, 2015, be received for information; and</i>	
	(2) <i>That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 14-658285) for the property at 7571 and 7591 St. Albans Road be endorsed, and the Permit so issued.</i>	<input type="checkbox"/>

ADJOURNMENT

☐



Regular Council

Monday, May 25, 2015

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 Harold Steves

Corporate Officer – David Weber

Absent: Councillor Linda McPhail

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R15/10-1 1. It was moved and seconded
That:

- (1) *the minutes of the Regular Council meeting held on Monday, May 11, 2015, be adopted as circulated; and*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on Tuesday, May 19, 2015, be adopted as circulated.*

CARRIED

1.



**Regular Council
Monday, May 25, 2015**

AGENDA ADDITION

- R15/10-2 It was moved and seconded
That "Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) and Disposition of the Closed Road Area and Portion of 13760 Steveston Highway to Ledcor Properties Inc. in relation to RZ 13-630280" be added to the Consent Agenda as Item No. 13A.

CARRIED

COMMITTEE OF THE WHOLE

- R15/10-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7: 02 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R15/10-4 4. It was moved and seconded
That Committee rise and report (7:03 p.m.).

CARRIED

CONSENT AGENDA

- R15/10-5 5. It was moved and seconded
That Items No. 6 through No. 20 be adopted by general consent.

CARRIED



**Regular Council
Monday, May 25, 2015**

6. COMMITTEE MINUTES

That the minutes of:

- (1) the Community Safety Committee meeting held on Tuesday, May 12, 2015;*
- (2) the Special General Purposes Committee meeting held on Monday, May 11, 2015 and the General Purposes Committee meeting held on Tuesday, May 19, 2015 ;*
- (3) the Planning Committee meeting held on Wednesday, May 20, 2015;*
- (4) the Public Works and Transportation Committee meeting held on Thursday, May 21, 2015;*

be received for information.

ADOPTED ON CONSENT

**7. BRITISH COLUMBIA EARTHQUAKE PREPAREDNESS
CONSULTATION REPORT**

(File Ref. No. 09-5125-06-01) (REDMS No. 4559378 v. 3)

That a letter be sent to the Members of Parliament and Members of the Legislative Assembly for the City of Richmond, requesting that the recommendations and key actions contained in the British Columbia Earthquake Preparedness Consultation Report, dated December 2014, be acted upon.

ADOPTED ON CONSENT

**8. EMERGENCY COMMUNICATIONS SERVICE DELIVERY IN
BRITISH COLUMBIA - STRATEGIC VISION AND DISCUSSION
PAPER FROM THE MINISTRY OF JUSTICE**

(File Ref. No. 09-5130-01) (REDMS No. 4570329 v. 2)

- (1) That the staff report titled Emergency Communications Service Delivery in British Columbia – Strategic Vision and Discussion Paper from the Ministry of Justice be forwarded to the Ministry of Justice, in response to their request for written feedback by May 15, 2015 and Metro Vancouver and UBCM for information; and*



Regular Council
Monday, May 25, 2015

- (2) *That the Ministry of Justice be advised that the City of Richmond would be pleased to participate in further consultation and stakeholder meetings.*

ADOPTED ON CONSENT

9. AMENDMENTS TO WATER USE RESTRICTION BYLAW AND CONSOLIDATED FEES BYLAW TO SUPPORT CHAFER BEETLE BIOCONTROL

(File Ref. No. 12-8060-20-009247/9248, XR: 10-6125-04-01) (REDMS No. 4561394 v. 3, 4564531, 4568271)

- (1) *That Water Use Restriction Bylaw No. 7784, Amendment Bylaw No. 9247 be introduced and given first, second and third readings; and*
- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9248 be introduced and given first, second and third readings.*

ADOPTED ON CONSENT

10. LONDON/STEVESTON PARK CONCEPT PLAN

(File Ref. No. 06-2345-20-LSTE1) (REDMS No. 4540721 v. 8)

That the London/Steveston Park Concept Plan, as outlined in the staff report titled "London/Steveston Park Concept Plan," dated May 1, 2015, from the Senior Manager, Parks, be approved.

ADOPTED ON CONSENT

11. UPDATE ON SIGNAGE ON PRIVATE PROPERTIES

(File Ref. No. 12-8000-03, 12-8060-20-00560/008636) (REDMS No. 4403117 v. 12)

- (1) *That Option 2: "De-cluttering without a language provision" which entails the continuation of outreach effort and updating Sign Bylaw No. 5560 be approved. The Sign Bylaw update will include de-cluttering without a language provision and addressing non language related regulatory gaps; and*
- (2) *That staff be directed to review the Sign Permit Application fees and bring an update to the Consolidated Fees Bylaw No. 8636 for consideration by Council along with the new Sign Bylaw.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 25, 2015**

12. COUNCIL TERM GOALS 2014-2018

(File Ref. No. 01-0105-07-01) (REDMS No. 4537297 v. 12)

That the Council Term Goals for the 2014-2018 term of office, as contained in the report from the Corporate Programs Consultant, dated May 5, 2015, be adopted.

ADOPTED ON CONSENT

13. APPLICATION BY STEVESTON NO. 6 LP FOR REZONING AT 13751 AND 13851 STEVESTON HIGHWAY, 10651 NO. 6 ROAD, A PORTION OF 13760 STEVESTON HIGHWAY AND A PORTION OF THE ROAD ALLOWANCE ADJACENT TO AND NORTH OF 13760 STEVESTON HIGHWAY FROM ENTERTAINMENT AND ATHLETICS (CEA), LIGHT INDUSTRIAL (IL) AND AGRICULTURE (AG1) ZONING TO LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)

(File Ref. No. 12-8060-20-009210/9211; RZ 13-630280) (REDMS No. 4575191, 4490338, 4497260, 4497231)

(1) That Official Community Plan Amendment Bylaw 9210, to redesignate 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Commercial" and "Industrial" to "Mixed Employment" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000, be introduced and given first reading;

(2) That Bylaw 9210, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

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

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

(3) That Bylaw 9210, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;



Regular Council
Monday, May 25, 2015

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 to create the "Light Industrial and Limited Accessory Retail – Riverport (ZI12)" zone, and to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Entertainment & Athletics (CEA)", "Light Industrial (IL)" and "Agriculture (AG1)" to "Light Industrial and Limited Accessory Retail – Riverport (ZI12)", be introduced and given first reading; and*
- (5) *That the public hearing notification be expanded to include all properties in the area shown on the map contained in Attachment J to the staff report dated May 11, 2015 from the Director of Development.*

ADOPTED ON CONSENT

13A. ROAD CLOSURE AND REMOVAL OF ROAD DEDICATION BYLAW 9169 (ROAD ADJACENT TO 13760 STEVESTON HIGHWAY) AND DISPOSITION OF THE CLOSED ROAD AREA AND PORTION OF 13760 STEVESTON HIGHWAY TO LEDCOR PROPERTIES INC. IN RELATION TO RZ 13-630280

(File Ref. No. 12-8060-20-009169; 06-2290-20-147; 06-2290 -148)

- (1) *That Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) be introduced and given first, second and third readings;*
- (2) *That the required notice of road closure and disposition of the closed road be advertised prior to final adoption;*
- (3) *That staff be authorized to file a certifying statement executed by the Corporate Officer at Land Title Office cancelling the right of resumption in the closed road pursuant to the Resumption of Highways Regulation;*
- (4) *That staff be authorized to take all necessary steps to raise title to the road closure area of $\pm 2,081.1$ square metres ($\pm 22,401$ sq. ft.) and transfer it to Ledcor Properties Inc. or its designate for \$756,034 plus applicable taxes;*



**Regular Council
Monday, May 25, 2015**

- (5) *That the sale of a portion of 13760 Steveston Highway totalling $\pm 1,318.7$ square metres ($\pm 14,194$ sq. ft.) to Ledcor Properties Inc. or its designate for \$479,048 plus applicable taxes be approved;*
- (6) *That staff be authorized to take all necessary steps to complete all matters as contained in the report dated May 4, 2015 including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation; and*
- (7) *That Road Closure and Removal of Road Dedication Bylaw 9169 (Road Adjacent to 13760 Steveston Highway) be contingent on third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9210 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 (RZ 13-630280).*

ADOPTED ON CONSENT

14. **APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING TEXT AMENDMENT TO THE "RESIDENTIAL MIXED USE COMMERCIAL (ZMU17) - RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)" ZONE FOR THE PROPERTY AT 10311 RIVER DRIVE**

(File Ref. No. 12-8060-20-009237; ZT 15-691748) (REDMS No. 4539005 v. 3, 4576577, 4539571)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9237, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) - River Drive/No. 4 Road (Bridgeport)" zone to amend the maximum permitted density on the property at 10311 River Drive, be introduced and given first reading.

ADOPTED ON CONSENT



Regular Council
Monday, May 25, 2015

15. **APPLICATION BY RYAN COWELL ON BEHALF OF 0737974 B.C. LTD. FOR A ZONING TEXT AMENDMENT TO INCREASE THE PERMITTED FLOOR AREA RATIO TO 0.78 FOR THE PROPERTY LOCATED AT 5600 PARKWOOD CRESCENT**
(File Ref. No. 12-8060-20-009245; ZT 15-694669) (REDMS No. 4557676 v. 2, 4560422)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9245, for a Zoning Text Amendment to the "Vehicle Sales (CV)" zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.78 for the property, be introduced and given first reading.

ADOPTED ON CONSENT

16. **REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD BUSINESS OFFICE AREA REVIEW**
(File Ref. No. 12-8060-20-009121; 08-4375-01, Xr. 08-4045-20-11) (REDMS No. 4565876 v. 11, 4252323, 4210602, 3186793, 4168202, 4168137, 4168181, 4574997, 4571080)

- (1) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use Employment-Residential designation, be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment for the Public Hearing:*
- (a) *Vancouver International Airport Authority (VIAA) (Federal Government Agency); and*
 - (b) *The Board of Education of School District No. 38 (Richmond);*



Regular Council
Monday, May 25, 2015

- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing;*
- (5) *That upon adoption of the above bylaws the West Cambie Alexandra Neighbourhood Mixed Use Employment – Residential Use Density Bonus, Community Amenity Contribution, Modest Rental Housing Rates Policy be approved;*
- (6) *That staff not proceed with the implementation of an interim sidewalk/walkway along Odlin Road and Alexandra Road, as a sidewalk/walkway already exists (south side of Odlin Road) or will be provided on at least one side of Alexandra Road within the next 2-3 years;*
- (7) *That staff consider the inclusion of interim sidewalk/walkway along Garden City Road as part of the City's 2016 capital program, if there are no immediate/imminent development applications for these fronting properties in the foreseeable future; and*
- (8) *That lands along No. 3 Road not be redesignated from residential use to employment use.*

ADOPTED ON CONSENT

17. STREET FURNITURE PROGRAM

(File Ref. No. 10-6360-03-03) (REDMS No. 4491651 v. 4)

- (1) *That staff be directed to issue a Request for Proposals for the supply, installation and maintenance of a city-wide street furniture program that includes advertising, as described in the staff report dated May 4, 2015, from the Director, Transportation; and*
- (2) *That staff report back on the responses to the above Request for Proposals with a recommendation prior to December 1, 2015.*

ADOPTED ON CONSENT



**Regular Council
Monday, May 25, 2015**

18. **ALEXANDRA DISTRICT ENERGY UTILITY EXPANSION PHASE 4**
(File Ref. No. 10-6600-10-02) (REDMS No. 4557795 v. 5)

That funding of up to \$7.6 million through borrowing from the Utility General Surplus be approved for capital expenditure for design, construction and commissioning of the Phase 4 expansion of the Alexandra District Energy Utility and that the Five Year Financial Plan (2015-2019) be amended accordingly.

ADOPTED ON CONSENT

19. **SMART THERMOSTATS PILOT PROGRAM**
(File Ref. No. 10-6125-07-02) (REDMS No. 4565860)

That the development and implementation of a "Smart Thermostats Pilot Program" for homes be endorsed.

ADOPTED ON CONSENT

20. **2014 ANNUAL WATER QUALITY REPORT**
(File Ref. No. 10-6375-01) (REDMS No. 4550012)

That the staff report titled "2014 Annual Water Quality Report," dated April 28, 2015, from the Director, Public Works be received for information.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
Councillor Chak Au, Chair

21. **BI-WEEKLY GARBAGE COLLECTION**
(File Ref. No. 10-6405-03-01) (REDMS No. 4567623)

R15/10-6

It was moved and seconded

- (1) *That City garbage collection service for single-family dwellings be changed from weekly to every other week (bi-weekly) commencing the first quarter of 2016, with recycling services (i.e. Blue Box and Green Cart) continuing to be provided on a weekly basis;*



Regular Council
Monday, May 25, 2015

- (2) *That, as part of implementation of bi-weekly collection service, the City provide one garbage cart per household to residents in single-family dwellings, where residents have the opportunity to select the cart size of their choice;*
- (3) *That the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services, to service, acquire, store, assemble, label, deliver, replace and undertake related tasks for the garbage carts, and related operational service changes associated with this program;*
- (4) *That an amendment to the City's Five Year Financial Plan (2015 – 2019) to include capital costs of \$2.6 million with \$2.3 million funding from the City's General Solid Waste and Recycling Provision and \$300,000 from the City's General Utility Surplus, be approved; and*
- (5) *That appropriate bylaw amendments be brought forward as part of the 2016 solid waste and recycling utility budget process and amending rates, to enact this service.*

CARRIED

Opposed: Cllrs. Loo
McNulty

PUBLIC ANNOUNCEMENT

Stephen Easterbrook has been appointed to the Metro Vancouver Agricultural Advisory Committee for a term to end in December 2018.

BYLAWS FOR ADOPTION

R15/10-7

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (10440 and 10460 No. 2 Road) Bylaw No. 9246



Regular Council
Monday, May 25, 2015

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9097
(11900/11902 Kingfisher Drive, RZ 13-647579)*

CARRIED

ADJOURNMENT

R15/10-8

It was moved and seconded
That the meeting adjourn (8:20 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting of the
Council of the City of Richmond held on
Monday, May 25, 2015.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



Parks, Recreation and Cultural Services Committee

Date: Tuesday, May 26, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston (entered at 4:45 p.m.)
Councillor Carol Day
Councillor Bill McNulty

Absent: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:03 p.m.

AGENDA ADDITION

It was moved and seconded

That Garry Point Park Pier and Accessible Float be added to the agenda as Item No. 4A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, April 28, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 23, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Parks, Recreation & Cultural Services Committee
Tuesday, May 26, 2015

DELEGATION

With the aid of a PowerPoint presentation, Kara Fredrick, Manager, Richmond Animal Protection Society (RAPS), accompanied by Donna Murray, Director, provided an update on the Society's activities.

In reply to queries from Committee, Ms. Fredrick commented that the RAPS would prefer that another location be explored to accommodate the expansion or replacement of the current facility. Also, Mike Redpath, Senior Manager, Parks, referenced a feasibility study, which would be forwarded to new Council members, commenting that it identified the need for open space for additional programming, including exercising the animals.

Discussion ensued regarding the potential for the RAPS to consider expansion of the facility at its current location and contracting with a bon-a-fide farmer for the care and shelter of farm animals.

COMMUNITY SERVICES DIVISION

1. RICHMOND HERITAGE UPDATE 2014

(File Ref. No. 11-7141-01) (REDMS No. 4573983)

With the aid of a video presentation, Connie Baxter, Supervisor, Museum and Heritage Sites, accompanied by Sheila Hill, Curator of Exhibitions, highlighted the 2014 Richmond Heritage Update.

It was moved and seconded

That the Richmond Heritage Update 2014 as presented in the staff report titled "Richmond Heritage Update 2014" from the Director, Arts, Culture and Heritage, dated May 7, 2015, be received for information.

CARRIED

2. RICHMOND ARTS UPDATE 2014

(File Ref. No. 11-7000-01) (REDMS No. 4502337)

A video presentation highlighting the 2014 Richmond Arts Update was viewed by Committee.

In reply to queries from Committee, Kim Somerville, Manager, Arts Services, noted that the installation of the second public art project at the Canada Line's Brighthouse Station will be installed in fall 2015. She further noted that staff anticipates continued growth in arts and public education programming, such as (i) the adult dance company, (ii) the children's festival, (iii) the arts festival, and (iv) the exhibits and programming at the Richmond Art Gallery.

Parks, Recreation & Cultural Services Committee
Tuesday, May 26, 2015

It was moved and seconded

That the staff report titled, "Richmond Arts Update 2014" from the Director, Arts, Culture and Heritage Services, dated May 4, 2015, be received for information.

CARRIED

3. GARDEN CITY LANDS 2015 UPDATE

(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 4573521 v. 4)

In response to queries from Committee, Mr. Redpath, accompanied by Jamie Esko, Park Planner, provided the following information regarding progress on the Garden City Lands:

- a public information session is anticipated to take place in fall 2015;
- detailed planning and development of the Lands is ongoing; Phase 1 work includes the design and construction of the perimeter trail, the Kwantlen Polytechnic University (KPU) agriculture farm, and the completion of the hydrology report;
- the final hydrology study, expected to be presented to Council in fall 2015, will report on the height and delineation of the dyke;
- existing drainage on the Lands will allow access to KPU for the development of a agriculture and research farm;
- construction of the southwest perimeter trail will commence in fall 2015; and
- the "Sanctuary" and "Wetland" areas will be protected natural habitats.

Discussion ensued regarding (i) the location of the dyke, (ii) the suspension of development planning pending the results of the hydrology study, and (iii) the removal of the "mound" area.

Jim Wright, 8300 Osgoode, spoke on behalf of the Garden City Conservation Society and read from the written submission (attached to and forming part of these minutes as Schedule 1).

Councillor Johnston entered the meeting (4:45 p.m.).

In reply to a query from Committee, Mr. Redpath advised that further public consultation will take place in fall 2015 and staff will continue to liaise with many groups including the Garden City Lands Conservation Society.

Discussion ensued regarding staff conducting a workshop to obtain further public input, and examining agricultural lands drainage on any future development.

Parks, Recreation & Cultural Services Committee
Tuesday, May 26, 2015

It was moved and seconded

That the staff report titled "Garden City Lands 2015 Update," dated May 6, 2015, from the Senior Manager, Parks, be received for information.

CARRIED

4. KING GEORGE PARK RUGBY FIELD UPGRADES

(File Ref. No. 06-2345-20-KGEO1) (REDMS No. 4570342 v. 2)

In response to queries from Committee, Gregg Wheeler, Manager, Community Services Division, advised that approximately \$300,000 will remain in the Special Sports Reserve sub-fund following the completion of the rugby field upgrades. Also, he advised that every effort is being taken to ensure construction will have minimal impact on the sports fall schedule.

It was moved and seconded

That the City's 5 Year Financial Plan (2015-2019), as outlined in the staff report titled "King George Park Rugby Field Upgrades," dated May 7, 2015, from the Senior Manager, Parks, be amended to include \$115,000 for rugby field improvements at King George Park to be funded from the Sports Fund within Capital Building Infrastructure Reserve.

CARRIED

4A. GARRY POINT PARK PIER AND ACCESSIBLE FLOAT

(File Ref. No.)

Councillor McNulty spoke to the need for a permanent pier and accessible float at Garry Point Park. As a result of the discussion the following **referral** was introduced:

It was moved and seconded

That staff prepare a concept and develop cost estimates for the modification of the Garry Point Park marine pilings and associated structures for the creation of a permanent pier and accessible float to be considered as a legacy project for the Canada 150 Fund and report back to Committee.

CARRIED

5. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 p.m.).

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, May 26, 2015

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, May 26, 2015.

Councillor Harold Steves
Chair

Heather Howey
Committee Clerk

I'm Jim Wright, 8300 Osgoode Drive, speaking for the Garden City

Conservation Society on Item 3, Garden City Lands Up

Councillor Steves and all Council members,

Schedule 1 to the Minutes of the
Parks, Recreation & Cultural
Services Committee meeting of
Richmond City Council held on
Tuesday, May 26, 2015.

As a visual aid, you have copies of our Garden City Lands
PARC concept. I should mention that PARC, P-A-R-C, stands for
Parkland for Agriculture, Recreation and Conservation because
our central park can be 100% for Agriculture, 100% for
Recreation and 100% for Conservation.

It is a pre-planning concept graphic from over four years
ago, *not* a plan. It shows givens and near-givens.

First, *congratulations* on the Garden City Lands funding and
the intent to start on the perimeter trail, which we see as an
ALR farmroad dike trail. Garden City Conservation has *not*
been consulted much, but the city *will still* benefit if we *are*
consulted, starting with the trails. The graphic shows them as
(1) the perimeter trail a little in from the arterial roads and (2)
eco-trails where additional *diking* is needed. For water
management reasons they *all* need to be planned at this time.

In the graphic, we only showed uses based on what the city
had looked at. Perhaps surprisingly, we didn't show an eco-trail
between the hub hub and the other eco-trails. It *is* needed, but
at that time no *specific* spot was a near-given for its diking effect.

As a quick aside, the *whole* Garden City Lands is a *hub* in the
City's environmental strategy, so we've used another label for
the *hub* of the *hub*.

The diking effect of the ALR farmroad trails is crucial, but the
elevated clean clay soil in the northwest corner *already* has
that effect. In that one area, agriculture could be feasible *soon*
without the flood and drainage problems that the later diking
will address.

In the PARC concept graphic, that northwest corner is shown as “Urban agriculture research and education” because Kwantlen Sustainable Agriculture has always indicated it fits their concept. That goes back to when council directed staff to study the Kwantlen concept on 48 acres of the Garden City Lands in February 2008. *The Kwantlen assessment is clear proof that the northwest corner is suited to agriculture.* The city should *not* have misled the Agricultural Land Commission about it, as the ALC letter of April 2014 *seems* to imply.

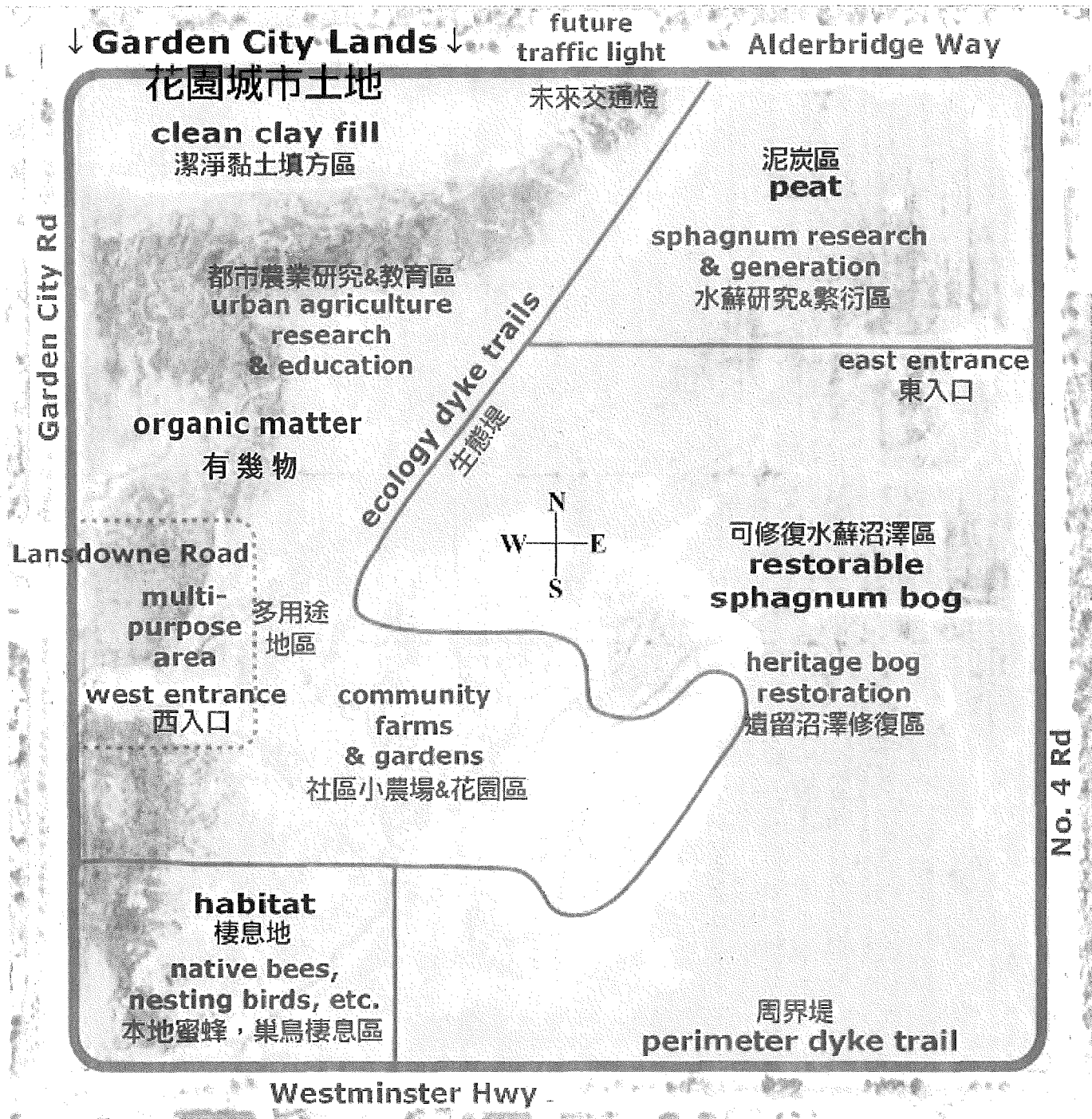
To add to the concern, the park graphics that the city presented in public engagement all show sports fields in that corner with “Community Fields” labels, and the City’s bit of soil testing on the Lands skipped that area. Misuse of that very agricultural ALR land would be another lost legacy.

By the way, experts like Arzeena Hamir have always seen a partner like Kwantlen as a key component for the community’s agricultural success on the Lands. Arzeena is a Professional Agrologist who was closely involved in the Terra Nova Sharing Farm success. She was the main writer of the Sustainable Food Systems Park concept —presented to council in early 2007— *which made that point.*

The people have always seen the Garden City Lands as ALR parkland, and the City now professes to agree. We need the City to put that intent into action.

You may wonder why the clear sleeves holding the handout are sealed at the *top*. It keeps the contents dry on eco-tours. You’re invited to the next one, joining Anita Georgy and Marie Fenwick, two good consultants. It’s on Wednesday, June 3rd from the East Entrance at 4:20 pm, Even if you’ve taken part before, we learn something new every time. I’ll send details.

Garden City Lands Conservation Society PARC Concept Map 花園城市土地聯盟 PARC 地圖
 Parkland for Agriculture, Recreation & Conservation
 農業，娛樂，保護多功能公園土地



Blue 藍色 = existing condition 現存狀態

Green 綠色 = existing & logical borders & their fitting functions 現存合理的邊界及適用功能

Brown 棕色 = existing entrances & logical future entrances 現存入口及合理的未來入口

Red 紅色 = fitting uses for parts ("multi-purpose" includes ALR-permitted buildings & parking)
 適宜用途 ("多功能" 包括農業用地保護法允許範圍內的建築和停車場)

www.gardencitylands@shaw.ca http://gardencitylands.wordpress.com gardencitylands@shaw.ca

Listening to the Garden City Lands = PARC

This discussion is illustrated by the PARC graphic. Park stands for Parkland for Agriculture, Recreation & Conservation.

When we look and listen, the Garden City Lands tell us what's good for them.

In the graphic, the underlying image is a satellite view in rainy season. Wetter areas look darker. Notice, for example, the light "clean clay fill" in the northwest corner and the darker—and wetter—lower-lying land south of it.

More subtly, several of the labeled areas convey the close-range view of Michael Wolfe, who knows and loves the ecology of the lands. He spent time with them in the spring to map where he found native species, streams, and more.

A few streams caught the satellite's eye, but Michael located a hidden one with banks of abundant cloudberry and sphagnum. It's east of the green "ecology dyke trails" label and parallel to it, easy to miss but well worth conserving.

Aspects like that are the lands' way of showing us the "restorable sphagnum bog," which can be saved with dyking that holds in the acidic bog water and lets precipitation raise the water table. Michael was recording Nature's wishes when he drew a slanting and winding western border, which could be the future route of a dike trail.

In the northeast, Michael found none of the living sphagnum moss that enables a sphagnum bog. Still, it remains a field of ancient peat. With the right planting method and water levels, that's an ideal base for regenerating sphagnum. The city would witness the rebirth of a bog in its midst.

Although the bog ecosystem of the Garden City Lands is in critical shape, the published resources of the Canadian Peat Moss Association prove there are Canadian experts who could help. Also, the 2008 *Lulu Island Bog* book describes efforts to save bog remnants east of the Garden City Lands, and we can learn from the scant success. Leading-edge care is essential. Deep commitment will enable full recovery.

Agriculture expert Kent Mullinix says the higher land in the northwest is suited to orchard trees and farm animals, which would rather not stand in water. South of that, the soil is more organic. With drainage, it can become productive for growing.

The areas for agricultural education and community farms and gardens could be crisscrossed by a trail system designed to feed visitors' interest while prompting respect for what others grow.

The Garden City Lands have cousins, the Terra Nova Rural Park and Natural Area far to the west, role models to imitate in adapted ways. Farming groups outgrowing the Terra Nova Sharing Farm in the rural park would make good early adopters of community farms on the lands, and Food Bank clients might be able to help grow their food there.

In time, the 120,000 people who will be jammed into the city centre may require 25 acres for community gardeners on the lands. They'd grow culturally good food, chat with their garden neighbors and passers-by, and savor the settings of mountains and woods.

Around the west entrance, the most disturbed part of the lands is labeled "multi-purpose area." Clean clay fill, which would be brought in for trail-bearing dykes, could also extend the existing firm ground. That would suit buildings like a multi-purpose community barn and farmgate market, along with a little parking.

In the southwest corner, nesting birds and native bees reminded Michael that the water conditions and vegetation there are just right for them. Bee expert Brian Campbell tells us that native bees are best for pollinating native plants. Some species don't fly far from their nests, but they can be helped to find homes where their work is needed. For natural harmony, the "habitat" corner calls for distinct handling.

Those who listen to the Garden City Lands love to share the joy. They envision peaceful gathering places, tai chi beside reservoir lakes, theme playgrounds, lookouts, and lots of interpretive signs on all-weather trails for walking, cycling, and access.

By B.C. law this ALR land is agricultural, by nature it cries out for conservation, and as green wellness space in the city centre it's vital for recreation. So the Garden City Lands can be a great "PARC," which is more than a nod to bilingualism *en français*. As PARC, they're Parkland for Agriculture, Recreation & Conservation for community wellness.

The prospects are exciting. When we listen to the lands, enthusiasm is natural.

聆聽花園城市土地= PARC

以下文字可由 PARC 的圖示作進一步說明。PARC 代表農業，娛樂及保護多功能公園用地。

讓我們來一起觀察和聆聽，花園城市土地將告訴我們什麼對他們有益。

圖中的圖像是一幅雨季衛星視圖。更潮濕地區看起來較暗。例如，位於西北角的“潔淨粘土填方區”顏色淺，位於其南邊的更潮濕的低窪土地顏色較暗。

更細微之處是，圖中幾個標示的地區傳達了 Michael Wolfe 所觀察到的近距離景象。他了解並熱愛這塊土地的生態環境。今年春天，他在這裡用了許多時間，在地圖上標示出他找到的本地生物種，小溪，等等。

衛星圖還撲獲到幾條小溪，但 Michael 发现一处隱蔽的流水，那里生长着成排的大量的野生黃莓和水蘚沼澤。它位于绿色“生态堤道”标签以东并与其平行，容易错过，但值得保护。

以上幾處是花園城市土地展示其“可修復水蘚沼澤區”的方式，可通過堤壩阻擋酸性沼澤，讓沉澱提高地下水位的方式加以保護。當 Michael 描畫出一條傾斜，彎曲的西部邊界時，他是在記錄大自然的願望，這可能是一條堤道的未來路線。

在東北地區，Michael 沒有發現任何可以生成水蘚沼澤的現存泥炭蘚。盡管如此，它仍為一個擁有古老泥煤的地域。運用正確的種植方法和水位，這是一個再生水蘚的理想基地。我們的城市將見證一塊沼澤在其地域深處的再生。

雖然花園城市土地的沼澤生態系統正處在緊急的情況下，加拿大泥炭蘚協會公布的資源顯示將有加拿大的專家可以提供幫助。此外，《2008 年露露島沼澤》一書描述了挽救位於花園城市土地東部的沼澤殘余的努力，我們可以借鑒其有限的成功。有前瞻性的看護必不可少，深度的努力將帶來全面的復蘇。

農業專家 Kent Mullinix 說，西北地區的高地適合果樹和家畜的生長，因為他們不喜歡泡在水裡。其南部的土壤更為有機，排水之后，它將具有生產力，適宜種植。

農業教育和社區農場花園的領域可通過試驗體系交叉進行，該體系將培養游客的興趣，同時促進人們對他人種植物的尊重。

花園城市土地的兄弟發展地區，特拉諾瓦鄉村公園(Terra Nova Rural Park) 和位於較遠西邊的自然區都是可以效仿的榜樣。特拉諾瓦鄉村公園的共享農場中裝不下的農耕小組將成為這塊土地上社區農場的早期接管者，而食品銀行的客戶或許可以幫助在城市土地上種植他們的糧食作物。

隨著時間的推移，被迫進入擁擠的市中心區的 12 萬人可能需要這塊土地中的 25 英畝用於社區園林栽培。他們會種植培育良好的食物，同花園的鄰居和路人聊天，並欣賞高山和樹林的景觀。

在西入口附近，受擾最多的一部分土地被標志為“多用途地區。”清潔粘土填方可用於路徑堤壩的建設，也可以擴展現有的堅實地基。這將適於構建多功能社區谷倉和農貿市場等，外加一個小型停車場。

在西南角，巢鳥和本土蜜蜂提醒 Michael 那裡的水分條件和植被對他們十分適宜。養蜂專家 Brian Campbell 告訴我，本土蜜蜂是給本地植物授粉的最佳選擇。某些品種不會飛到遠離他們巢穴的地方，但可以幫助他們在需要其工作的地方安家落戶。“棲息地”角落需要獨特的關照以實現自然的和諧。

那些聆聽花園城市土地的人們樂於分享其喜悅。他們憧憬寧靜的聚會場所，水庫湖邊的太極，主題游樂場，瞭望台，四季皆宜的適於步行，自行車騎行的道路，以及大量的有教育意義的說明標志。

根據卑詩的法律，這片農地儲備土地（ALR）為農業區，其本質決定其急需保護。同時作為市中心的綠色健康空間，它對人們的休閒生活至關重要。因此，花園城市土地可以成為一個了不起的“PARC”，這不僅僅是用法語詞匯表達對雙語的支持，如果這個詞 PARC 所代表的：農業，娛樂，及保護多功能公園土地。

前景令人振奮。當聆聽這片土地時，我們的熱情油然而生。



General Purposes Committee

Date: Monday, June 1, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Harold Steves

Absent: Councillor Chak Au
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 General Purposes Committee held on Tuesday, May 19, 2015, be adopted as circulated.

CARRIED

COUNCILLOR HAROLD STEVES

1. **PROPOSED SITE C DAM PROJECT**
(File Ref. No. 01-0155-20-01)

Councillor Steves spoke on the proposed Site C Dam project, noting that analyses by energy experts indicate that the cost of the Site C Dam project is likely double the cost of other energy options such as solar and natural gas.

General Purposes Committee

Monday, June 1, 2015

A letter dated April 28, 2015 from Jacob Securities Inc. was circulated (attached to and forming part of these Minutes as Schedule 1), and it was noted that the Site C Dam project does not qualify for green credits due to the project's large reservoir and its potential negative impact to the environment. Also, a drought monitor map of California, United States was referenced (attached to and forming part of these Minutes as Schedule 2), and concern was expressed with regard to food production as a result of the exceptional drought represented on the map.

It was moved and seconded

- (1) *That the City of Richmond reaffirm its concern over the construction of the Site C Dam;*
- (2) *That a letter be sent to the Province of British Columbia requesting a moratorium on the construction and development of Site C until the end of 2017 and that the proposed project be referred to the BC Utilities Commission for review and consultation; and*
- (3) *That a copy of this resolution be forwarded to the BC Utilities Commission, Metro Vancouver, and other Metro Vancouver communities to seek support for this request.*

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

2. DISPOSITION OF A STATUTORY RIGHT OF WAY OVER A PORTION OF THE EASTERN FOOT OF DYKE ROAD TO GREATER VANCOUVER WATER DISTRICT

(File Ref. No. 06-2285-30-191) (REDMS No. 4573140 v. 2)

It was moved and seconded

That:

- (1) *for consideration of \$10, the City grant a permanent statutory right of way to Greater Vancouver Water District over a portion (\pm 323.1 sq. m.) of City owned land legally described as Lot 1 Section 1 Block 4 North Range 4 West NWD Plan 46040 PID 005-990-556; and*
- (2) *staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report dated May 12, 2015 from the General Manager, Finance and Corporate Services including all contracts and Land Title Office documents.*

CARRIED

2.

General Purposes Committee
Monday, June 1, 2015

3. TASTE VINO VOLO CANADA INC., DOING BUSINESS AS VINO VOLO LOCATED IN ROOM 2320.0 VANCOUVER INTERNATIONAL AIRPORT, ARRIVALS

(File Ref. No.) (REDMS No. 4556853)

It was moved and seconded

That the application by Taste Vino Volo Canada Inc., doing business as Vino Volo, for a Liquor Primary Licence at 3880 Grant McConachie Way (Vancouver International Airport) in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- (1) Council recommends the issuance of the proposed liquor licence based in part from the lack of any negative community responses and that the operation will not have a significant impact on the community;*
- (2) Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows:*
 - (a) the location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes;*
 - (b) the proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location;*
 - (c) that a LCLB application for a 50 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered;*
 - (d) that the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered;*
 - (e) the potential for additional noise in the area if the application is approved was considered;*
- (3) As the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the view of the residents as follows:*
 - (a) a letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR;*

General Purposes Committee
Monday, June 1, 2015

- (b) *was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted; and*
- (4) *Council's comments and recommendations respecting the views of the resident's are as follows:*
 - (a) *there were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.*

CARRIED

4. BUSINESS LICENCE BYLAW NO. 7360, AMENDMENT BYLAW 9255

(File Ref. No. 12-8060-20-9255) (REDMS No. 4579470)

It was moved and seconded

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255, which increases the maximum number of Class A Taxicabs to 109 and Class N Taxicabs to 43, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to queries from Committee, Glenn McLaughlin, Chief Licence Inspector and Risk Manager, advised that the Passenger Transportation Board considers factors such as demand and population when determining whether or not additional taxis are warranted.

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

CHIEF ADMINISTRATOR'S OFFICE

5. CANADA 150 COMMUNITY INFRASTRUCTURE PROGRAM APPLICATION FORM

(File Ref. No. 03-1087-34-01) (REDMS No. 4585268 v. 3)

Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit, advised that staff have learned that eligible projects for British Columbia must be materially complete by the fall of 2017; he further noted that staff are confident that the proposed projects can meet this new deadline.

Denise Tambellini, Manager, Intergovernmental Relations and Protocol Unit, spoke on the Railway Greenway Trail Upgrade, noting that approximately \$438,500 will be requested for the project. Also, Ms. Tambellini stated that staff anticipate a funding request from the Gateway Theatre Society.

4.

General Purposes Committee

Monday, June 1, 2015

Discussion took place on the proposed project requests and it was noted that the South Arm Fitness Centre Upgrade is a worthwhile project for such consideration.

In reply to a query from Committee, Ms. Tambellini advised that funding for projects eligible for the Canada 150 Community Infrastructure Program are limited to renovations only, and therefore, new projects are not eligible.

Discussion took place and Mike Redpath, Senior Manager, Parks, advised that staff received a referral on the feasibility of retrofitting the existing moorage at Garry Point Park at the last Parks, Recreation and Cultural Services Committee meeting. He noted that staff are in process of examining the referral and will report back to the Parks, Recreation and Cultural Services Committee, noting that such a project would not be precluded from seeking funding through the Canada 150 Community Infrastructure Program.

In reply to a query from Committee, Cathryn Volkering Carlile, General Manager, Community Services, stated that the Gateway Theatre upgrade noted in the staff report is for the City's asset – the Gateway Theatre building, whereas the anticipated funding request from the Gateway Theatre Society is for the expansion of costume and prop storage.

In reply to a query from the Chair, Ms. Tambellini advised that the proposed projects are not listed in any particular order, noting that staff will continue discussions with federal government staff to determine which projects are more likely to receive funding.

It was moved and seconded

- (1) *That the following projects be approved for submission to Western Economic Diversification for total funding consideration of up to \$4,181,210 under the Canada 150 Community Infrastructure Fund:*

Projects Requesting Over \$250,000

- (a) *South Arm Fitness Centre Upgrade*
- (b) *Phoenix Net Loft Restoration Upgrade, Steveston Waterfront*
- (c) *LED Lighting Energy Efficient Upgrade, Richmond Olympic Oval*
- (d) *#1220 Steveston Interurban Tram Car Restoration*
- (e) *Cambie Community Centre Upgrade*
- (f) *Britannia Heritage Shipyards Seine Net Loft Deck Upgrade*
- (g) *Gateway Theatre Upgrade*

Projects Requesting Under \$250,000

- (a) *Track Zone Synthetic Floor Improvements, Richmond Olympic Oval*
- (b) *Minoru Grandstands*

General Purposes Committee

Monday, June 1, 2015

- (c) *Steveston Community Centre*
- (d) *Steveston Community Pool*
- (e) *Richmond Public Library Digital Services Launchpad*
- (f) *Railway Greenway Upgrade*
- (g) *Garrett Wellness Centre*
- (h) *Accessibility, Richmond Olympic Oval*
- (i) *Event Lighting and Sound Upgrades, Richmond Olympic Oval*
- (2) *That the City of Richmond provide letters of support for community project submissions initiated from community organizations, including:*
 - (a) *ANAF Maples Residence*
 - (b) *Steveston Town Square- Steveston Historical Society Japanese Garden*
 - (c) *Gateway Theatre Society*
- (3) *That the Chief Administrative Officer and the General Manager of Engineering and Public Works, be authorized to enter into funding agreements with the Government of Canada for the above mentioned projects which are approved for funding; and*
- (4) *That copies of the staff report titled "Canada 150 Community Infrastructure Program Application Form" from the Director, Intergovernmental Relations and Protocol dated May 25, 2015 be sent to local MPs with an offer to meet with them to discuss the projects.*

CARRIED

COMMUNITY SERVICES DIVISION

6. MINORU COMPLEX MULTIPURPOSE ROOM ALTERNATIVES (File Ref. No.) (REDMS No. 4585805 v. 10)

In response to a query from Committee, Serena Lusk, Senior Manager, Recreation and Sport, provided background information and stated that the concluding consensus from the project's Advisory Committee members was that Alternative 3 was the preferred option.

General Purposes Committee

Monday, June 1, 2015

It was moved and seconded

That the approved floor plans for the Minoru Complex be modified to include an Event Room on the ground floor of the building as displayed in Attachment 1 of the report, Minoru Complex Multipurpose Room Alternatives, dated May 25, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.

CARRIED

Opposed: Cllr. McNulty

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:18 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 1, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk

JACOB SECURITIES

April 28, 2015

Mr. Ken Boon
President
Peace Valley Land Owner Association

John McIlveen MBA
Senior Vice President, Research
Jacob Securities, Inc.
199 Bay Street, Suite 2901
Toronto, ON
M5L 1G1

Re: Site C Dam versus green Hydro

Ken,

Large hydro is not green and does not qualify for green credits. This is due to the large reservoir and dam that damage the environment.

There is no universally accepted definition of small hydro. Small hydro is green as there is no dam and the reservoir can contain only 24 hours water supply to allow for storage overnight when power demand and prices are low, for release the next day when power demand and prices are high.

Canada defines small hydro as under 50 megawatts (Natural Resources Canada, 2009: canmetenergy-canmetenergie.nrcan-rncan.gc.ca/eng/renewables/small_hydropower.html). The Intergovernmental Panel on Climate Change lists some country definitions of small hydro ranging from under 100 megawatts in the U.S. to under 1.5 megawatts in Sweden (<http://srren.ipcc-wg3.de/report>; page 450). For reference one megawatt can power 800 average homes.

Jacob Securities is a full service Investment Bank specializing in renewable energy since its founding in 2007. I was the first market-analyst to focus exclusively on renewable energy in 2004. I have 30 years' experience in debt markets, private equity and public equity.

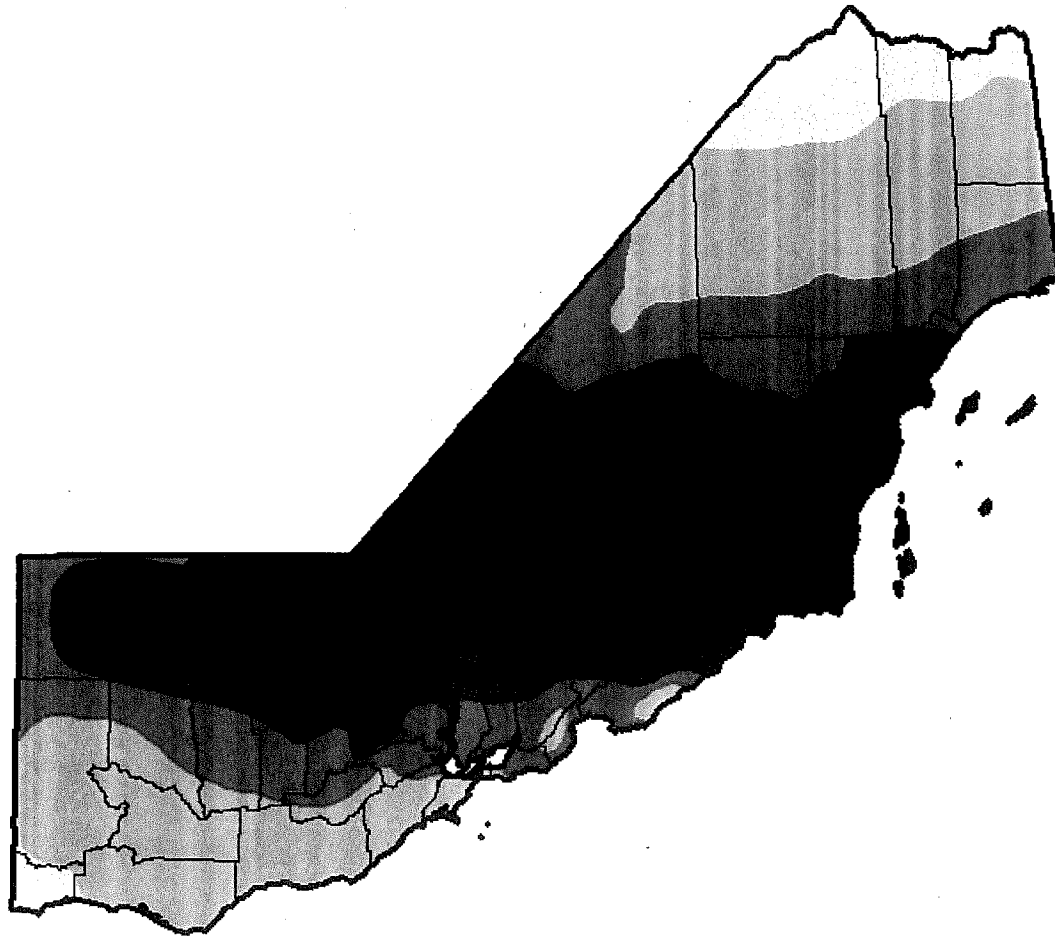
Best regards,



John McIlveen

U.S. Drought Monitor California

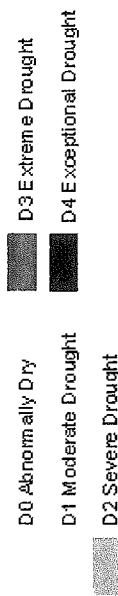
May 26, 2015
(Released Thursday, May 28, 2015)
Valid 7 a.m. EST



Drought Conditions (Percent Area)

	None	D0	D1	D2	D3	D4
Current	0.14	1.15	4.81	27.30	19.87	46.73
Last Week 5/19/2015	0.14	1.58	4.37	27.30	19.83	46.77
3 Months Ago 2/24/2015	0.16	1.75	4.66	25.98	27.54	39.92
Start of Calendar Year 12/30/2014	0.00	1.88	3.78	16.39	45.73	32.21
Start of Water Year 9/30/2014	0.00	0.00	4.96	13.13	23.51	58.41
One Year Ago 5/27/2014	0.00	0.00	0.00	23.31	51.92	24.77

Intensity



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

Author:

Brad Rippey

U.S. Department of Agriculture



Schedule 2 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, June 1, 2015.

<http://droughtmonitor.unl.edu/>



Finance Committee

Date: Monday, June 1, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Harold Steves

Absent: Councillor Chak Au
Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:19 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, May 4, 2015, be adopted as circulated.

CARRIED

The Chair advised that "BC Assessment's Role in Property Taxes" would be added to the Agenda as Item No. 5.'

FINANCE AND CORPORATE SERVICES DIVISION

1. **2014 ANNUAL REPORT AND 2014 ANNUAL REPORT – HIGHLIGHTS**

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

It was moved and seconded

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

CARRIED

1.

Finance Committee

Monday, June 1, 2015

2. **2014 ANNUAL DEVELOPMENT COST CHARGES**

(File Ref. No. 03-0905-05-01) (REDMS No. 4574870)

It was moved and seconded

That the staff report titled, "2014 Annual Development Cost Charges," dated May 8, 2015, from the Director, Finance, be received for information.

CARRIED

3. **FINANCIAL INFORMATION – 1ST QUARTER MARCH 31, 2015**

(File Ref. No.) (REDMS No. 4572106 v. 2)

It was moved and seconded

That the staff report titled, "Financial Information – 1st Quarter March 31, 2015," dated May 8, 2015, from the Director, Finance, be received for information.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

4. **1ST QUARTER 2015 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL CORPORATION**

(File Ref. No.) (REDMS No. 4583862)

In reply to a query from Committee, Rick Dusanj, Controller, Richmond Olympic Oval Corporation (ROOC), advised that staff estimate that approximately \$2.3 million from the 2010 Games Operating Trust Fund will be forthcoming.

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporation for the first quarter ended March 31, 2015 from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

5. **BC ASSESSMENT'S ROLE IN PROPERTY TAXES**

(File Ref. No.)

Councillor Day spoke to confusion amongst residents in relation to their property taxes and the role of BC Assessment with regard to increased property taxes. She was of the opinion that homeowners should be better educated on how they may challenge their property assessment in an effort to reduce their property taxes.

Finance Committee

Monday, June 1, 2015

Discussion took place and Ivy Wong, Manager, Revenue, advised that BC Assessment utilizes a central calling system in which callers are routed to the appropriate area assessor based on their property's location. Also, Andrew Nazareth, General Manager, Finance and Corporate Services, spoke on ways in which the City informs residents regarding how property taxes are calculated, noting that such information is sent as part of the property tax bill and is available on the City's website.

Discussion further ensued regarding information about the assessment appeal process on the BC Assessment mail out. Ms. Wong advised that should Council wish to provide residents with supplemental information in relation to BC Assessment's appeal process, the City would incur costs of approximately \$30,000 to \$40,000 for postage.

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

It was moved and seconded

- (1) *That staff prepare an information package that clearly explains the roles of BC Assessment and the City, and how changes in assessment valuations impact individual property taxes; and*
- (2) *That staff report back with a plan on how this information will be disseminated to property owners.*

CARRIED

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 Finance Committee of the Council of the City of Richmond held on Monday, June 1, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, June 2, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice Chair
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Linda McPhail
Councillor Chak Au

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, May 20, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 16, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 9227 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 8111 GRANVILLE AVENUE/8080 ANDERSON ROAD (STOREYS)**

(File Ref. No. 12-8060-20-009227; 08-4057-01) (REDMS No. 4517686 v. 6)

Planning Committee

Tuesday, June 2, 2015

It was moved and seconded

That Housing Agreement Bylaw No. 9227 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.

CARRIED

2. **NAMING OF A CHILD CARE FACILITY - 10640 NO. 5 ROAD**

(File Ref. No. 07-3070-01) (REDMS No. 4583559)

Discussion ensued with regard to the historical significance of the Coevorden Castle.

As a result of the discussion, staff were directed to examine options to incorporate the Coevorden Castle name into the facility.

It was moved and seconded

That the City's child care facility being renovated at 10640 No. 5 Road be named the Gardens Children's Centre.

CARRIED

3. **MANAGER'S REPORT**

23511 Dyke Road

Joe Erceg, General Manager, Planning and Development, briefed Committee on a potential business license application by McRae's Environmental Services on 23511 Dyke Road. He noted that the City has not received a business license application for the site; however, area residents have expressed concern with regard to the potential increase in truck traffic if the business license application is brought forward and approved.

Discussion ensued regarding (i) the narrow dimensions of Dyke Road in the area, (ii) potential future upgrades to Dyke Road, (iii) the types of businesses allowed within the site zoning, and (iv) former tenants of the site.

In reply to queries from Committee, Victor Wei, Director, Transportation, noted that there is currently no truck restrictions in the area. He added staff will monitor traffic in the area and, if necessary, examine options to limit truck traffic.

Planning Committee
Tuesday, June 2, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:06 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 2, 2015.

Councillor Bill McNulty
Vice Chair

Evangel Biason
Auxiliary Committee Clerk



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Senior Manager, Parks

Re: King George Park Rugby Field Upgrades

Date: May 7, 2015

File: 06-2345-20-
KGEO1/Vol 01

Staff Recommendation

That the City's 5 Year Financial Plan (2015-2019), as outlined in the staff report titled "King George Park Rugby Field Upgrades," dated May 7, 2015, from the Senior Manager, Parks, be amended to include \$115,000 for rugby field improvements at King George Park to be funded from the Capital Building Infrastructure Reserve.

Mike Redpath
Senior Manager, Parks
(604-247-4942)

Att. 1

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

Staff Report

Origin

The sand based field at King George Park primarily used by the Richmond Rugby Football Club is in need of improvements to ensure the best possible playing environment for the fall season. See Attachment 1 for a map of the field location.

A trial of a new synthetic weave technology with the commercial name Fibrellok occurred on the field over the 2014/15 season and has proven successful in the area that it was tested. Staff recommend that the field be resurfaced at this time and that the Fibrellok be added to the field at the same time and make other field improvements in advance of the 2015/16 season.

The purpose of this report is to provide Council with background information and to recommend that \$115,000 be transferred from the Natural Turf Field Reserve fund to support these improvements in 2015.

Analysis

The Richmond Rugby Football Club (the “Club”) has been playing in Richmond since approximately 1957 at various locations. The Club presently has 200 active members who take part in programs that range in age from adolescent to senior adult. Its membership continues to grow particularly with girls and young women. The Club also supports Rugby programs in the three secondary schools in Richmond by providing volunteer coaches.

The Club has trained and competed at King George Park since 2008 when it moved from Sea Island. A temporary change room facility was installed in early 2009 at King George Park to accommodate the Club. Since relocating to King George Park, staff and Club representatives have worked to ensure the field conditions are suitable for the type and quantity of play required by the Club and its members.

However, field conditions have deteriorated over time. The sand based field at King George Park was installed in the late 1990s and is nearing the end of its useable life as a result of a build-up of organics in the sand base. The sand fields at McMath, McNair and South Arm parks have each been resurfaced in the last 15 years because of organic build up. In addition, Minoru 3 and Minoru Oval were both resurfaced prior to being converted to artificial turf.

In 2014, Club representatives proposed that the City investigate using a product called Fibrellok as a way of strengthening the natural turf. Fibrellok is a filament material that is added to the sand base field directly below the turf layer to help strengthen the turf’s natural root system. In July of 2014, staff researched the material and installed a test section approximately 800 square feet to see how it worked compared to the existing field turf.

Based on a site inspection completed by staff this spring that included core samples, staff have concluded that the Fibrellok product has allowed the field to successfully withstand use by rugby over the past fall and winter seasons of 2014/15. The product has helped keep the natural turf intact by enhancing the stability of the turfs natural root zone.

As a result of this trial, both the Club and staff are in agreement that this product should be added to the entire field in 2015 pending Council approval. At the same time field allocation policies will be reviewed to ensure long-term management of the playing surface in the future.

At their Tuesday, May 12, 2015 meeting, Richmond Sports Council endorsed the use of the natural turf field reserve to fund this project. Staff will work with the Club on coordinating the improvements which may result in the Club having to adjust their fall rugby season schedule.

Financial Impact

Revenue collected from natural turf fields is deposited into the Special Sports Reserve sub-fund, within the Capital Building and Infrastructure Reserve to fund future upgrades to the sports facilities. There is funding available in this account for the \$115,000 required for this field upgrade at King George Park. There is no operating budget impact.

Conclusion

Rugby has a long history in Richmond as a sport with a strong membership at each of the various age and levels of competition. The rebuilding of the field along with the installation of the Fibreluk product will assist in ensuring that the primary rugby competition field in Richmond is maintained to ensure that the Club can continue to grow, along with hosting other teams from around BC.



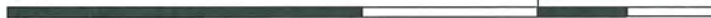
Gregg Wheeler
Manager, Community Services Division
Sport and Events Services
(604-244-1274)

Att. 1: Map: King George Park – Field Location for Improvements

City of Richmond Interactive Map



47.2 0 23.62 47.2 Meters



© City of Richmond

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

TO: Mayor and Council

FROM: Councillor Harold Steves

DATE: May 29, 2015

RE: Proposed Site C Dam Project

“That the City of Richmond reaffirm its concern over the construction of the Site C Dam, and, That the City write a letter to the Province of BC requesting a moratorium on the construction and development of Site C until the end of 2017, and that the proposed project be referred to the BC Utilities Commission for review and consultation.”

Further, that copies of this resolution be forwarded to the BC Utilities Commission; and to Metro Vancouver and other Metro Vancouver communities to seek support for this request.

SUMMARY:

1) Burrard Thermal, Energy Alternatives and Site C Dam comparison:

Burrard Thermal presently operates as a peaking plant. If maintained it would continue as a peaking plant while other energy alternatives were developed and conservation practices reduced need. No estimates have been given for domestic power needs justifying construction of the Site C Dam.

Metro Vancouver Estimates:

Site C Dam: 1,100 MW is designed to produce power for 450,000 homes, capable of 880,000

Burrard Thermal: 950 MW is used as a peaking plant, capable of powering 760,000 homes

Existing Metro WTE: 20 MW producing power for 16,000 homes

New Metro WTE: 30 MW producing power for 24,000 homes

CALP Community Energy Guide Estimates (Dr. Stephen Shepherd):

Rooftop Solar potential power for 900,000 homes

Local Run of River Hydro: 7,500 homes

Industrial Energy Recovery: 7,500 homes heat energy

Livestock biogas: 17,000 homes

Forest Biomass: 26,000 homes

Wind: not calculated

Canadian Geothermal Energy Association:

Borealis Lakelse/Terrace: 15 MW

Borealis Valemount: 15 MW

Tecto Energy South Meager Creek: 15 MW

Additional geo thermal power plants can be built to meet demand

11 times as many jobs as Site C

Lowest physical and environmental footprint

Richmond District Energy: 12,000 homes heat energy with plans to expand

2) Agricultural Value of Site C land: Site C neither clean nor green

ALR Land: 9,180 acres removed from ALR, April 2015

Statutory Reserve Land: 24,620 acres (much is farmland previously removed from ALR)

Total: 33,800 acres

Class 1 & 2 alluvial soil, not affected by drought

Capable of producing food for 1 million people (Agrologist Report – Wendy Holm)

Capable of sequestering 52,000 tons of CO₂/yr

(3,500 lb/ac/yr for traditional organic agriculture - Rodale Institute; 5,000 lb/ac/yr for trees)

Fishery and environmental loss: substantial.

3) Business Case Flaws - attached



PEACE VALLEY

landowner association

Ss#2, Site 12, Comp. 19, Fort St. John, British Columbia, V1J 4M7

Via E-Mail Premier@gov.bc.ca

May 26th, 2015

The Honourable Christy Clark
Premier of British Columbia
P.O. Box 9041 Stn. Prov. Govt.
Victoria, B.C. V8W 9E1

Dear Premier Clark,

Re: Fundamental Flaws Invalidate BC Hydro's Site C Dam Business Case

I am writing to urgently request that you delay the Summer 2015 start of Site C dam construction for at least 2 years to:

- save BC ratepayers \$200 million dollars,
- fully respect Site C-related court processes now underway,
- allow time for BC Auditor General Carol Bellringer to consider a finance performance audit of the Site C final investment decision process, and
- address the very disturbing findings of respected energy economist Robert McCullough regarding the Site C business case through an open, expert and independent review of the Site C business case with full procedural safeguards.

Contrary to the statements of Energy and Mines Minister Bill Bennett, Site C is likely double the cost of other energy options

On December 16, 2014, you announced your government's approval of the Site C dam. At \$8.8 billion, Site C is the largest public infrastructure project in BC history.

We retained respected energy economist Robert McCullough to prepare an independent expert review of Site C business case assumptions. In his report, Mr. McCullough concludes:

While the cost and choice of options deserve further analysis, the simple conclusion is that Site C is more expensive – dramatically so – than the renewable/natural gas portfolios elsewhere in the U.S. and Canada. Our analysis indicates that the Site C portfolio may well be twice as costly as the renewable/natural gas portfolio adopted elsewhere. (emphasis added)

BC Hydro's financial analysis is skewed to favour Site C over alternatives

In the cover letter to his report, Mr. McCullough states:

In the course of our review we have found evidence from the U.S. Bonneville Power Administration that suggests that **British Columbia Hydro's choice of a discount rate may have differed from their usual practice**. Since this is the single most important assumption in any cost benefit study, a careful review of BC Hydro's decision to use this discount rate is in order. (emphasis added)

You and your Cabinet appear to have relied on incomplete, misleading or inaccurate advice from the staff of BC Hydro and the Ministry of Energy and Mines. Otherwise how could Minister of Energy and Mines, Bill Bennett conclude that Site C is the least cost option for BC ratepayers, as he did at the December 16th Site C technical briefing:

What I'd like to say to start with is that what has driven me as the Energy minister over this last year and a half is **what's best for the ratepayer of British Columbia, how we can acquire the power that we need at the least cost possible, and the answer turned out to be the Site C project**. (emphasis added)

Our serious concerns do not end there.

Contrary to BC Hydro statements, a 2 year delay will save ratepayers \$200 million

In January 2015, BC Hydro Commercial Manager of Site C, Michael Savidant, stated in an affidavit that Site C will cost \$175 million more if the start of project construction is delayed for one year. We conducted the attached review and found, using BC Hydro's own analysis, that a 2-year delay will save BC ratepayers approximately \$200 million, whether or not Site C ultimately proceeds:

The \$175 million cost of delay estimate contained in the Savidant Affidavit is incomplete and misleading. **It is incomplete because it does not take into account the sale of surplus Site C power at a loss until Site C's full 5,100 GWh are needed. If the construction of Site C is delayed 2 years, significant export losses will be avoided. The Savidant estimate is misleading because it is a cash cost estimate rather than a present value estimate.** Other BC Hydro cost estimates are routinely presented in present value terms to ensure comparability.

BC Hydro's analysis shows that delaying the Site C project for 2 years will result in gross savings estimated at \$317 million. After adjusting for the present value of other costs of delay, **the net savings to BC ratepayers of a 2-year delay will be approximately \$200 million**. A longer delay will very likely generate higher net savings to BC ratepayers. (emphasis added)

The Site C final investment decision ignores critical new information on geothermal energy

In apparent reliance on BC Hydro and Ministry of Energy staff advice, Minister Bennett indicated at the December 2014 technical briefing that geothermal is not a viable option and that identification of the resource can be very expensive and risky. This is directly contradicted by information provided to the BC government ~~ON~~ ^{by the} ~~the~~ ⁵⁵ Canadian Geothermal Association in November 2014 in its report entitled "Geothermal Energy: The Renewable and Cost Effective

Alternative to Site C". Please refer to the attached backgrounder for more information on geothermal; there appears to be a tacit government moratorium on hot sedimentary aquifer geothermal in Northeast BC.

Contrary to Finance Minister Mike de Jong's statements, Site C is not a green project

Most recently in April 2015, Bloomberg News interviewed Finance Minister Mike de Jong and the Minister indicated Site C is a very large green project:

Finance Minister Mike de Jong said he discussed the possibility of raising money via green bonds for the [Site C] project in meetings last week with fund managers in Boston, New York and Chicago.

"We obviously have a very large green project in Site C and we're asking, 'Is there an opportunity, what would that opportunity look like, and can you advance something along those lines without sacrificing liquidity?' " de Jong said. (emphasis added)

It is very misleading, if not untrue, to suggest that large hydro projects such as Site C are green projects for financing purposes. We contacted Jacob Securities Inc.¹, provided their SVP Research, John McIlveen² with the Bloomberg article and asked Mr. McIlveen whether or not Site C is a green project. In the attached letter dated April 28th, 2015 he stated unequivocally:

Large hydro is not green and does not qualify for green credits. This is due to the large reservoir and dam that damage the environment. (emphasis added)

Conclusion

Clearly, the final investment decision for this \$8.8 billion project contains fundamental flaws. For all of the above reasons, we ask you to act in the best interests of BC ratepayers and delay the start of Site C construction until at least Summer 2017.

In the circumstances, I respectfully request a written response from you by June 5th, 2015.

Sincerely,



Ken Boon
President
Peace Valley Landowner Association

Cc: Carol Bellringer CPA, FCA, Auditor General for British Columbia

¹ Jacob Securities Inc. is an independent full-service investment bank providing underwriting and financial advisory services to companies in the power, infrastructure, ~~energy~~, **ENCL 56** energy and mining sectors.

² John McIlveen has 30 years experience in debt markets, private equity and public equity.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: May 12, 2015

From: Andrew Nazareth
General Manager, Finance and Corporate Services

File: 06-2285-30-191/Vol. 1

Re: Disposition of a Statutory Right of Way over a portion of the Eastern Foot of Dyke Road to Greater Vancouver Water District

Staff Recommendations

That:

1. for consideration of \$10, the City grant a permanent statutory right of way to Greater Vancouver Water District over a portion (\pm 323.1 sq. m.) of City owned land legally described as Lot 1 Section 1 Block 4 North Range 4 West NWD Plan 46040 PID 005-990-556; and
2. staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report dated May 12, 2015 from the General Manager, Finance and Corporate Services including all contracts and Land Title Office documents.

Andrew Nazareth
General Manager, Finance and Corporate Services
(604-276-4095)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
REVIEWED BY DIRECTORS	INITIALS:	APPROVED BY CAO

Staff Report

Origin

Metro Vancouver Property Division, on behalf of Greater Vancouver Water District (“GVWD”), has contacted Real Estate Services staff regarding a portion of the eastern foot of Dyke Road which is currently used as road (the “Property”-- see Attachment 1). Metro Vancouver has a water main located in the Property and has requested that the City grant a statutory right of way (“SRW”) to legally protect Metro Vancouver’s right to have such works in the Property.

The purpose of this report is to obtain Council’s approval for the disposition of a permanent SRW to Greater Vancouver Water District over the Property in the area set out in Attachment 2 and under terms and conditions as described herein (Attachment 3).

Analysis

Metro Vancouver began this request in 2013 when they originally asked the City of Richmond to dedicate the entire parcel to road (given its current use as such) and offered to cover all costs related to survey, documentation, registration etc. Real Estate Services staff investigated the nuances of dedicating the parcel to road and denied the request due to third parties’ existing rights in the Property and the difficulties involved in completing a road dedication given the existing rights which include an easement through the middle of the Property to a private land owner.

As such, Metro Vancouver subsequently requested the City consider a SRW in lieu of the request for a road dedication, again offering to cover the costs of accomplishing the task. The SRW contains provisions which allow GVWD future access for maintenance purposes over the actual area of the water main line as well as 3 meter strips of land on either side of the works.

In order to complete the grant of the SRW to Metro Vancouver, Council’s approval is required. If the grant of the SRW is approved, a notice of intent to dispose of the SRW will be advertised in accordance with the requirements of the *Community Charter*.

Financial Impact

None. Metro Vancouver will cover the costs of the survey, documentation and registration and advertising costs.

Conclusion

City staff recommend the granting of this SRW on the Property and are therefore seeking Council’s approval for this transaction.

May 12, 2015

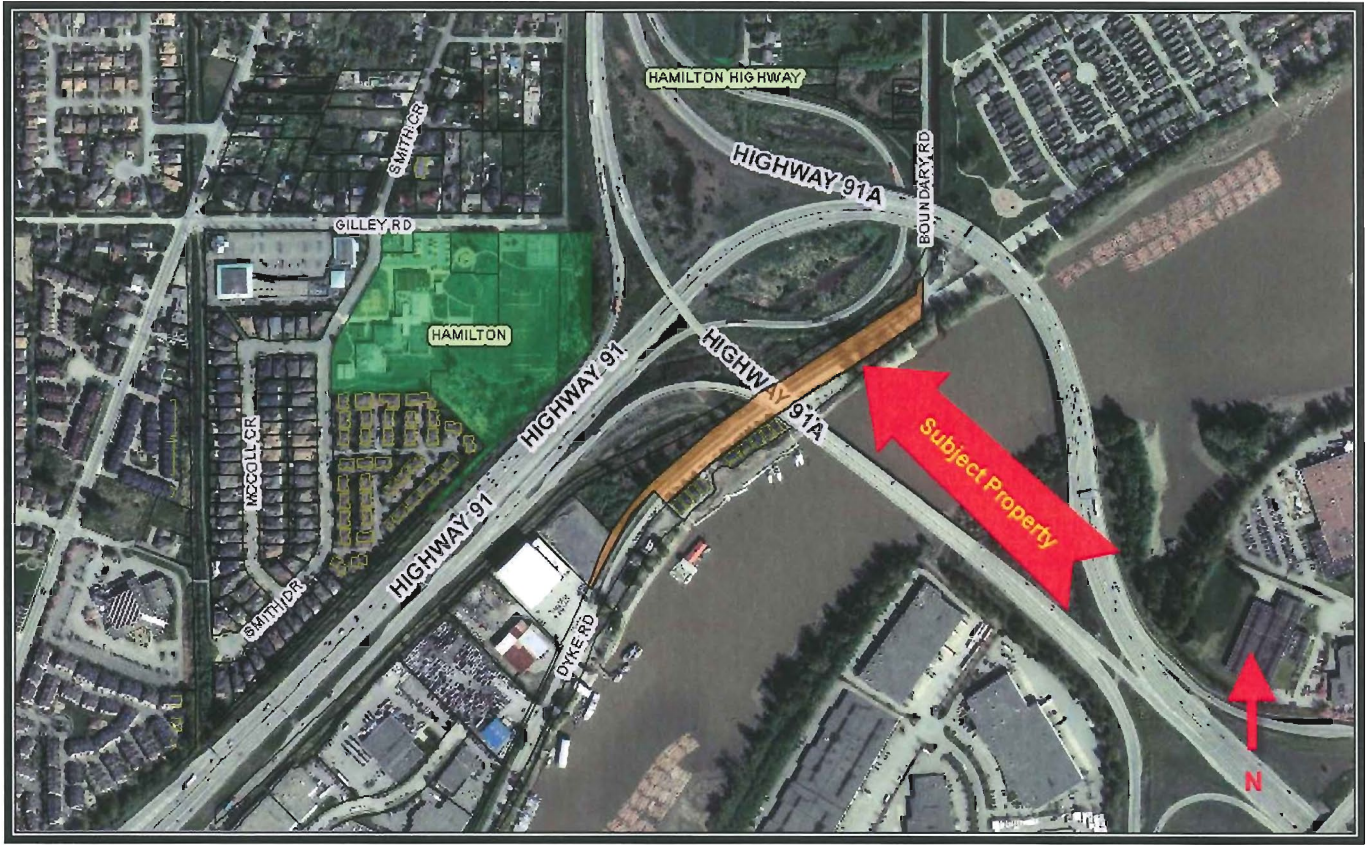
- 3 -



Michael Allen
Manager, Property Services
(604-276-4005)

Att 1: Property Aerial
2: SRW Plan
3: Property and Transaction Summaries

Attachment 1
Property Aerial



Attachment 3
Property and Transaction Summaries

Property Description:

Property Address:	005-990-556: No civic address
P.I.D./Legal Description:	Lot 1 Section 1 Block 4 North Range 4 West NWD Plan 46040
Total Area of Property:	±11,588 sq. m.
2014 Assessed Value (Land Only):	n/a

Transaction Details:

Permanent SRW:

Registered Owner of Charge:	Greater Vancouver Water District
Property Owner:	City of Richmond
Property Interest:	Statutory Right of Way
Use:	Water main Purposes
Location of SRW:	Portion of Dyke Road adjacent to Boundary Road
SRW Area:	± 323.1 sq. m.
Indemnification and Release:	In favour of City
Consideration for SRW:	\$10



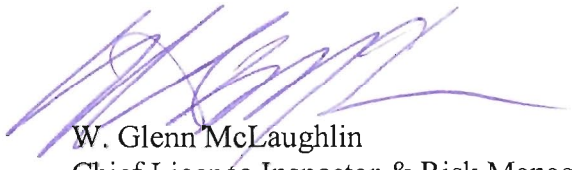
To:	General Purposes Committee	Date:	May 19, 2015
From:	W. Glenn McLaughlin Chief Licence Inspector & Risk Manager	File:	
Re:	Taste Vino Volo Canada Inc., doing business as Vino Volo Located in Room 2320.0 Vancouver International Airport, Arrivals		

Staff Recommendation




That the application by Taste Vino Volo Canada Inc., doing business as Vino Volo, for a Liquor Primary Licence at 3880 Grant McConachie Way (Vancouver International Airport) in order to offer full liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

- 1) Council recommends the issuance of the proposed liquor licence based in part from the lack of any negative community responses and that the operation will not have a significant impact on the community;
- 2) Council's comments on the prescribed criteria (set out in Section 10(3) of the Liquor Control and Licensing Act Regulations) are as follows:
 - a) The location of the establishment is zoned Airport District and since the property is under Federal jurisdiction, the City does not review or comment on business uses for zoning purposes.
 - b) The proximity of the proposed location to other social or recreational and public buildings was considered. There are no public schools or parks within a 50 meter radius of the proposed liquor primary location.
 - c) That a LCLB application for a 50 person capacity operation with liquor service hours of 9:00 a.m. to 2:00 a.m. was considered.
 - d) That the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location was considered.
 - e) The potential for additional noise in the area if the application is approved was considered.

- 3) As the operation of the establishment as a liquor licensed establishment might affect nearby residents the City gathered the view of the residents as follows:
- a) A letter was sent to the Vice President of Community & Environmental Affairs at YVR requesting that a letter of notice of a new liquor primary licence establishment be circulated to other business operations at YVR.
 - b) Signage was also posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted.
- 4) Council's comments and recommendations respecting the views of the resident's are as follows:
- a) There were no responses to all the public notifications and based on the lack of any responses received from the community, Council considers that the application is acceptable to the majority of the community, residents and businesses in the nearby area.



W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

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

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the *Liquor Control and Licensing Act* (the “Act”) and the Regulations made pursuant to the Act.

Local Government is given opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. For new Liquor Primary Licences’, the process requires that local government in providing comment with respect to the licence application take into account the following criteria:

- the location of the establishment
- the proximity of the establishment to other social or recreational facilities and public buildings
- the person capacity and hours of liquor service of the establishment
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location
- impact of noise on the community and;
- the impact on the community if the application is approved.

If the operation of the establishment as a licenced establishment may affect nearby residents the local government must gather the views of residents.

This report deals with an application submitted to LCLB and to the City of Richmond by Taste Vino Volo Canada Inc., doing business as Vino Volo (the Applicant) to replace their existing Food Primary Liquor Licence with a Liquor Primary licence.

Analysis

The Applicant has been operating two Vino Volo locations at the Vancouver Airport since 2012. One location operates as a restaurant with a food primary liquor licence and the other location is a 50 seat liquor primary lounge. The Applicant is applying to change the restaurant location into a 50 seat liquor primary premise in order to offer a welcoming, social environment where guests are invited to enjoy a variety of beverages and menu items with a focus on wines.

Location of establishment

The proposed establishment will operate in the Arrivals area of the Vancouver International Airport. This establishment will be situated pre-security and will be accessible by both arriving and departing travelers.

Proximity to other social or recreational and public buildings

There are no public schools or parks within a 50 meter radius of the property.

Person capacity and hours of liquor service

The Applicant has applied to operate from 9:00 a.m. to 2:00 a.m. Monday to Sunday. As the property is under the jurisdiction of the Federal government no City review or approval was given for the 50 person occupant load indicated by the Applicant.

The number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location

City licence records indicate that there are 11 establishments operating throughout the Airport that have a Liquor Primary licence and the majority of clientele for these establishments would be the travelling public.

The impact of noise on the Community

It is not expected that the operation will cause any additional noise in the area.

Impact on the Community

To satisfy LCLB requirements, the City's review process requires that the public be notified of the liquor licence application and be given an opportunity to express any concerns related to the proposal.

The City's process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;
must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:
 - (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

In addition to the advertised public notice requirements set out in Section 1.8.1, staff have adapted from a prior bylaw requirement the process of the City sending letters to businesses, residents and property owners within a 50-metre radius of the establishment. The letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

The following is a summary of the public notifications:

- Date Sign Posted - April 15, 2015
- Newspaper Publications – April 16, April 23, April 30, 2015
- Letter to Vancouver International Airport, Vice-President Community and Environmental Affairs for distribution to businesses operating within the Airport – April 8, 2105

The period for comment for all public notifications' ended May 17, 2015

The City relies, in part, on the response from the community to any negative impacts of the liquor licence application. Having received no responses from businesses in the surrounding area and none from the city-wide public notifications, staff feels that support of this application is warranted due to the lack of negative public feedback.

Other Agency Comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit and Business Licence Departments.

No objections were received.

Financial Impact

If approved a Business Licence re-classification and licence fee re-assessment will be required.

Conclusion

Following the public consultation period, staff reviewed the Liquor Primary Licence application against the legislated review criteria and recommends Council support the application for a 50 person capacity liquor primary facility with operating hours of 9:00 a.m. to 2:00 a.m. as the business is not expected to have a negative impact on the community.


Joanne Hikida
Supervisor Business Licence
(604-276-4155)



City of Richmond

Report to Committee

To: General Purposes Committee
From: W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
Re: **Business Licence Bylaw No. 7360**
Amendment Bylaw 9255



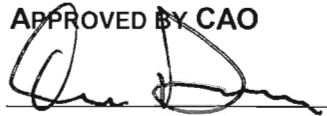
Date: May 14, 2015
File: 12-8275-02/2015-Vol
01

Staff Recommendation

That Business Licence Bylaw No. 7360, Amendment Bylaw No. 9255, which increases the maximum number of Class A Taxicabs to 109 and Class N Taxicabs to 43, be introduced and given first, second and third readings.

W. Glenn McLaughlin
Chief Licence Inspector & Risk Manager
(604-276-4136)

Att.

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

Staff Report

Origin

The City of Richmond establishes the maximum number of taxicab vehicles licensed in the City through Business Licence Bylaw No. 7360 and locally regulates them under the Vehicle for Hire Regulation Bylaw No. 6900.

This report deals with an application submitted to the Passenger Transportation Board (PTB) by Kimber Cabs Ltd. to approve 4 new additional vehicles to their fleet operations comprised of 2 conventional taxis and 2 accessible taxis. In May of 2015 the PTB made the following decision on the application;

“4 additional vehicles (2 conventional taxis and 2 accessible taxis) are approved”

In light of the decision made by the PTB and at the request of the Kimber Cabs Ltd., staff are bringing forward a proposed Amendment Bylaw No. 9255 (Bylaw 9255) to increase the number of taxicabs permitted under Business Licence Bylaw No. 7360, which will allow the additional vehicles to be licenced by the City of Richmond.

Analysis

Taxicabs are also licenced by the PTB and provincially regulated under the Passenger Transportation Act. The City looks to the review and diligence carried out by the PTB in the determination of the demand for additional PTB taxicab licences.

In November of 2014 Kimber Cabs Ltd. submitted an application to the PTB for an additional 4 taxicab vehicles - 2 conventional taxis and 2 wheelchair accessible taxis. In their review of the application the PTB takes into consideration, among other criteria, the background of the applicant, the reasoning and statistics provided regarding the increase, and submissions from other parties who wish to speak to the application.

Notwithstanding the inclusion of a Municipal Notice with the PTB submission, the City did not receive Municipal Notice from the applicant until following the PTB decision. (Attachment 1) As the City is generally supportive of increasing the number of taxis to meet growing demand of the community and noting no recent public complaints were received by the City regarding the services of Kimber Cabs, staff have no objection to granting the approved additional licenses

Kimber Cabs had been advised by staff that i) the City was concerned about the lack of prior notice and ii) that assurance be made by Kimber that in future the City would be notified in advance as per established procedures.

Kimber Cabs is predominantly a wheelchair accessible taxi (WAT) company with 18 units currently in service. The addition of 2 new WAT units should enhance service to this sector of the community and with receipt of their first conventional cabs to serve regular passengers, could in turn free up their remaining WAT's for passengers with disabilities.

In their decision, the PTB notes that based on all of the information submitted and reviewed that if approved, the increase “would promote sound economic conditions in the passenger transportation business in British Columbia.” The full decision is attached to this report (Attachment 2).

Pursuant to Council Policy 9311, prior to the adoption of Bylaw 9255, the proposed amendment will be published in a local newspaper for two consecutive publications to give persons and businesses who may consider themselves affected by the amendment an opportunity to submit any comments to the City.

Financial Impact

The Business Licence Fee for Kimber Cabs will be reassessed to accommodate the additional 4 Vehicles for Hire.

Conclusion

The PTB decision speaks to the increasing population of Richmond and an increase in taxi demand. Staff is recommending an amendment to Business Licence Bylaw No. 7360 to increase the number of Class A taxicabs by 2 vehicles and Class N taxicabs by 2 vehicles, consistent with the PTB decision.



Joanne Hikida
Supervisor, Business Licence
604-246-4155

JMH:jmh

Att. 1: Applicant email with Municipal Notice
2: PTB Licence Application Decision

From: Kimber Cab [kimbercabsltd@yahoo.com]
Sent: Thursday, 14 May 2015 02:05 PM
To: McLaughlin, Glenn
Cc: Hikida, Joanne; Duarte, Victor
Subject: Re: PTB APPROVED KIMBER 4 LICENCES
Attachments: MUNICIPAL NOTICE TAXI APP.pdf

Hi Glen,

Please accept my humble apology for not having informed city of Richmond before applying additional licenses for Kimber cabs. I was not assured on the procedure. Please find attached herewith the "Municipal Notice" for your reference. If you need any further information please let me know.

Thank you for your consideration and updating the procedure for taxi licenses

Regards,

Paramjit

KIMBER CABS LTD.

248 - 2633 Viking Way | Richmond, BC V6V 3B6

Off: 604-278-2155 | Fax: 604-207-9232

From: "McLaughlin, Glenn" <GMcLaughlin@richmond.ca>
To: "kimbercabsltd@yahoo.com" <kimbercabsltd@yahoo.com>
Cc: "Hikida, Joanne" <JHikida@richmond.ca>; "Duarte, Victor" <VDuarte@richmond.ca>
Sent: Thursday, May 14, 2015 10:35 AM
Subject: FW: PTB APPROVED KIMBER 4 LICENCES

Paramjit

We were not aware that Kimber had applied to the PTB for additional licenses and request you respond with the "Municipal Notice" referred to in your PTB submission.

Glenn McLaughlin
Chief Licence Inspector / Risk Manager
City of Richmond
6911 No. 3 road
Richmond BC V6Y 2C1
604-276-4136

From: Duarte, Victor
Sent: Wednesday, 06 May 2015 08:22 AM
To: Hikida, Joanne; McLaughlin, Glenn
Subject: FW: PTB APPROVED KIMBER 4 LICENCES

Kimber has been approved for 4 new vehicles – 2 class A and 2 Class N

From: Kimber Cab [<mailto:kimbercabsltd@yahoo.com>]
Sent: Tuesday, 05 May 2015 19:05
To: Duarte, Victor
Cc: Peter Stamm
Subject: RE: PTB APPROVED KIMBER 4 LICENCES

Hi Victor,

Kimber cabs had applied for additional licences, and which were in the best interest of the City of Richmond for the PTB to increase Kimber's existing fleet by four taxicabs in order to alleviate the unmet demand for additional taxi services within the local community. The additional taxicabs will be made available to serve the disabled community, Kimber's customer accounts, hotels, and the general population of the City of Richmond.

More specifically, the benefits of increasing Kimber's fleet include:

- * Increased availability of wheelchair accessible vehicles to those with disabilities, as Kimber's fleet will include two additional wheelchair accessible vehicles;
- * Two sedans could be allocated to service non-disabled clients;
- * Decreased wait times for taxicabs at local hotels and in the City of Richmond and Kimber clients.
- * Assisting Kimber in meeting its existing customer obligations.

Please find attached herewith the approval of Kimber's application form PTB. The same decision is going to publish in the weekly bulletin of ptb tomorrow May 6, 2015 Thankyou for your update on the procedure of City of Richmond to handle these additional approved licences.

If you need any further information please let me know.

Regards,

Paramjit

KIMBER CABS LTD.

248 - 2633 Viking Way | Richmond, BC V6V 3B6

Off: 604-278-2155 | Fax: 604-207-9232

MAY 24 2015

RECEIVED

Municipal Notice | Taxi Applications PT Board Form 4

About this Form:

The form has 2 pages. It must be completed by:

- ✓ Licensees applying to operate taxis in a new municipality (see **Part 1**)
- ✓ Licensees applying to add more taxis to their fleet (see **Part 1**)
- ✓ New applicants applying to start a taxi service (see **Part 2**)

Applicants must:

- (a) send completed forms to each municipality where they are licensed or seek a licence to pick up passengers, and
- (b) include copies of completed forms in their application package.

Note: The Passenger Transportation Board sends applicants a copy of any negative comments it receives from a municipality. Applicants have an opportunity to comment.

NOTICE

To: Chief Administrative Officer

City of Richmond
Name of Municipality

Nov 20, 2014
Date

Please be advised that the Licensee or New Applicant listed on page 2 of this Notice is applying to the Passenger Transportation Board to provide taxi service in your municipality.

A municipality may send comments about this application or taxi services in general to the Passenger Transportation Board by:

Fax: (250) 953-3788
E-mail: ptboard@gov.bc.ca
Mail: PO Box 9850 STN PROV GOVT
Victoria British Columbia V8W 9T5

We recommend that municipalities comment **within 30 days** of receipt of this notice. This should ensure that comments are received on time.

After an applicant sends its municipal notices and submits its application, the Board publishes the application in the Board's "Weekly Bulletin." Bulletins are published on Wednesdays. They may be viewed online at: <http://www.th.gov.bc.ca/ptb/bulletins.htm>. The Board will consider any comments received up until 15 days after publication in the "Weekly Bulletin".

To confirm whether the comment period is still open, municipal representatives can call the Board office at 250-953-3777 or email ptboard@gov.bc.ca.

Part 1: To be completed by PT Licensees

Licensee	
Legal Name:	<u>Kimber Cals Ltd.</u>
Trade Name:	<u>Kimber</u>
PT Licence Number:	<u>70458</u>

Operating Area (check one)	
<input checked="" type="checkbox"/> I operate in this municipality	<u>Richmond</u>
<input checked="" type="checkbox"/> I am applying to operate in this municipality	<u>Richmond</u>
My total originating area is:	<u>The city of Richmond</u>

Fleet Size (Taxis only)	
What is the maximum number of taxis you can operate in this municipality now?	<u>18</u>
How many accessible taxis do you operate in this municipality now?	<u>18</u>
How many taxis do you want to operate in this municipality?	<u>22</u>
How many taxis will be accessible taxis?	<u>20</u>

Part 2: To be completed by new applicants

Applicant	
Legal Name:	<u>Kimber Cals Ltd</u>
Trade Name:	<u>Kimber</u>

Fleet Size Requested	
Number of Conventional Taxis:	<u>2</u>
Number of Accessible Taxis:	<u>2</u>

Operating Area	
The originating area I'm applying for is: (please list all municipalities and areas)	
<u>Richmond</u>	



May 1, 2015

Brendan R. Burns, Miller Thomson LLP
Counsel for Kimber Cabs Ltd.
Robson Court, Suite 1000 - 840 Howe Street
Vancouver BC V6Z 2M1

By Email: bburns@millertomson.com

Dear Brendan Burns:

Re: Decision on Passenger Transportation Licence Application AV19-15

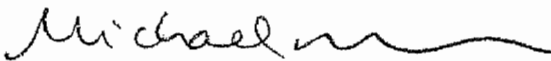
The Passenger Transportation Board has made a decision on your client's licence application for Kimber Cabs Ltd.

The Board has approved the application in whole. Attached is the Board's decision. Please read it carefully. The decision sets out the terms and conditions of licence. These must be followed when operating the vehicles.

The Passenger Transportation Branch issues licences and identifiers. It may contact you regarding any additional requirements. You must obtain identifiers for any additional vehicles within 6 months of the date of the Board's decision.

You may also wish to contact the municipalities in which you will be operating. Municipalities may have by-laws relating to passenger carriers.

Yours sincerely,


Michael McGee
A/Director

pc: Kristin Vanderkuip, Registrar, Passenger Transportation Branch

Attachments

Licence Application Decision

Taxi – Additional Vehicles

Application #	AV19-15	Applicant	Kimber Cabs Ltd.
Trade Name (s)	Kimber Cabs		
Principals	BHATTI, Surinder LALLY, Harjit STAMM, Peter	DHALIWAL, Amrit Raj Bhupinder Singh SUMAL, Michael	
Address	248 – 2633 Viking Way, Richmond BC V6V 3B6		
Applicant's Representative	Brendan R. Burns, Miller Thomson LLP		
Current Licence	70458		
Application Summary	Additional Vehicles - Taxi Add 4 vehicles (of which 2 may be conventional taxis, all others must be accessible taxis). This will increase the maximum fleet size to 22 vehicles (of which 20 may be conventional vehicles, all others must be accessible taxis).		
Date Published in Weekly Bulletin	February 25, 2015		
Submitters (and representatives)	Yellow Cab Co. Ltd.; Black Top Cabs Ltd.; MacLures Cabs (1984) Ltd.; Vancouver Taxi Ltd. (Representative: Peter Gall; Gall, Legge, Grant & Munroe LLP)		
Board Decision	4 additional vehicles (2 conventional taxis and 2 accessible taxis) are approved.		
Decision Date	May 1, 2015		
Panel Chair	Spencer Mikituk		

I. Introduction

This is an application from Kimber Cabs Ltd. dba Kimber Cabs (Kimber). The applicant is applying for 4 additional vehicles, 2 conventional taxis, and 2 wheelchair accessible vans (WATs). Kimber currently holds a passenger transportation licence, #70458, with a Special Authorization: Passenger Directed Vehicles. Kimber is permitted to operate a fleet of 18 vehicles, all must be WATs. Six of the WATs may be equipped with flip seats. Kimber's originating service area 1 is the City of Richmond and the destination area is any point in British Columbia and beyond the British Columbia/United States border when engaged in an extra-provincial undertaking. Kimber is also authorized under service area 2 to operate

3 vehicles in the Vancouver Entertainment District originating area on Friday/Saturday and Saturday/Sunday from 22:00 to 05:00. The destination area is any point in British Columbia. Kimber is located in Richmond, British Columbia.

II. Background

Kimber has established itself as a WAT service provider in the Richmond, British Columbia service area. Past applications and decisions included the following:

- 1347-04, expedited, approved
- AV1358-04, addition of 4 vehicles, approved, published September 29, 2004
- AV704-07, addition of 10 vehicles, refused, published August 29, 2007
- AV1139-08, addition of 9 vehicles, refused, published February 4, 2009
- 04-11, addition of flip seats, refused, published April 13, 2011
- 07-14, addition of flip seats, approved in part, published April 9, 2014

Information received with this application:

- PDV vehicle proposal
- Disclosure of unlawful activity and bankruptcy
- Disclosure of passenger transportation ownership
- Business plan
- Financial information
- Public need indicators
- Municipal notice
- Accessible service plan

On April 8, 2015, the Board sent Kimber a letter requesting further information. The results of this inquiry will be outlined in my decision.

III. Relevant Legislation

Division 3 of the *Passenger Transportation Act* (the "Act") applies to this application. The Act requires the Registrar of Passenger Transportation to forward applications for Special Authorization licences to the Passenger Transportation Board (Board). Section 28(1) of the Act says that the Board may approve the application, if the Board considers that:

- (a) there is a public need for the service the applicant proposed to provide under any special authorization.

-
- (b) the applicant is a fit and proper person to provide that service and is capable of providing that service, and
- (c) the application, if granted, would promote sound economic conditions in the passenger transportation business in British Columbia.

I will consider each of these points in making my decision.

IV. Rationale and Submissions

(a) Applicant's Rationale

Kimber states that it is in the best interest of the City of Richmond to increase Kimber's existing fleet by four taxicabs in order to alleviate the unmet demand for additional taxi services within the local community. The additional taxicabs will be made available to serve the disabled community, Kimber's customer accounts, hotels, and the general population of the City of Richmond. More specifically, the benefits of increasing Kimber's fleet include:

- Increased availability of wheelchair accessible vehicles to those with disabilities, as Kimber's fleet will include two additional accessible vehicles;
- Increased availability of wheelchair accessible vehicles to those with disabilities as Kimber's two proposed sedans would be allocated to service non-disabled clients;
- Decreased wait times for taxis at local hotels and in the City of Richmond;
- Assisting Kimber in meeting existing customer obligations; and
- Contributing to Tourism Richmond's goal of increasing the number of accessible vehicles available to visitors with disabilities.

(b) Submissions & Applicant's Response

Submissions were received from:

- Yellow Cab Co. Ltd.; Black Top Cabs Ltd.; MacLure's Cabs (1984) Ltd.; Vancouver Taxi Ltd. (collectively, the "Vancouver Taxi Companies")

The submission noted areas of concern noted below.

Kimber's proposed service would compete with other taxi companies in their home jurisdiction (Richmond) and the 15 other taxi companies with licences to operate at the Vancouver International Airport (YVR).

If the Board's findings in the October 2, 2012 Omnibus Decision on Licence Application Decisions on Peak Period Taxi Service in the City of Vancouver (the "Omnibus Decision") remain valid, the four additional vehicles for which Kimber is applying would not assist in meeting public need, and, in fact, will interfere with the ability of current licensees to meet the demand that exists. Alternatively, if the Board approves the application, such approval must be an implicit finding that Kimber no longer has the excess capacity that the Board found in the Omnibus Decision. Accordingly, if the application is approved the Board should at that time remove the authorization that it granted to Kimber in the Omnibus Decision.

The applicant responded to the submission as follows:

The additional vehicles will not be in direct competition with other taxi companies operating at the YVR as it is unlikely that the airport will be expanding the fleet currently authorized to operate at the YVR. Statistics the PTB relied on in approving Kimber's application to operate in the Downtown Vancouver Entertainment District were based on data from May 2011 to November 2011. Any conclusions as to Kimber's current operating capacity or the level of unmet need, based on this information, must be made with this in mind.

Kimber acknowledges that a significant portion of its fleet operates at YVR, and that Kimber's status as a predominately YVR operating company contributes to an excess capacity between the hours of 22:00 to 05:00. Excess capacity during this period of time is standard among taxi companies based primary at YVR and should not result in the PTB removing authorization it granted to Kimber in the Omnibus Decision. Kimber's operation of three of its vehicles in the Downtown Vancouver Entertainment District during peak hours on Friday night, Saturday night, and Sunday morning will not result in an unmet need for Kimber's services.

The Board gives more weight to submissions that back up general claims with facts or details. I have considered the submissions and the responses in my review of this application.

V. Reasons

- (a) *Is there a public need for the service that the applicant proposes to provide under special authorization?*

Taxi companies who want more vehicles are expected to show that there is a public need for more taxis. Companies are expected to show why their current fleet is not large enough to handle more trips and why they need a specific number and type of vehicles for which they have applied. The Board wants to be satisfied that there is a reasonable connection between the number and type of vehicles requested and public need. Applicants should explain why other taxis in the area are not meeting the public need.

The applicant has provided the following evidence to show public need for additional vehicles:

- spreadsheet summaries of trip volumes, vehicles on shift, and wait time data;
- user support statements;
- customer account information; and
- City of Richmond population statistics.

Spreadsheet summaries of trip volumes, vehicles on shift, and wait time operational statistics were reported using a Piccolo dispatch system. Statistical data covered the Kimber fleet of 18 WATs for 20 months from August 2013 to March 2015.

Trip volume statistics appear to change from season to season. Comparing monthly averages for total trips from January through March (2014 and 2015) and August through December (2013 and 2014), the average year-over-year increase is about 12%. Kimber has also provided monthly volumes for airport trips, regular flag trips, and dispatched trips. The first two of these trip types are growing in volume. However, monthly flag trips are small relative to all types of trips, and dispatched trips are very small. Growth for each type of trip is highest for flag trips in percentage terms (38%) and many times higher than YVR trips (7%). In terms of numbers of additional trips, growth is highest for YVR trips. Dispatched trips declined 14%.

The vehicles on shift statistics indicate that the fleet is operating near full capacity for most months. This appears consistent with a taxi operation that is well used. Kimber states that this data supports an unmet need for four additional taxicabs because it is operating almost

all of its vehicles and wait times are increasing (discussed below). The applicant attributes this to a shortage of taxicabs rather than inefficient use of its current taxi resources.

To improve responsiveness to the transportation needs of its clients, Kimber set a performance target in August 2013 to reduce wait times to 15 minutes for every dispatch trip received. The wait time statistics show the average wait time has increased from 22.9 minutes in 2013 to 26.2 minutes in 2015. Again, Kimber states that the addition of four taxicabs to Kimber's fleet will assist Kimber in reaching its performance target by providing the resources necessary to quickly and efficiently respond to calls requesting taxi service originating within the City of Richmond.

Kimber has provided substantive evidence that their overall taxi fleet trip volumes have increased. Kimber has shown that on average, the amount of vehicles on shift is at a high percentage. It also has shown that wait times appear to be high for the City of Richmond area and have an effect on people who rely on wheelchair accessible services. I accept the operational statistics supplied by the applicant as showing that a need exists.

Forty eight user support statements were received; one of the user support statements was general in nature. The other 47 user support statements were from local business owners or members of the public who regularly use taxi services in the City of Richmond. The concern expressed by these individuals and organizations are similar and generally relate to:

- the need for a sedan service to accommodate single passengers or those who cannot step into accessible vans;
- unacceptable long wait times due to a lack of fully accessible taxicabs.

Service contract information was submitted by Kimber. The applicant states that this shows a high level of demand being placed on its existing fleet.

Population statistics show that the City of Richmond is one of the largest and fastest growing cities in British Columbia.

These other public need support materials supplied by Kimber, while not as persuasive, provides corroboration that Kimber is not able to manage the trip volume increases with its existing fleet and that there is a public need for additional supply.

The applicant has provided significant factual information and verifiable evidence to indicate that market demand is not currently being met and that a public need exists for the proposed numbers and types of vehicles.

The applicant has satisfied me that there is a public need for its proposed 2 accessible taxis and 2 conventional taxis. Approving these vehicles will expand the applicant's capacity to meet the needs of both non-disabled clients and those who require a wheelchair accessible taxi.

(b) Is the applicant a fit and proper person to provide that service and is the applicant capable of providing that service?

The Board looks at fitness in two parts:

- (i) is the applicant a "fit and proper person" to provide the proposed service; and
- (ii) is the applicant capable of providing that service?

Kimber is a 100% wheelchair accessible taxi company incorporated under the British Columbia Company Act on August 24, 1989. Kimber started operations in 1992 and has grown to a taxi company which operates 18 vehicles. There are currently 22 shareholders of the company.

Kimber has a pool of over 50 drivers and all of Kimber's drivers are trained to operate wheelchair accessible vehicles by the Justice Institute of British Columbia (JIBC). The JIBC's TaxiHost Pro program has a course that includes training for serving people with disabilities. On completion of the TaxiHost Pro training, drivers receive a "Certificate of Successful Completion". In addition to the JIBC training, Kimber drivers receive four hours of training from Kimber before receiving their driver ID. Of the four additional hours of training, one hour is spent in-house reviewing standardized instructions for customer service and proper vehicle operation. The other three hours of training occur "on the road." This includes proper vehicle operation, safety procedures, and training related to safely securing passengers with mobility aids and wheelchairs. Kimber has submitted their Accessible Service Plan which was reviewed and found to be acceptable to the Board.

Since its last application, Kimber has implemented the following changes to its business:

- installed a computerized dispatch service, which although still high, has resulted in a significant reduction in wait times;

-
- installed GPS in all its taxicabs;
 - all of Kimber's directors, other than one, have been replaced;
 - hiring of a new operations and office manager who has a bachelor's degree in commerce and over 10 years of experience in the taxi industry;
 - Kimber has changed locations to a larger facility which can facilitate a larger fleet.

Kimber's National Safety Code certificate is in good standing.

The disclosure forms of Unlawful Activity and Bankruptcy and Passenger Transportation Ownership indicated no discrepancies. There has not been any information brought to my attention to prove that the applicant is not fit and proper.

I note that the file from the Passenger Transportation Branch contained information regarding one complaint. This matter was closed by the Branch and no administrative penalties were imposed.

Financial information included the following unaudited financial statements: balance sheet and statement of income and expenses for Kimber's 2012 and 2013 fiscal years and details regarding income and expenses for 2014. This information indicates that Kimber has been viable and stable over this period of time. Kimber has also supplied 3 year of cash flow projections for a fleet expanded by 4 vehicles that includes revenue and underlying assumptions. The additional revenue generated is shown to provide a strong financial base to absorb the initial startup cost of 4 vehicles if approved. Kimber has shown that they have adequate cash and other resources on hand to effectively manage the additional vehicles without having to make significant changes in their current structure of assets and liabilities.

The applicant has previously been deemed fit, proper and capable in order to obtain and maintain its licence. If this application were approved, the applicant states that there will be no change as to who is in care and control of the operation or vehicles. Kimber has its infrastructure in place and is an established taxi operator with a history of running a viable taxi service. Kimber appears to have the resources and skills to manage the proposed expansion of its fleet.

I find the applicant to be a fit and proper person with the skills and resources to be capable of managing and providing the service.

(c) *Would the application, if granted, promote sound economic conditions in the passenger transportation business in British Columbia?*

The Board looks at the "economic conditions" issue from a wide-ranging view. The economic conditions of the "transportation business in British Columbia" are considered ahead of the economic and financial interests of an individual applicant or operator. The Board supports healthy competition. The Board discourages competition that could unduly harm existing service providers.

The Vancouver Taxi Companies submit that approval of this application would be in direct competition with the other taxi companies operating in the City of Richmond and YVR. They also request the Board, if this application is approved, remove Service 2 that it granted to Kimber in the Omnibus Decision as Kimber no longer has excess capacity. Here, Kimber has provided evidence of need for full-time taxis in Richmond and YVR. With the Omnibus decision, Kimber was approved to operate part-time taxis in part of downtown Vancouver at limited times when YVR taxi volumes are light.

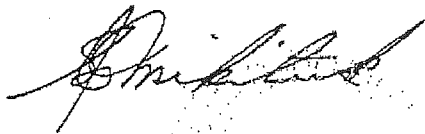
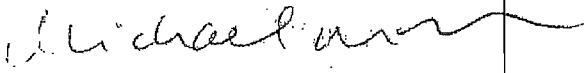
I also note that a need for more taxis has been demonstrated and I am satisfied that the growing City of Richmond/YVR marketplace can absorb these additional vehicles.

As a result, I find that the application, if granted, would promote sound economic conditions in the passenger transportation business in British Columbia.

VI. Conclusion

For the reasons above, this application is approved in whole.

I establish the activation requirements and the terms and conditions of licence that are attached to this decision as Appendix I. These form an integral part of the decision.

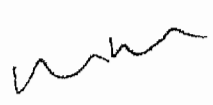
Signature of Panel Chair:	
Date	May 1, 2015
Entered & Sealed by the A/Director	

A/Director

Licence Required to Operate Vehicles	The Registrar of Passenger Transportation must issue the applicant a licence before the applicant can operate any vehicles approved in this decision.
Approval of application may expire	<ol style="list-style-type: none"> 1. The applicant must activate at least 50% of the vehicles within 6 months of the date of this decision. 2. If the applicant does not meet the requirements set out in 1 above, this Special Authorization expires. 3. The Passenger Transportation Board may vary the requirements set out in 1 above, if circumstances warrant it. 4. If an applicant needs more time to activate its vehicles, then the applicant must make a request to the Board before the end of the 6 month activation period. <p>(Note: "activate" means that the applicant has submitted the documents required to obtain a Special Authorization Vehicle Identifier to the Registrar of Passenger Transportation.)</p>
Notice to Registrar	<p>The Registrar must not, without direction from the Board, issue the applicant a licence or any Special Authorization Vehicle Identifiers if the applicant has not activated at least 50% of the vehicles within 6 months of the date of this decision.</p> <p>(Note: activated means that the applicant has submitted to the Registrar of Passenger Transportation the documents required to obtain a Special Authorization Vehicle Identifier.)</p>
Special Authorization	Passenger Directed Vehicle (PDV)
Terms & Conditions:	
Vehicles:	
Maximum Fleet Size:	<p>22 vehicles of which:</p> <ul style="list-style-type: none"> • 2 may be conventional taxis • all others must be accessible taxis • only 6 may be equipped with flip seats
Specialty Vehicles:	All vehicles must be operated as an <i>accessible taxi</i> in accordance with the <i>Motor Vehicle Act Regulations</i> including Division 10 (<i>motor carriers</i>) and Division 44 (<i>mobility aid accessible taxi standards</i>), as amended from time to time, and in accordance with any other applicable equipment regulations and standards.
Vehicle Capacity:	A driver and not less than 2 and not more than 7 passengers.

Flip Seat Authorization:	Passengers may be seated in moveable "flip seats" or "let down seats" that are installed behind the driver in accordance with Division 10.07(5) of the Motor Vehicle Act Regulations.
Service 1:	<i>The following terms and conditions apply to Service 1</i>
Originating Area:	Transportation of passengers may only originate from any point in the City of Richmond.
Destination Area:	Transportation of passengers may terminate at any point in British Columbia and beyond the British Columbia / United States border when engaged in an extra-provincial undertaking.
Return Trips:	The same passengers may only be returned from where their trip terminates in the <i>destination area</i> to any point in the <i>originating area</i> if the return trip is arranged by the time the originating trip terminates.
Reverse Trips:	Transportation of passengers may only originate in the <i>destination area</i> if the transportation terminates in the <i>originating area</i> and the cost of the trip is billed to an active account held by the licence holder that was established before the trip was arranged.
Service 2:	<i>The following terms and conditions apply to Service 2: Peak Period Weekend Taxis</i>
Originating Area:	Transportation of passengers may only originate from the Downtown Vancouver Entertainment District, i.e. the area that is bounded by the west property line of Main Street from Burrard Inlet to National Avenue; the projection westward of the north property line of National Avenue from Main Street to False Creek; the north shoreline of False Creek from National Avenue to the extension southward of the west property line of Burrard Street; the west property line of Burrard Street from False Creek to Robson Street; the south property line of Robson Street from Burrard Street to Denman Street; the west property line of Denman Street from Robson Street to Georgia Street; the south property line of Georgia Street from Denman Street to Chilco Street; the east property line of Chilco Street and its extension north from Georgia Street to Burrard Inlet; Burrard Inlet from Chilco Street to Main Street. (See attached map.)
Destination Area:	Transportation of passengers may terminate at any point in British Columbia.
Vehicle Identification	Any vehicle operating under this Service must have a "yellow weekend" plate securely fastened in a conspicuous place at the front of the commercial vehicle and in a horizontal position.
Maximum number Vehicles	A maximum of 3 vehicles may operate under this Service
Maximum Operating Requirement:	Vehicles may only operate in the Downtown Vancouver Entertainment District on Friday/Saturday and Saturday/Sunday from 10:00 p.m. to 5:00 a.m.

	<i>The following apply to all vehicles in the fleet.</i>
Express Authorizations:	<p>(i) Vehicles must be equipped with a meter that calculates fares on a time and distance basis.</p> <p>(ii) Vehicles may be equipped with a top light.</p> <p>(iii) Vehicles may, from within the originating area only, pick up passengers who hail or flag the motor vehicle from the street.</p>
Taxi Cameras:	A digital taxi camera that meets board specifications must be installed and operated in each of the licence holder's vehicles in accordance with applicable rules and orders of the Passenger Transportation Board.
Taxi Bill of Rights:	<p>a) A Taxi Bill of Rights issued by the Ministry of Transportation ("Taxi Bill of Rights") must be affixed to an interior rear-seat, side window of each taxicab operated under the licence.</p> <p>b) The Taxi Bill of Rights must at all times be displayed in an upright position with the complete text intact and visible to passengers.</p> <p>c) Licensees may only display a current Taxi Bill of Rights.</p>
Taxi Identification Code:	On or before June 16, 2014, each vehicle operated by the licensee must have a unique taxi identification code (TIC) affixed to the inside and outside of the vehicles in a manner that complies with applicable rules, specifications and orders of the Passenger Transportation Board.
Transfer of a licence:	This special authorization may not be assigned or transferred except with the approval of the Board pursuant to section 30 of the Passenger Transportation Act.





Business Licence Bylaw 7360, Amendment Bylaw 9255

The Council of the City of Richmond enacts as follows:

1. Business Licence Bylaw No. 7360, as amended, is further amended by deleting subsection 2.1.27.3 (a) and (b) and substituting the following;

 (a) for use as Class A taxicabs is 109; and
 (b) for use as Class N taxicabs is 43.
2. This Bylaw is cited as **“Business Licence Bylaw 7360, Amendment Bylaw 9255”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Memorandum Administration

To: Mayor and Councillors **Date:** June 2, 2015

From: Denise Tambellini **File:**
Manager, Intergovernmental Relations & Protocol
Unit

Re: **Updated Canada 150 Community Infrastructure Fund Submission Report**

As requested by General Purposes Committee on June 1, 2015, the Canada 150 Community Infrastructure Fund Submission has been updated with the following information:

1. The Railway Greenway Trail Upgrade Project cost estimate has been updated to \$877,000 with the Federal Government grant request increased to \$438,500. The numbers in the report have been modified throughout to reflect the new estimated project cost. The project category for Railway Greenway Trail Upgrade Project has been moved to "Projects Requesting Over \$250,000".
2. Resolution two has been modified to include a request for letters of support from Gateway Theatre Society and include other letter requests received by the City from other community organizations in the future.
3. Resolution four has been added to ensure the report is forwarded to local MP's and an offer to meet with them is extended in order to discuss the projects.
4. The report reflects the guidelines set by the Federal Government for Western Canada that all projects must be completed by Fall 2017.

Please let me know if you have questions or require further information.

Denise Tambellini
Manager, Intergovernmental Relations & Protocol Unit
(604-276-4349)

DT:dt

pc: SMT
Amarjeet S. Rattan, Director, Intergovernmental Relations & Protocol Unit



To: General Purposes Committee **Date:** May 25, 2015
From: Amarjeet S. Rattan **File:** 03-1087-34-01/2015-
Director, Intergovernmental Relations & Protocol Vol 01
Re: **Canada 150 Community Infrastructure Fund Submission**

Staff Recommendation

1. That the following projects be approved for submission to Western Economic Diversification for total funding consideration of up to \$4,544,710 under the Canada 150 Community Infrastructure Fund:


Projects Requesting Over \$250,000 each




- a. South Arm Fitness Centre Upgrade
- b. Phoenix Net Loft Restoration Upgrade, Steveston Waterfront
- c. LED Lighting Energy Efficient Upgrade, Richmond Olympic Oval
- d. #1220 Steveston Interurban Tram Car Restoration
- e. Railway Greenway Trail Upgrade
- f. Cambie Community Centre Upgrade
- g. Britannia Heritage Shipyards Seine Net Loft Deck Upgrade
- h. Gateway Theatre Upgrade

Projects Requesting Under \$250,000 each

- a. Track Zone Synthetic Floor Improvements, Richmond Olympic Oval
- b. Minoru Grandstands
- c. Steveston Community Centre
- d. Steveston Community Pool
- e. Richmond Public Library Digital Services Launchpad
- f. Garrett Wellness Centre
- g. Accessibility Upgrade, Richmond Olympic Oval
- h. Event Lighting and Sound Upgrades, Richmond Olympic Oval

2. That the City of Richmond provide letters of support for community project submissions initiated from community organizations, including:
- a. ANAF Maples Residence
 - b. Steveston Town Square-Steveston Historical Society
 - c. Gateway Theatre Society
3. That the Chief Administrative Officer and the General Manager of Engineering and Public Works, be authorized to enter into funding agreements with the Government of Canada for the above mentioned projects which are approved for funding.
4. That copies of the staff report titled "Canada 150 Community Infrastructure Program Application Form" from the Director, Intergovernmental Relations and Protocol dated May 25, 2015 be sent to local MPs with an offer to meet with them to discuss the projects.


Amarjeet S. Rattan
Director, Intergovernmental Relations and Protocol Unit
(604-247-4686)

REPORT CONCURRENCE		
ROUTED TO: Arts, Culture and Heritage Services Engineering Finance Parks Services Recreation and Sport Services Richmond Olympic Oval	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER  <hr/>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO  <hr/>

Staff Report

Origin

On May 19, 2015, The Honourable Michelle Rempel, Minister of State (Western Economic Diversification), announced an intake of applications for Western Canada for \$46 million for the Canada 150 Community Infrastructure Fund. The deadline for applications is June 17, 2015.

Based on the funding criteria, staff have identified up to sixteen projects for submission and are requesting Council's approval to submit applications to Western Economic Diversification for their consideration. Due to the timing of the Canada 150 Community Infrastructure Fund application process, some of the projects identified may be scheduled to be reviewed by Council in the 2016 Capital Program. The process for Council review for individual projects will still proceed as scheduled in 2016.

City submissions to Western Economic Diversification will also be shared with Richmond's MPs, MLAs and other key Federal Government staff. Letters of support from elected officials and stakeholder groups will be requested.

Council Term Goals

This report supports Council's 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 Council's 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.

Findings of Fact

The Canada 150 Community Infrastructure Program is part of Canada 150 Celebrates, the Government of Canada's celebration of our country's 150th anniversary. Through this program, the Government of Canada will invest in projects that celebrate shared heritage, create jobs, and improve the quality of life for Canadians. The objective of this program is to ensure a lasting legacy resulting from Canada 150, in Western Canada (Manitoba, Saskatchewan, Alberta, British Columbia). Strong preference will be given to projects that are undertaking meaningful upgrades to existing cultural and community facilities that will provide long-term benefits to a community, will be viewed with pride by a community, and are recognized as a lasting legacy from Canada 150.

Community infrastructure upgrades that can be funded include: community centres (including legions), cultural centres and museums, parks, recreational trails such as fitness trails, bike paths and other types of trails, libraries, recreational facilities including local arenas, gymnasias, swimming pools, sports fields, tennis, basketball, volleyball or other sport-specific courts or

other types of recreational facilities, tourism facilities, docks, cenotaphs and other existing community infrastructure for public benefit. New construction is not eligible.

In Western Canada, preference will be given to projects that meet the following criteria:

- Projects that will rehabilitate existing cultural and community facilities that will leave a meaningful lasting legacy resulting from Canada 150;
- Projects where the funding from sources other than the Canada 150 Community Infrastructure Program is confirmed or intended. Funding will only be considered confirmed or intended if written proof is provided; and,
- The applicant has strongly demonstrated an ability/capacity to complete the project by the Fall of 2017.

Analysis

Richmond has numerous upgrade projects currently in the planning stages. The application guide funding criteria for the Canada 150 Community Infrastructure Program is included for reference (Attachment 1).

According to Government of Canada guidelines, the City of Richmond must be the applicant for all submissions where the City owns the land. If there is proof of a long term lease with a community partner, then the City can have a co applicant for the funding.

Through staff consultation across City departments, the following projects have been identified for submission:

Project Requests Over \$250,000	Estimated Eligible Project Cost	Additional Partner Funding	Canada 150 Request
South Arm Fitness Centre Upgrade*	\$1,893,000	\$600,000 South Arm Community Association	\$500,000
Phoenix Net Loft Restoration Upgrade, Steveston Waterfront*	\$1,500,000		\$500,000
LED Lighting Energy Efficient Upgrade Richmond Olympic Oval	\$500,000	\$250,000 Richmond Olympic Oval	\$250,000
#1220 Steveston Interurban Tram Car Restoration	\$675,420		\$337,710
Railway Greenway Trail Upgrade*	\$877,000		\$438,500
Cambie Community Centre Upgrade*	\$875,000		\$437,000
Britannia Heritage Shipyards Seine Net Loft Deck Upgrade*	\$815,000		\$407,500
Gateway Theatre Upgrade*	\$725,000		\$365,500
Total Over \$250,000 Requests			\$3,236,210

Project Requests Under \$250,000	Estimated Eligible Project Cost	Additional Partner Funding	Canada 150 Request
Track Zone Synthetic Floor Improvements Richmond Olympic Oval	\$292,000	\$146,000 Richmond Olympic Oval	\$146,000
Minoru Grandstands*	\$380,000		\$190,000
Steveston Community Centre*	\$610,000		\$305,000
Steveston Community Pool*	\$255,000		\$127,500
Richmond Public Library Digital Services Launchpad*	\$180,000	\$45,000 Richmond Public Library	\$90,000
Garrett Wellness Centre*	\$525,000		\$262,500
Accessibility Upgrade Richmond Olympic Oval	\$100,000	\$50,000 Richmond Olympic Oval	\$50,000
Event Lighting & Sound Upgrades, Richmond Olympic Oval	\$275,000	\$137,500 Richmond Olympic Oval	\$137,500
Total Under \$250,000 Requests			\$1,308,500

Submission Request Grand Total**\$4,544,710**

Project descriptions are included for reference (Attachment 2). Some of the projects are scheduled to be considered by Council for approval in the 2016 capital budget process and are indicated with an asterisk (*) above. As with all senior government funding programs, while the City will be making a number of project submissions, there is no guarantee that they will be approved for full or partial funding. Approval of funding does not legally bind Council to approve future projects that are to be considered by Council in 2016.

The maximum federal contribution to any project would be 50% of capital costs. Should the submissions be successful, the City would be required to enter into funding agreements with the Government of Canada. The agreements are standard form agreements provided by the Federal Government and include an indemnity and release in favour of the Federal Government.

Staff will further assess these proposed submissions and continue to clarify criteria with Federal government staff, prior to the application deadline of June 17, 2015. Some of the above projects may meet the criteria to support the 2017 celebration and create a legacy for Canada 150 more effectively than others. A copy of the detailed application form is included for information (Attachment 3).

Letters of Support for Community Applications:

We understand that there will be submissions for this funding program from community groups affiliated with the City and that the City may be asked for letters of support for those projects. Staff have been approached by ANAF Maples Residence, Richmond Gateway Theatre Society and Steveston Town Square-Steveston Historical Society regarding the Japanese Garden, to date. As the City of Richmond owns the land, the Steveston Town Square project may be a co

application as the project progresses. Staff is requesting permission for the City to provide letters of support for these and other eligible projects from community organizations.

Financial Impact

Richmond will be requesting up to \$4,544,710 of Federal Government funding from the Canada 150 Community Infrastructure Fund through Western Economic Diversification. The fund may grant up to 50 per cent of total eligible costs to a maximum of \$500,000 per project.

Conclusion

Staff recommends that the projects identified in this report be submitted to Western Economic Diversification, Canada 150 Community Infrastructure Program. The submissions are for sixteen projects for up to \$4,544,710, with proposed cost sharing by the Federal Government of up to \$500,000 or 50 per cent per project of the total eligible project costs.



Denise Tambellini
Manager, Intergovernmental Relations & Protocol Unit
(604-276-4349)

Att: 1: Canada 150 Community Infrastructure Funding Guidelines
2: Project Descriptions
3: Canada 150 Community Infrastructure Program Application Form

Canada 150 Community Infrastructure Funding Guidelines

1.1 Canada 150 Celebrates

The 150th anniversary of Confederation in 2017 is a truly special occasion for Canadians to connect with our past, celebrate our achievements and build future legacies. It is an opportunity to reflect on and deepen our sense of what it means to be Canadian, as well as to inspire a new era of optimism and pride across the country.

The overarching theme to celebrating the 150th anniversary of Confederation (Canada 150) is “**Strong. Proud. Free**”. The Canada 150 vision is to Give Back to Canada, including through lasting legacies that extend beyond 2017; Honour the Exceptional; and Celebrate and Bring Canadians Together. The vision will be achieved by making strategic investments in activities that align with these aspirations.

1.2 The Canada 150 Community Infrastructure Program

Canada 150 is a key milestone in the life of this country, and provides Canadians with an opportunity to celebrate Canada’s history, heritage and future by reinvesting in community infrastructure across the country, similar to the important infrastructure investments made as part of our nation’s centennial celebrations in 1967 which can still be seen in communities today.

Under the theme “**Giving Back to Canada**”, the Canada 150 Community Infrastructure Program will invest \$150 million over two years to support projects that will rehabilitate existing community facilities across Canada, and ensure a lasting legacy resulting from Canada 150.

Canadians have a deep and enduring pride in their communities. In recognition of this, the Canada 150 Community Infrastructure Program aims to leave a lasting legacy to Canadians as part of the celebration of Canada’s 150th anniversary by investing in community infrastructure. The Canada 150 Community Infrastructure Program will support projects that celebrate our shared heritage, create jobs and improve the quality of life of Canadians from coast to coast to coast.

2. Eligibility

2.1 Eligible Projects – Mandatory Criteria

As the objective of this program is to ensure a lasting legacy resulting from Canada 150, in Western Canada (Manitoba, Saskatchewan, Alberta, British Columbia), strong preference will be given to projects that are undertaking meaningful upgrades to existing cultural and community facilities; upgrades that will provide long-term benefits to a community, will be viewed with pride by a community, and are recognized as a lasting legacy from Canada 150.

Examples of the type of community infrastructure that can be supported include:

- Community centres (including legions);
- Cultural centres and museums;
- Parks, recreational trails such as fitness trails, bike paths and other types of trails;
- Libraries;
- Recreational facilities including local arenas, gymnasias, swimming pools, sports fields, tennis, basketball, volleyball or other sport-specific courts or other types of recreational facilities;

- Tourism facilities;
- Docks;
- Cenotaphs; and,
- Other existing community infrastructure for public benefit.

Eligible projects must meet the following criteria:

- The amount of funding being requested under the Canada 150 Community Infrastructure Program cannot exceed 50% of the total costs of a project, up to a maximum of \$500,000.
- The maximum contribution from ALL Government of Canada sources (including the Canada 150 Community Infrastructure Program and other sources such as the Gas Tax Fund) cannot exceed 50% of the total costs of a project;
- Be for the rehabilitation, renovation, or expansion of existing infrastructure for public use or benefit;
- Be community-oriented, non-commercial in nature and open for use to the public and not limited to a private membership;
- Be for facilities located in Western Canada (British Columbia, Alberta, Saskatchewan, Manitoba); and,
- Be materially complete by **March 31, 2018**.
 - A project is considered to be materially complete when a substantial part of the improvement is ready for use or is being used for the purposes intended; costs for activities such as parking, paving, landscaping, exterior/interior finishes are potentially excluded from the definition of substantial completion.
- Submit a fully complete application form by **June 17, 2015**

2.2 Eligible Applicants – Mandatory Criteria

Eligible applicants include:

- A local or regional government established under provincial or territorial statute;
- A public sector body that is wholly owned by an eligible applicants listed above;
- A not-for-profit entity;
- A provincial or territorial entity that provides municipal-type services to communities, as defined by provincial or territorial statute (including school boards); and,
- A First Nation government, including a Band or Tribal Council or its agent (including wholly-owned corporation) on the condition that the First Nation has indicated support for the project and for the legally-designated representative to seek funding through a formal Band or Tribal Council resolution, or other documentation from Self-governing First Nations.

In addition, eligible applicants must:

- Directly own the infrastructure assets, facility or land which are being renovated or have a long-term lease in place (with permission from the owner to undertake renovations); and,
 - If you have a long-term lease in place please attach to your application proof that you have permission from the owner to undertake renovations.
- Be Incorporated.

2.3 Ineligible Projects

Examples of ineligible projects:

- Facilities primarily for use by professional sports teams;

- Facilities that are to be used primarily for commercial activities, that have private membership or are for-profit facilities in general;
- Construction of new infrastructure; and,
- Significant expansion of existing infrastructure beyond 30%.

2.4 Examples of Strong Canada 150 Community Infrastructure Program Projects

As the objective of this program is to ensure a lasting legacy resulting from Canada 150, in Western Canada (Manitoba, Saskatchewan, Alberta, British Columbia), strong preference will be given to projects that are undertaking meaningful upgrades to existing cultural and community facilities; upgrades that will provide long-term benefits to a community, will be viewed with pride by a community, and are recognized as a lasting legacy from Canada 150.

Examples of strong projects could include (but are not limited to):

- The addition of a spray/splash park, playground, picnic shelter, etc. to an existing park;
- Renovations to an existing recreational facility (e.g., upgrades to the floors (ice surfaces, pool surfaces and court surfaces), locker rooms, benches); and,
- Renovations to an existing cultural centre (e.g., entrance way, seating, stage and acoustic improvements).

3. Funding

3.1 Funding Available

The Canada 150 Community Infrastructure Program will invest \$150 million across Canada in community infrastructure, with \$46.2 million allocated across Western Canada (British Columbia, Alberta, Saskatchewan, and Manitoba).

The maximum contribution from ALL Government of Canada sources (including the Canada 150 Community Infrastructure Program and other sources such as the Gas Tax Fund) cannot exceed 50% of the total costs of a project. There is no minimum contribution threshold (i.e., applicants can seek a contribution from the Canada 150 Community Infrastructure Program for a smaller, specific component of a project with large total project costs).

Eligible applicants can apply for funding under the Canada 150 Community Infrastructure Program up to a maximum of \$500,000. Any funding request for a contribution over \$500,000 will be considered ineligible.

In Western Canada, Western Economic Diversification will seek to notionally allocate funding evenly between two groups of projects:

- Those seeking \$0 to \$250,000 in funding from the Canada 150 Community Infrastructure Program; and
- Those seeking \$250,000 to \$500,000 in funding from the Canada 150 Community Infrastructure Program.

Project Descriptions**Projects Requesting Over \$250,000****1. South Arm Fitness Centre Upgrade**

In conjunction with South Arm Community Association, this project will repurpose the entire second floor fitness area at South Arm Community Centre. The cardio and strength training areas will be increased from the current 3070 ft² to an “open concept” 7835 ft². This will be accomplished through extensive renovations to two of the four the existing courts and change-rooms, plus relocating the office, and removal of the glass partitions and non-supporting walls. The community has indicated that accessibility and safety are concerns due to overcrowding at South Arm. These renovations will address these concerns, increase participation numbers and improve the overall fitness experience of our patrons. This increased attendance will, in turn, increase revenue to help subsidize Older Adults, Youth, family, outreach and community events offered throughout the year.

Estimated Cost of Proposed Improvement: \$1.8 million

Proposed Completion Date: Fall 2017

2. Phoenix Net Loft Restoration Upgrade, Steveston Waterfront

Situated on the Steveston Waterfront, the Phoenix Cannery building is located parallel to the recently renovated Seine Net Loft at the Britannia Shipyard National Historic Site. The building condition requires immediate piling replacement and stabilization, the building is not currently accessible due to hazardous conditions. The work will include interior stabilization and exterior renovations to the building and surrounding dock and pier to make the building once again publicly accessible for potential programmed use on the Steveston Waterfront.

Estimated Cost of Proposed Improvement: \$1.5million

Proposed Completion Date: Summer 2017

3. LED Lighting Energy Efficient Upgrade Richmond Olympic Oval

The Activity Level at Richmond Olympic Oval is home to a multitude of sports including; speed skating, figure skating, hockey, basketball, volleyball, table tennis, soccer, baseball, indoor rock climbing, fitness classes & sport camps. In addition, the Oval plays host to local, provincial, national and international sporting competition and championships. Operating 364 days per year, and with approx. 200000 sq. ft. of floor space to service these sports and other events, a transition to LED lighting would have significant impact to long-term utility, maintenance and replacement cost savings. In addition to this indoor floor space, the Oval’s support rooms and outdoor lighting would benefit the same from a transition to LED.

Estimated Cost of Proposed Improvement: \$500,000

Proposed Completion Date: Fall 2017

4. #1220 Steveston Interurban Tram Car Restoration

The tram underwent extensive mould remediation before it was moved into its present location. This process consisted of removing mould from the car, trucks and accompanying materials and parts. A high level inventory of the tram materials and parts has been completed. The tram car and trucks have been photographed to ensure before restoration images have been captured. These photographs will also be used to establish restoration methods in comparison to other known restoration processes. A restoration plan has been prepared.

The work to complete the restoration includes: a structural assessment, the roof, interior electrical, interior and exterior finishes (painting, wood working, sourcing and building of replacement parts etc.) and undercarriage work (cleaning of brake mechanisms, replacement of parts, assessment of

airlines and tanks etc.). This work will involve some volunteer labour but also requires highly skilled trades to work on tram including mechanics, electricians, carpenters, upholsters and conservators.

Estimated Cost of Proposed Improvement: \$675,420

Proposed Completion Date: Spring 2017

5. Railway Greenway Trail Upgrade

This project will extend the Railway Greenway to enable a continuous off-street/protected cross-island trail. The upgrade comprises the completion of the two existing gaps:

- (1) Westminster Hwy-River Rd: construction of a 4 m paved off-street within the McCallan Road right-of-way including provision for improving the access to the Middle Arm Dyke Trail; and
- (2) Garry Street-Moncton Street: construction of a two-way protected on-street cycling facility on Railway Avenue.

The existing greenway is approximately 5.0 km in length and the combined length of the two gaps is 0.8 km, which represents an expansion of 16 per cent of the existing length and thus is within the eligibility criterion of a maximum of 30 per cent expansion of existing infrastructure.

Estimated Cost of Proposed Improvement: \$877,000

Proposed Completion Date: Spring 2017

6. Cambie Community Centre Upgrade

Project includes upgraded lighting and branch wiring, replacing HVAC systems, upgrading communication equipment, wall finishes and the addition of a sliding wall and storage for the daycare.

Estimated Cost of Proposed Improvement: \$875,000

Proposed Completion Date: Spring Fall 2016

7. Britannia Heritage Shipyards Seine Net Loft Deck Upgrade

In conjunction with the Britannia Heritage Shipyard Heritage Society, this project will upgrade the deck of the Seine Net Loft to accommodate foot traffic and improve access to the waterfront. In 2013/2014 the Seine Net Loft at Britannia was substantially restored and has now become a popular new amenity for bookings, events and artefact displays. However, the exterior decking surrounding the building over the water is in immediate need of replacement as planks, boards and beams are failing and hazardous conditions exist. The improvements will facilitate indoor and outdoor programming, events and maritime programming at the Britannia Shipyards National Historic Site.

Estimated Cost of Proposed Improvement: \$815,000

Proposed Completion Date: Summer 2016

8. Gateway Theatre Upgrade

Project includes upgrading exterior doors, replacing the stage lift, replacing fire alarms, plumbing upgrade and replacing the generator.

Estimated Cost of Proposed Improvement: \$725,000

Proposed Completion Date: Fall 2016

Projects Requesting Under \$250,000

1. Track Zone Synthetic Floor Improvements Richmond Olympic Oval

The Track Zone at Richmond Olympic Oval is one of the most utilized and versatile activity spaces in the venue. At approximately 50,000 square feet, it is home to a multitude of activities and programs for dozens of community sport organizations. Activities include volleyball, basketball, futsal (indoor soccer), badminton, baseball, pickle ball, floor hockey, handball, and track and field. The Track Zone also hosts over 50 large-scale community and sport hosting events each year. It is estimated that over 200,000 people utilized this space in 2014.

When the synthetic floor was installed at the conclusion of the 2010 Olympic Games, the portion of the floor over the Oval's 400-metre long track was not glued down. The 'floating' floor would allow for relatively easy access to the refrigerated slab in the event a speedskating event returned to the Oval. Hosting such an event in the foreseeable future is unlikely. By gluing the synthetic floor to the concrete slab and securing the slab's expansion joint, a significant performance improvement will be realized for the Track Zone's multipurpose floor for many years to come. This improvement will not prevent any future transition back to a speed skating ice oval.

Estimated Cost of Proposed Improvement: \$252,000

Proposed Completion Date: Summer 2016

2. Minoru Grandstands

Project includes replacing the roof, wall finishes, replacing plumbing, upgrading lighting and wiring, upgrading flooring, electrical and replacing exterior windows.

Estimated Cost of Proposed Improvement: \$380,000

Proposed Completion Date: Spring 2017

3. Steveston Community Centre

Project includes replacement of the flooring.

Estimated Cost of Proposed Improvement: \$610,000

Proposed Completion Date: Fall 2016

4. Steveston Community Pool

Project includes replacement of flooring, replacing the roof, repairing walls and ceilings and a new HVAC exhaust ventilation system.

Estimated Cost of Proposed Improvement: \$255,000

Proposed Completion Date: Winter 2017

5. Richmond Public Library Digital Services Launchpad

This project will provide free access for Richmond residents to new and innovative digital library services by converting a temporary proof-of-concept space into a permanent service area called The Launchpad will be an open area that provides residents of all ages with the hands-on opportunity to learn, create, collaborate and discover while using the most up-to-date technology and equipment. Some examples of the activities and technologies that will be available are 3D printing; computer coding; workstations for the creation and self-publishing of text, graphics, video, audio and music creations; robotics; scanners and laminators and 3D modeling software. Sixteen specialized workstations will be provided—eight of which will be designed specifically for children. The Launchpad will also provide facilities to hold small group presentations and instructional workshops in these areas of technology so that users can not only learn how they work, but can also take the important next step of utilizing them for their home, business and school projects. The library will be inviting local community experts, hobbyists and volunteers to lead and conduct these workshops in order to deepen and expand the knowledge and skills in digital literacy for the community at large.

In creating this space Richmond Public Library would be following the lead of a number of other libraries such as Toronto, Edmonton and Vancouver where similar collaborative spaces have proven to be highly popular. Partners for this project include the Richmond Public Library Board, The Friends of the Richmond Public Library and various community groups and schools interested in technology.

The Library is prepared to commit to providing 25% of the funding of the project and is seeking City Council to provide the remaining 25% or \$45,000.

Estimated Cost of Proposed Improvement: \$180,000

Proposed Completion Date: Fall 2016

6. Garrett Wellness Centre

Project includes exterior repairs, upgrading mechanical systems, upgrading electrical and lighting, replacing exterior doors, interior walls and ceiling finishes.

Estimated Cost of Proposed Improvement: \$525,000

Proposed Completion Date: Spring 2017

7. Accessibility - Richmond Olympic Oval

Recent changes to programming space at the Richmond Olympic Oval have highlighted a need to further service the needs of guests and athletes in wheelchairs and/or with a physical disability.

Changes to doorways include auto door openers, magnetic door locks, card readers and/or similar, but would all be required to tie into the Oval's fire, life & safety system in the event of an alarmed event.

Estimated Cost of Proposed Improvement: \$100,000

Proposed Completion Date: Summer 2016

8. Event Lighting & Sound Upgrades - Richmond Olympic Oval

The Activity Level at the Richmond Olympic Oval is host to multiple sport and non-sporting event each year. Enhancing the lighting and sound capabilities to service various event footprints would provide an increased ability to attract events, and provide an overall improved event experience.

Highlights within a lighting and sound upgrade would include; lighting & sound truss at the North Rink as well as two court zones, and light dampening along the north plaza windows.

Estimated Cost of Proposed Improvement: \$275,000

Proposed Completion Date: Winter 2016



Western Economic
Diversification Canada

Diversification de l'économie
de l'Ouest Canada

Canada

Canada 150 Community Infrastructure Program Application Form



CANADA 150
1997-2017

It is strongly recommended that you refer to the Canada 150 Community Infrastructure Program Applicant Guide and Instructions for Western Canada at <http://www.wd-deo.gc.ca/eng/18871.asp> before beginning your application. The Guide contains information and valuable instructions that will assist you in completing this application form. If you have any questions, please call 1-888-338-WEST (9378).

Enter the required information in the space provided. An asterisk (*) indicates a mandatory field.

When your form is complete and you are ready to submit the application for consideration, please print a copy for your records.

ORGANIZATION INFORMATION			
1. Full legal name of your organization:		*	
2. Operating name, if different than legal name:			
3. Mailing address (Including suite, unit, apt #):		*	
4. Mailing address line 2:			
5. City:	*	6. Province/Territory:	*
7. Country:	*	8. Postal Code:	*
9. Telephone:	*	10. Facsimile:	*
11. Email address:	*	12. Website:	*
13. Organization type (select best fit): *			
<input type="checkbox"/> Not-For-Profit Association/Organization/Society <input type="checkbox"/> Post-Secondary Institute <input type="checkbox"/> Co-operative <input type="checkbox"/> Corporation <input type="checkbox"/> Government, Other Body <input type="checkbox"/> Government, Municipal (Local/Regional) <input type="checkbox"/> First Nation Band <input type="checkbox"/> First Nation Business			
14. Business number or GST number:		*	
15. If alternate number is used, indicate the type:			
16. Provide a brief summary of your organization and mandate. (Maximum of 500 characters including spaces) *			
17. Corporate Status *		<input type="checkbox"/> For-profit <input type="checkbox"/> Not-for-profit	
18. Indicate your incorporation status: *		18a. <input type="checkbox"/> Incorporated federally <input type="checkbox"/> Incorporated provincially	
		18b. In the province of:	
		18c. Provide the date of incorporation:	

PROJECT CONTACT PERSON(S)			
This is the main person(s) in your organization who will be contacted for any follow-up to this application. Please ensure that either the Primary or Secondary Contact listed below is available for follow-up from June – August 2015.			
Primary Contact			
19. Salutation:	*	20. First name:	*
21. Last name:	*	22. Title:	*
23. Email address:	*	24. Telephone:	*
25. Cell:	*		
Secondary Contact			
26. Salutation:	*	27. First name:	*
28. Last name:	*	29. Title:	*
30. Email address:	*	31. Telephone:	*
32. Cell:	*		

PROJECT INFORMATION				
33. Project title: (Maximum of 90 characters including spaces)				
34. <input type="checkbox"/> Project address is the same as Mailing address.				
35. Project address (including suite, unit, apt. #):				
36. Project address line 2:				
37. City:		38. Province/Territory:		39. Postal Code:
40. Short Project Description. Provide a short summary of the rehabilitation, renovation, repair or expansion work being planned. (Maximum of 500 characters including spaces) *				
41. Detailed Project Description. Clearly outline the objective of this project, provide explicit details of the rehabilitation, renovation, repair or expansion work being planned, and identify any project risks and mitigation strategies. (Maximum of 4000 characters including spaces) *				
42. Provide the rationale for the project. Clearly outline the importance of this project to your respective community and how this project will benefit the community. (Maximum of 4000 characters including spaces) *				

43. Describe the specific activities/costs Canada 150 Community Infrastructure Program funding would support and the impact Canada 150 Community Infrastructure Program funding would have on this project. (Maximum of 2500 characters including spaces) *	
44a. Community Infrastructure Type: *	
<input type="checkbox"/> Library <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Park, fitness trail or bike path <input type="checkbox"/> Community Centre/Hall <input type="checkbox"/> Sports Field <input type="checkbox"/> Arena <input type="checkbox"/> Gymnasium <input type="checkbox"/> Tennis, basketball, volleyball or other sport specific court <input type="checkbox"/> Legion <input type="checkbox"/> Cenotaph <input type="checkbox"/> Dock	<input type="checkbox"/> Cultural Centre and Museum <input type="checkbox"/> Theatre/Arts Centre <input type="checkbox"/> Tourism Facility <input type="checkbox"/> Curling Rink <input type="checkbox"/> Church <input type="checkbox"/> Campground <input type="checkbox"/> Playground <input type="checkbox"/> Waterpark/spray park <input type="checkbox"/> Multi-purpose Facility <input type="checkbox"/> Other (Specify below)
44b. If Other community infrastructure facility, specify type: (Maximum of 100 characters including spaces)	*
45. Does your organization own the community infrastructure which you are planning to rehabilitate (or you have a long-term lease in place)? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
46. Is the facility non-commercial in nature and open for use to the public and not limited to a private membership? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
47. Does the project involve the rehabilitation, improvement, or expansion, of existing community infrastructure assets? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
48a. Does the project involve expansion (new construction) to the existing community infrastructure asset? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
48b. If yes, identify the percentage (%) increase to the square footage of the existing community infrastructure asset. *	%
49a. Can the project be completed by the Fall of 2017? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
49b. If yes, explain how you intend to have the project complete by the Fall of 2017. (Maximum of 1000 characters including spaces) *	
50a. Does the project have demonstrated linkages to the celebration of Canada's 150? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
50b. If yes, explain how your project will contribute to the celebration of Canada's 150 th . (Maximum of 1000 characters including spaces) *	

51a. Does your project have activities that will benefit Francophones? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
51b. If yes, describe how the project activities will benefit Francophones. (Maximum of 1500 characters including spaces) *	

PROJECT TIMELINES	
52. Proposed Project Funding Start Date: *	53. Is this date flexible? <input type="checkbox"/> Yes <input type="checkbox"/> No
54. Proposed project funding end date *	
55. List key activities that occur between the Proposed Project Funding Start Date and the Proposed Project Funding End Date. Key activities are milestones that can be tracked to ensure the project is proceeding as planned.	
Key Activities *	Completion Date *
56. Comments on Key Activities. (Maximum of 500 characters including spaces).	

PROJECT FUNDING						
57. Project funder *	Source *	Status *	2015-2016	2016-2017	2017-2018	Total *
Applicant organization	<input type="checkbox"/> Non-Gov't <input type="checkbox"/> Gov't, Municipal <input type="checkbox"/> Gov't, Provincial	<input type="checkbox"/> Confirmed <input type="checkbox"/> Intended <input type="checkbox"/> Neither	\$	\$	\$	\$
Western Economic Diversification Canada	<input checked="" type="checkbox"/> Gov't, Federal	<input checked="" type="checkbox"/> Requested	\$0	\$	\$	\$
	<input type="checkbox"/> Non-Gov't <input type="checkbox"/> Gov't, Municipal <input type="checkbox"/> Gov't, Provincial <input type="checkbox"/> Gov't, Federal	<input type="checkbox"/> Confirmed <input type="checkbox"/> Intended <input type="checkbox"/> Neither	\$	\$	\$	\$
	<input type="checkbox"/> Non-Gov't <input type="checkbox"/> Gov't, Municipal <input type="checkbox"/> Gov't, Provincial <input type="checkbox"/> Gov't, Federal	<input type="checkbox"/> Confirmed <input type="checkbox"/> Intended <input type="checkbox"/> Neither	\$	\$	\$	\$
	<input type="checkbox"/> Non-Gov't <input type="checkbox"/> Gov't, Municipal <input type="checkbox"/> Gov't, Provincial <input type="checkbox"/> Gov't, Federal	<input type="checkbox"/> Confirmed <input type="checkbox"/> Intended <input type="checkbox"/> Neither	\$	\$	\$	\$
Total Project Funding Required: *			\$	\$	\$	\$
58. Comments on Project Funding. Provide further explanation of the confirmed and intended sources of project funding. (Maximum of 500 characters including spaces)						
Note: <ul style="list-style-type: none"> Financial Statements: It is mandatory that you attach your most recent Financial Statements to your application. See Question 64. Confirmed Funding: For funding that is confirmed, it is mandatory that you attach proof such as a letter of confirmation from the other Project Funders, board motion approving commitment of funding, signed agreements, and financial/bank statements. See Question 65. Intended Funding: For funding that is intended, it is mandatory that you attach a Letter of Intent from your other Project Funder(s). The Letter of Intent must be signed by a member of the organization with legal signing power/authority to commit funding. See Question 65. 						

59. Please list the various costs you will incur in the implementation of the proposed project (only include costs incurred after the Proposed Project Funding Start Date). Be sure to list costs and not activities.

Project Costs (All costs will be validated) *	Amount *
Costs for rehabilitation, repair and expansion of fixed capital assets.	\$
Professional Fees	\$
Public communications (include \$200 for Federal signage requirements)	\$
Incremental salaries	\$
Other project costs	\$
Total Project Costs (Must equal total project funding required) *	\$
60a. Will a competitive process be used to select a contractor or for purchases over \$50,000? *	<input type="checkbox"/> Yes <input type="checkbox"/> No
60b. Please explain. (Maximum of 500 characters including spaces) *	

GOVERNANCE AND MANAGEMENT
61. Describe the governance of the organization. (Maximum of 2000 characters including spaces) *
62. Describe the qualifications and related experience of the key individuals that will be responsible for managing and implementing the project. (Maximum of 2000 characters including spaces) *

63a. In addition to the funding partners, are there any other organizations who are involved with this project? *		<input type="checkbox"/> Yes <input type="checkbox"/> No
63b. If yes, provide the organization's name, nature of their involvement and attach a letter of support (Question 66) (if applicable). *	Organization Name	Nature of Involvement
		<input type="checkbox"/> Operational <input type="checkbox"/> Endorsement
		<input type="checkbox"/> Operational <input type="checkbox"/> Endorsement
		<input type="checkbox"/> Operational <input type="checkbox"/> Endorsement
		<input type="checkbox"/> Operational <input type="checkbox"/> Endorsement

ATTACHMENTS	
64. Current Financial Statements *	
65. Confirmation of other (non-Canada 150) sources of funding * (mandatory if 'confirmed' or 'intended' funding is selected in Question 57).	
66. Attach additional files that may support the assessment of your application, such as a project plan, letters of support, regulatory approvals and resolutions to proceed with the project.	

AUTHORIZED OFFICIAL OF THE APPLICANT ORGANIZATION ACKNOWLEDGEMENTS								
The application form must be submitted by a member of your organization with signing power/authority to enter into a legal agreement. This person may be different than the Primary Contact person.								
<p>On behalf of the Applicant Organization, I hereby acknowledge and agree that:</p> <ul style="list-style-type: none"> This application does not constitute a commitment from Western Economic Diversification Canada (WD) for financial assistance. I have read the Canada 150 Community Infrastructure Program Applicant Guide and Instructions including the mandatory eligibility criteria located at http://www.wd-can.gc.ca/eng/16871.asp. Project costs incurred by the Applicant Organization in the absence of a signed funding agreement with WD are incurred at the sole risk of the Applicant Organization and that any such costs may not be considered eligible for WD assistance. Any person who has been lobbying on behalf of the Applicant Organization to obtain a contribution as a result of this application is registered pursuant to the <i>Lobbying Act</i> and was registered pursuant to that Act at the time the lobbying occurred. The Applicant Organization has not, nor has any other person, corporation or organization, directly or indirectly paid or agreed to pay any person to solicit a contribution arising as a result of this application for a commission, contingency fee or any other consideration dependent on the execution of an Agreement or the payment of any contribution arising as a result of this application. The information provided by the applicant on this application and in all supporting documentation is collected under the authority of the <i>Western Economic Diversification Act</i>. This information will be treated in accordance with that Act and with the <i>Access to Information Act</i> and the <i>Privacy Act</i>. These laws govern, protect and limit the collection, use and disclosure of personal and confidential information by federal government departments and agencies. Information provided to WD is secured from unauthorized disclosure and use. WD acknowledges an individual's rights to privacy of their information, and personal information provided on this application is described in the <i>Personal Information Bank</i> entitled "<i>Grants and Contributions (GCs) Programs</i>", number <i>WED-PPU-055</i>. <p>For further information about WD's information holdings and your rights under the <i>Access to Information Act</i> and <i>Privacy Act</i>, consult the Government of Canada's Info Source publication at www.infosource.gc.ca.</p> <p>I authorize WD, its officials, employees, agents and contractors to make enquiries of such persons, firms, corporations, federal, provincial and municipal government departments/agencies, and non-profit, economic development or other organizations as may be appropriate, and to collect and share information with them, as WD deems necessary in order to assess this application, to administer and monitor the implementation of the subject project, and to evaluate the results of the project and related Programs.</p>								
67a. <input type="checkbox"/> I have read and agree with the applicant acknowledgements *								
<table border="1"> <tr> <td>67b. Name:</td> <td>*</td> <td>68. Title:</td> <td>*</td> </tr> <tr> <td>69. Date:</td> <td></td> <td></td> <td></td> </tr> </table>	67b. Name:	*	68. Title:	*	69. Date:			
67b. Name:	*	68. Title:	*					
69. Date:								



City of Richmond

Report to Committee

To: Planning Committee **Date:** May 14, 2015
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
General Manager, Community Services 01
Re: **Housing Agreement Bylaw No. 9227 to Permit the City of Richmond to Secure Affordable Housing Units located at 8111 Granville Avenue/8080 Anderson Road (Storeys)**

Staff Recommendation

That Housing Agreement Bylaw No. 9227 be introduced and given first, second, and third readings to permit the City to enter into a Housing Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9227 (attached) to secure 129 affordable housing dwelling units in the proposed development (Storeys) located at 8111 Granville Avenue and 8080 Anderson Road (Attachment 1).

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of subsidized rental housing to meet the needs of low income households as a key housing priority for the City.

Integra Architecture has applied to the City of Richmond for a Development Permit on behalf of a Non-Profit Consortium consisting of six (6) non-profit societies, including: Atira Women's Resource Society, Coast Foundation Society (1974), S.U.C.C.E.S.S. (also known as United Chinese Community Enrichment Services Society), Tikva Housing Society, Turning Point Housing Society and the Pathways Clubhouse Society of Richmond. The submitted application was in response to a joint Expression of Interest issued in 2011 by the City of Richmond and BC Housing for affordable housing and community service space development on the City-owned site. Council has approved granting a long-term (60 year) lease of the site to the Non-Profit Consortium members.

Because there is no rezoning associated with this project, no Public Hearing was held.

The Development Permit was endorsed by the Development Permit Panel on February 26, 2014, subject to a Housing Agreement and Housing Covenant being registered on title to secure 129 affordable housing units with maximum rents and tenant income as established by the City's Affordable Housing Strategy for subsidized rental housing. The proposed Housing Agreement Bylaw for the subject development (Bylaw No. 9227) is presented as attached. It is recommended that the Bylaw be introduced and given first, second and third readings. Following the adoption of the Bylaw and the registration of the ground lease, the City will be able to execute the Housing Agreement and arrange for notice of the agreement to be filed in the Land Title Office.

Analysis

The proposed Storeys development consists of 129 affordable housing dwelling units, approximately 2,090 m² (22,500 ft²) of community service space and three levels of parking. The community service component includes multi-purpose programmed space, community service space, non-profit society office space, and a social enterprise coffee shop. All dwelling units will incorporate Basic Universal Housing features. The community service and programmable tenant amenity spaces will be programmed to support healthy connections, as well as formal and informal community and tenant supports.

The subject development will deliver a total of 129 residential units as follows:

Figure 1: Residential Units

Unit Type	Unit Totals
Studio	85 units
1 Bedroom	32 units
2 Bedroom	4 units
3 Bedroom	8 units
Total	129 units

The development will also deliver 2,090 m² (22,500 ft²) of community service and programmable tenant amenity spaces as follows:

Figure 2: Community Service and Tenant Amenity Spaces

Community Service and Programmable Spaces	General Description
Level 1	Non-Profit offices, social enterprise coffee shop
Level 2	Resource centre, multi-purpose space, administration and reception area, and classrooms
Level 3 and 4	Pathways administration, multi-purpose room, and dining and kitchen area
Level 7	Coast administration, meeting room, dining and kitchen area

The Housing Agreement applies to the affordable housing dwelling units and restricts the annual household incomes for eligible occupants, as well as specifies that the units must be made available at subsidized rental rates in perpetuity. The eligible single household income is \$34,000 and less. The eligible family household income is \$55,500 or less. Permitted rents are determined on unit and household type and range from \$510 to \$1,375. Income thresholds and rents will be subject to annual Consumer Price Index adjustments and other restrictions. Rent rates are outlined in Schedule A of the Housing Agreement. The Agreement also specifies that occupants of the affordable dwelling units shall enjoy access to and use of on-site and outdoor amenity spaces.

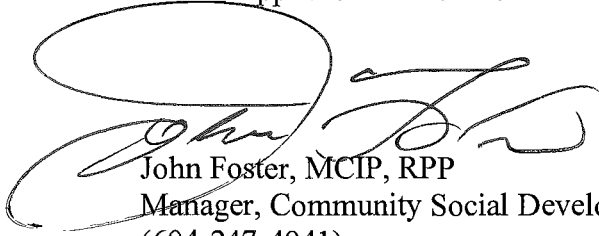
The Non-profit Consortium Members have all agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the 129 dwelling units as affordable housing in perpetuity.

Financial Impact

None.

Conclusion

In accordance with the Local Government Act (Section 905), adoption of Bylaw No. 9227 is required to permit the City to enter into a Housing Agreement which together with the Housing Covenant, to be registered against the Non-Profit Consortium Members leasehold interest, will act to secure 129 affordable dwelling units that are proposed in association with Development Permit Application 12-605094.

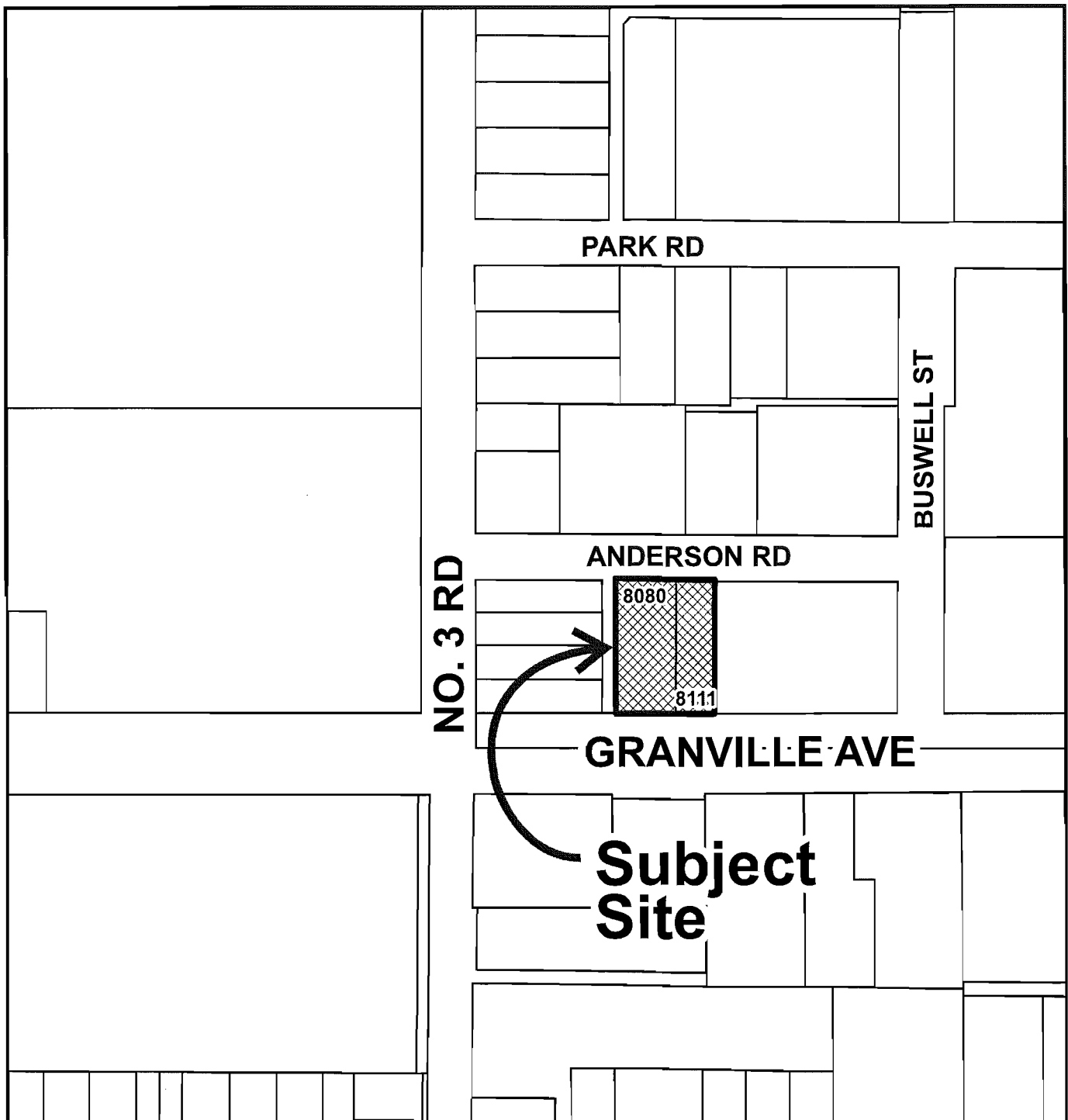
A handwritten signature in black ink, appearing to read 'John Foster', is written over a large, empty oval shape.

John Foster, MCIP, RPP
Manager, Community Social Development
(604-247-4941)

Att. 1: Map of Subject Property
2: Housing Agreement to Bylaw No. 9227



City of
Richmond



8111 Granville Avenue
& 8080 Anderson Road

Original Date: 02/27/15

Revision Date 00/00/00:

Note: Dimensions are in METRES



**Housing Agreement (8111 Granville Avenue and 8080 Anderson Road)
Bylaw No. 9227**

The Council of the City of Richmond enacts as follows:

1. The Mayor and Corporate Officer for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with Turning Point Housing Society on behalf of a non-profit consortium consisting of:
 - (a) Atira Women's Resource Society;
 - (b) Coast Foundation Society (1974);
 - (c) S.U.C.C.E.S.S. (Also known as United Chinese Community Enrichment Services Society);
 - (d) Tikva Housing Society;
 - (e) Turning Point Housing Society; and
 - (f) Pathways Clubhouse Society of Richmond

in respect to lands and premises legally described as:

PID: 000-562-203 Lot 2, Block 5, Section 9, Block 4 North Range 6 West New
Westminster District Plan 6498

PID: 001-973-355 Lot 1, Block 5, Section 9, Block 4 North Range 6 West New
Westminster District Plan 6498

2. This Bylaw is cited as "**Housing Agreement (8111 Granville Avenue And 8080 Anderson Road) Bylaw No. 9227**".

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



Schedule A to Bylaw No. 9227

To Housing Agreement (8111 Granville Avenue and 8080 Anderson Road) Bylaw No. 9227

HOUSING AGREEMENT BETWEEN the City of Richmond and Turning Point Housing Society on behalf of a Non-Profit Consortium consisting of: Atira Women's Resource Society, Coast Foundation Society (1974), S.U.C.C.E.S.S. (Also known as United Chinese Community Enrichment Services Society), Tikva Housing Society, Turning Point Housing Society, and Pathways Clubhouse Society of Richmond.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the _____ day of _____, 20____.

BETWEEN:

TURNING POINT HOUSING SOCIETY, a society pursuant to the laws of the Province of British Columbia (Inc. No. S-0059143) having an office at 10411 Odlin Road, Richmond, BC V6X 1E3

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

AND:

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

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

WHEREAS:

- A. Section 905 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration and management of housing units and rent which may be charged for housing units;
- B. The City is the registered owner of the Lands (as hereinafter defined) and the City has pursuant to the Ground Lease (as hereinafter defined) granted the Operator a leasehold interest in the Lands;
- C. Following construction of mixed residential/non-residential building on the Lands, the Operator will deposit a leasehold strata plan with respect to the Lands in the LTO (as hereinafter defined), and the Ground Lease will be converted into individual Strata Lot Leases (as hereinafter defined), pursuant to which each member of the Consortium will be the tenant of a Strata Lot or Strata Lots (hereinafter defined); and
- D. The Operator and the City wish to enter into this Agreement (as hereinafter 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 Operator and the City covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy dated May 9, 2007, and approved by the Richmond City Council on May 28, 2007, as amended as of the date of this Agreement, and as may be further amended by the City from time to time in its sole discretion;
- (b) **“Affordable Housing Unit”** means a residential dwelling unit or units located or to be located on the Lands and designated as such in accordance with a building permit and/or development permit issued by the City, whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof;
- (c) **“Agreement”** means this agreement as it may be amended or modified from time to time together with all schedules, appendices and attachments attached hereto;
- (d) **“Business Day”** means any day except Saturday, Sunday or any “holiday” as defined under the *Interpretation Act*;
- (e) **“City”** means the City of Richmond when referring to the corporate entity;
- (f) **“City Solicitor”** means the individual appointed from time to time to be the City Solicitor of the Law Department of the City, or his or her designate;
- (g) **“Commission”** means the British Columbia Housing Management Commission or its successors in function;
- (h) **“Consortium”** means collectively:
 - (i) Atira Women’s Resource Society;
 - (ii) S.U.C.C.E.S.S. (Also Known as United Chinese Community Enrichment Services Society);
 - (iii) Coast Foundation Society (1974);
 - (iv) Tikva Housing Society;
 - (v) Pathways Clubhouse Society of Richmond; and
 - (vi) the Operator;

and their permitted assigns pursuant to the terms of the Strata Lot Leases, each being a member of the Consortium, but does not include any person after such person has sold, assigned or transferred all of its leasehold interest in the Lands in accordance with the applicable Strata Lot Lease and this Agreement;

- (i) **“Co-owner’s Agreement”** means the co-owner’s agreement, as may be amended from time to time, among the members of the Consortium, the City and the Strata Corporation;
- (j) **“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;
- (k) **“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 Operator by the City pursuant to section 6.1 of this Agreement. In the absence of any obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (l) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Department Applications Department of the City and his or her designate;
- (m) **“Eligible Individual”** means an individual with an annual income of \$34,000 or less, provided that, commencing January 1, 2015 and each year thereafter, such annual income shall be adjusted, plus or minus, in accordance with any change in CPI since January 1, 2014. In the absence of obvious error or mistake, any calculation by the City of an Eligible Individual’s permitted income in any particular year shall be final and conclusive;
- (n) **“Eligible Family”** means a Family with an aggregate household annual income of \$55,500 or less, provided that, commencing January 1, 2015 and each year thereafter, such annual income shall be adjusted, plus or minus, in accordance with any change in CPI since January 1, 2014. In the absence of obvious error or mistake, any calculation by the City of an Eligible Family’s permitted income in any particular year shall be final and conclusive;
- (o) **“Eligible Occupant”** means an Eligible Individual or an Eligible Family;
- (p) **“Excess Charges”** means, to the extent applicable, any fees or charges of any nature whatsoever that are or may be charged in respect of the tenancy of an Affordable Housing Unit that are not Permitted Rents, and includes without limitation insurance costs and user fees but does not include any hydro, internet or cable billed directly to an Eligible Occupant by a service provider or any premiums or deductibles of any contents insurance maintained by an Eligible Occupant;

- (q) **“Family”** means a household that contains as least one census family, that is, a married couple with or without children, or a couple living common-law with or without children, or a lone parent or guardian living with one or more children;
- (r) **“Ground Lease”** means the lease dated _____ entered into among the City, the Operator, the Commission and the Provincial Rental Housing Corporation pursuant to which the Operator leases the Lands from the City, as may be amended from time to time;
- (s) **“Guidelines”** means the City’s guidelines for subsidized rental housing in effect from time to time;
- (t) **“Housing Covenant”** means the agreements, covenants and charges in respect to the Affordable Housing Units granted by the Operator to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) registered or to be registered against the Operator’s leasehold interest in to the Lands, as it may be amended or replaced from time to time;
- (u) **“Indemnified Parties”** means the City and its elected officials, officers, directors, employees, agents, contractors, subcontractors, permittees and invitees and their heirs, executors, administrators, personal representatives, successors and assigns and each of the City’s subsidiary, affiliated or associated corporations and all others for whose conduct the City is responsible in law;
- (v) **“Interpretation Act”** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (w) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (x) **“Lands”** means the lands and premises located at 8111 Granville Avenue and 8080 Anderson Road, Richmond, BC and legally described as PID 001-973-355 Lot 1, Block 5, Section 9, Block 4 North, Range 6 West, New Westminster District, Plan 6498 and PID 000-562-203 Lot 2, Block 5, Section 9, Block 4 North, Range 6 West, New Westminster District, Plan 6498, as the same may be Subdivided;
- (y) **“Local Government Act”** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (z) **“LTO”** means the New Westminster Land Title Office or its successor;
- (aa) **“Manager, Community Social Development”** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;

- (bb) **“Operating Agreements”** means the Community Partnership Initiative Operating Agreements, the terms of which shall be co-terminus with the term of the Ground Lease, entered into between the Commission and each member of the Consortium, which provide, among other things, for the Commission to provide assistance to the Operator in relation to the Operator’s cost of acquiring, developing or operating the Lands with no ongoing subsidies, as may be amended from time to time;
- (cc) **“Operations Management Plan”** means all policies, procedures and manuals adopted and used by the Operator or by a member of the Consortium, as appropriate depending on the Affordable Housing Unit, for the operation and management of the Affordable Housing Units, including without limitation, resident eligibility criteria and waiting lists, application procedures and guidelines, tenancy agreements and addenda, tenant regulations and manuals and tenant’s insurance requirements for each member of the Consortium;
- (dd) **“Operator”** means the party described on page 1 of this Agreement as the Operator and any subsequent leasehold tenant of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a leasehold tenant of an Affordable Housing Unit from time to time, but excludes a Tenant;
- (ee) **“Permitted Rents”** means the rents set out for each member of the Consortium in Appendix A hereto, provided that the rents set out in Appendix A may be increased once per year in accordance with any positive change in CPI between the date on which a final building permit granting occupancy is issued for all of the residential Strata Lots on the Lands and the month in which the rent is being increased, but provided always that:
 - (i) 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*;
 - (ii) the highest Permitted Rents for each of the studio and one bedroom Affordable Housing Units on the Lands for each member of the Consortium, plus the amount of the Excess Charges, if any, charged in respect of such unit shall not exceed the amount established from time to time in the City’s Affordable Housing Strategy as the maximum rent for affordable studio low end of market rental housing, being on the reference date of this Agreement \$850 per month (see Addendum No. 3 of the Affordable Housing Strategy as amended from time to time);
 - (iii) the highest Permitted Rents for each of the two bedroom and three bedroom Affordable Housing Units on the Lands for each member of the Consortium, plus the amount of the Excess Charges, if any, charged in respect of such unit shall not exceed \$75 per month less than the amount established from time to time in the City’s Affordable Housing Strategy as

the maximum rent for affordable three bedroom low end of market rental housing, being on the reference date of this Agreement \$1,437 per month (see Addendum No. 3 of the Affordable Housing Strategy as amended from time to time); and

- (iv) the rents may be further increased with the approval of the City to cover unexpected increases in operating, maintenance and servicing costs.

In the absence of obvious error or mistake, any calculation by the City of the Permitted Rents in any particular year shall be final and conclusive;

- (ff) **“Related Agreements”** means the Housing Covenant, the Ground Lease, the Strata Lot Leases, the Operating Agreements, the Co-owner’s Agreement and the Operations Management Plan, as such agreements may be amended from time to time, together with any other agreements that may be entered into between the City and any member of the Consortium with respect to the Lands or the affordable housing project located thereon;
- (gg) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (hh) **“Strata Corporation”** means the corporation created by the provisions of the *Strata Property Act* upon the deposit in the LTO of the leasehold strata plan pertaining to the Lands;
- (ii) **“Strata Lot”** means a strata lot, whether residential or non-residential, created by the deposit in the LTO of the leasehold strata plan pertaining to the Lands;
- (jj) **“Strata Lot Leases”** means the leases for the various Strata Lots among the City, as landlord, the Operator, as tenant, the Commission and the Provincial Rental Housing Corporation arising from the conversion of the Ground Lease pursuant to Section 203(1) of the *Strata Property Act* upon deposit in the LTO of the leasehold strata plan pertaining to the Lands, as assigned and assumed by the other members of the Consortium and the Strata Corporation, as may be amended from time to time;
- (kk) **“Strata Property Act”** means the *Strata Property Act*, S.B.C. 1998, Ch. 43, and amendments thereto, including without limitation, the *Strata Property Amendment Act*, S.B.C. 1999, Ch. 21, together with all regulations passed from time to time pursuant thereto, or, any successor legislation in effect from time to time;
- (ll) **“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, including without limitation subdivision of the Lands by way of a leasehold strata plan under Part 12 of the *Strata Property Act*;

- (mm) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit;
- (nn) **“Tenant”** means an Eligible Occupant of an Affordable Housing Unit by way of a Tenancy Agreement; and
- (oo) **“Zoning Bylaw”** means the City of Richmond Zoning Bylaw No. 8500, as may be amended or replaced from time to time.

1.2 In this Agreement:

- (a) except as otherwise expressly set out, where any provision in this Agreement provides for any approval, consent, or agreement of any party to this Agreement, with respect to any matter:
 - (i) it must be obtained prior to any action being taken thereon;
 - (ii) it must be requested and responded to in writing; and
 - (iii) it must not be unreasonably delayed or withheld, except if this Agreement otherwise expressly stipulates or if the City is acting in its capacity as regulator in which case the discretion, rights, duties and powers of the City or the Council of the City under any enactment or at common law cannot be fettered or limited in any way;
- (b) if the singular, masculine, or neuter is used, the same will be deemed to include reference to the plural, feminine, or body corporate according to the context in which it is used. The words "herein", "hereby", "hereunder" and words of similar import refer to this Agreement as a whole and not to any particular part, section or subsection hereof;
- (c) the division into articles and the insertion of headings are for convenience of reference only and are not intended to govern, limit, or aid in the construction of any provision. In all cases, the language in this Agreement will be construed simply, according to its fair meaning, and not strictly for or against any party. 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 will be of the essence. If any party expressly or impliedly waives the requirement that time will be of the essence, that party may re-instate that requirement by delivering notice to any other party who is affected. If a time is specified in this Agreement for observing or performing any obligation, such time will be the then local Vancouver, British Columbia time;
 - (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 Occupant, 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) the word “including” when following any general statement, term, or matter is not to be construed to limit such general statement, term, or matter to the specific items or matters set forth immediately following such word or to similar items or matters whether or not non-limiting language such as “without limitation” or “but not limited to” or words of similar import is used with reference thereto, but rather such general statement, term, or matter is to be construed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such general statement, term, or matter.
- 1.3 The obligations of the Operator to the City in this Agreement are in addition to and not in substitution of the obligations of the Operator to the City set out in the Related Agreements. In the event that there is a conflict between the terms and conditions of this Agreement and the terms and conditions of any of the Related Agreements, the terms and conditions of this Agreement shall, so far as is necessary to resolve such conflict, prevail.

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Operator agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Occupant. An Affordable Housing Unit must not be occupied by the Operator, the directors or family members of the directors of the Operator or other members of the Consortium (unless such directors or family members qualify as Eligible Occupants), or any tenant or guest of the Operator, other than an Eligible Occupant. For the purpose of this Article, “permanent residence”, means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Occupant.
- 2.2 Within 30 days after receiving notice from the City, the Operator 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 B, sworn by the Operator, containing all of the

information required to complete the statutory declaration. The City may request such statutory declaration in respect of each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Operator may have already provided such statutory declaration in the particular calendar year, the City may request and the Operator shall provide to the City such further statutory declarations as requested by the City in respect of an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Operator is in breach of any of its obligations under this Agreement.

- 2.3 The City acknowledges having approved the Operations Management Plan, and the Operator agrees that it, and each member of the Consortium, will not amend or revise the Operations Management Plan without the approval of the City.
- 2.4 The Operator hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Operator is complying with this Agreement.

ARTICLE 3

MANAGEMENT, DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Operator will operate and manage each Affordable Housing Unit and the Strata Lots in accordance with the Affordable Housing Strategy, Guidelines and Related Agreements, unless otherwise agreed to by the Operator, the Director of Development and the Manager, Community Social Development.
- 3.2 The Operator will, or will include a clause in each Tenancy Agreement requiring the Tenant to, repair and maintain the Affordable Housing Unit in good order and condition, excepting reasonable wear and tear.
- 3.3 The Operator will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.4 Upon the creation of the Strata Corporation, each member of the Consortium will deliver to the City, and will cause the Strata Corporation to deliver to the City, at the City's election, either:
 - (a) an assumption agreement which will be binding and enforceable by the City against the Strata Corporation and that member of the Consortium whereby the Strata Corporation and that member of the Consortium will agree to assume and be bound by the Operator's obligations under this Agreement with respect to the Strata Lot(s) in which that Consortium member has a leasehold interest; or
 - (b) a new housing agreement pursuant to section 905 of the *Local Government Act* with respect to the Strata Lot(s) in which that Consortium member has a leasehold interest, in the same form as this Agreement except with respect to the description of the Lands or as otherwise agreed by the parties;

together with a priority agreement from all prior charge holders granting this Agreement as assumed or the new housing agreement, as applicable, priority over such charges and any other agreements or documents as may be reasonably required by the City, all in a form prepared or approved by the City. If the City elects to require new housing agreements from each member of the Consortium pursuant to Section 3.4(b), upon final registration in the LTO of new housing agreements for every Strata Lot, all priority agreements required by the City and any other documents as may be reasonably required by the City, the City will, at the request of the Consortium members, execute a discharge of this Agreement in registrable form for submission to the LTO. The costs of preparing and registering such discharge will be borne solely by the members of the Consortium.

3.5 The Operator must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Occupant 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 Rents applicable to that size of Affordable Housing Unit;
- (c) the Operator will allow the Tenant and any other permitted occupant of an Affordable Housing Unit to have full access to and unlimited use and enjoyment of all common property, the limited common property designated for the use of the Strata Lot of which that Affordable Housing Unit is a part, or other common areas, facilities or amenities of the Strata Corporation, including without limitation parking facilities, all in accordance with the Zoning Bylaw and the bylaws and regulations of the Strata Corporation, provided that such bylaws and regulations of the Strata Corporation do not unreasonably restrict the Tenant or any permitted occupant's access to and use of such properties, areas, facilities and amenities;
- (d) the Operator will not require the Tenant or any other permitted occupant of an Affordable Housing Unit 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 of the Strata Corporation, including without limitation parking facilities, 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 Operator may charge the Tenant the Operator's cost, if any, of providing cablevision, telephone, other telecommunications, gas, or electricity fees, charges or rates;
- (e) the Operator will make available at its main business office in the Lower Mainland a copy of this Agreement for review by the Tenant during normal business hours;

- (f) the Operator 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;
- (g) the Operator will include in the Tenancy Agreement a clause entitling the Operator to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Occupant;
 - (ii) the annual income of an Eligible Occupant rises above the applicable maximum amount specified in section 1.1(m) or section 1.1(n) 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 60 days 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 Operator hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.5(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(m) or section 1.1(n), as applicable, 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 3.5(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Operator provided the notice of termination to the Tenant. The Operator acknowledges and agrees that no compensation is payable, and the Operator is not entitled to and will not claim any compensation from the City, for any payments that the Operator may be required to pay to the Tenant under the *Residential Tenancy Act*, whether or not such payments relate directly or indirectly to the operation of this Agreement;

- (h) 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
- (i) the Operator will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

- 3.6 If the Operator has terminated the Tenancy Agreement, then the Operator 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 AND REPLACEMENT OF AFFORDABLE HOUSING UNIT

- 4.1 The Operator will not demolish an Affordable Housing Unit other than in accordance with the provisions of the Ground Lease and the Strata Lot Leases, as applicable. The Operator will use and occupy any replacement residential Strata Lot in compliance with this Agreement and the Related Agreements and all such agreements will apply to any replacement residential Strata Lot to the same extent and in the same manner as those agreements apply to the original Strata Lot, and the residential Strata Lot must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5

STRATA CORPORATION BYLAWS

- 5.1 Any bylaw of the Strata Corporation which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.2 The Strata Corporation shall not pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.3 The Strata Corporation shall not pass any bylaw or approve any levies which would result in only the Operator or the Tenant or any other permitted occupant of an Affordable Housing Unit 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, including without limitation any charges or fees for the use of the parking facilities, notwithstanding that the Strata Corporation may levy such charges or fees on the non-residential Strata Lots or their occupants or visitors.
- 5.4 The Strata Corporation shall not pass any bylaw or make any rule which would restrict the Operator or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, the limited common property designated for the use of the Strata Lot of which that Affordable Housing Unit is a part or other common areas, facilities or amenities of the Strata Corporation, including without limitation the parking facilities, 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 the Affordable Housing Units.
- 5.5 Notwithstanding Sections 5.3 and 5.4, the Strata Corporation may pass bylaws and approve levies which result in the leasehold owners or other permitted occupants of the non-residential Strata Lots paying charges or fees for the use of the common property, limited common property or other common areas, facilities or amenities of the Strata Corporation,

including without limitation the parking facilities, that are not also paid by the Operator, the Tenant or any other occupant of an Affordable Housing Unit. The Strata Corporation may also pass bylaws or make rules that restrict the leasehold owners or other permitted occupants of the non-residential Strata Lots from using or enjoying any common property, limited common property or other common areas, facilities or amenities of the Strata Corporation that are specific to or designated for the Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Operator agrees that, in addition to any other remedies available to the City under this Agreement, the Related Agreements 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 Rents or the Operator is otherwise in breach of any of its obligations under this Agreement, the Operator will pay the Daily Amount to the City for every day that the breach continues after thirty (30) days written notice from the City to the Operator stating the particulars of the breach. For greater certainty, the Operator will not be required to pay the Daily Amount to the City with respect to any breach of this Agreement until any applicable cure period set out in this Agreement has expired. The Daily Amount is due and payable thirty (30) business days following receipt by the Operator of an invoice from the City for the same, and such invoice will be given and deemed received in accordance with Section 8.10 [*Notice*] of this Agreement.
- 6.2 The Operator and the Strata Corporation each acknowledge and agree that a default by the Operator or the Strata Corporation of any of its promises, covenants, representations or warranties set-out in any of the Related Agreements shall also constitute a default under this Agreement, but that the Operator will not be required to pay the Daily Amount pursuant to Section 6.1 for breach of one or more of the Related Agreements.

ARTICLE 7 DISPUTE RESOLUTION

- 7.1 Any dispute between the parties in connection with this Agreement may be submitted to arbitration and such arbitration will be in accordance with the procedure set out in this 7.1 and the provisions of the *Arbitration Act* of British Columbia as may be amended or replaced from time to time:
- (a) all arbitration proceedings conducted pursuant to this Agreement will be conducted in Richmond, British Columbia;
 - (b) any arbitration award will be in writing and will contain the reasons for the award as well as a decision regarding payment of costs by the parties to the arbitration;
 - (c) within 15 days from the date on which one party notifies the other, or others as the case may be, of an intention to arbitrate the dispute, the matter will be referred to a single arbitrator with expertise in the matter being arbitrated;

- (d) if the parties to the dispute cannot agree upon a single arbitrator within the 15 days from the date on which one party notifies the other, or others as the case may be, of an intention to arbitrate the dispute, then any party to the dispute may apply to the Supreme Court of British Columbia to have it select an arbitrator;
 - (e) the arbitrator appointed by the parties to the dispute, or the Court, as the case may be, will hand down a decision within 30 days after that arbitrator is appointed;
 - (f) if that arbitrator does not hand down a decision within that 30 day period, then any party to the dispute may, by giving notice to the other, cancel the appointment of the arbitrator, and initiate new arbitration proceedings by a new request and appointment; and
 - (g) each party will bear its own expense of preparing and presenting its case to the arbitrator, irrespective of whether any such expense was incurred or contracted for prior to the commencement of the arbitration process, including the expenses of appraisals, witnesses and legal representation. The fees of the arbitrator will be paid as determined by the arbitrator.
- 7.2 The arbitrator will not have the power to grant provisional or conservatory measures including injunctions, restraining orders and specific performance, and each party reserves its rights to apply for such remedies to any ordinary court of competent jurisdiction, in which case such party may apply directly to such court without complying with Article 7.
- 7.3 The arbitration conducted pursuant to this Agreement will not, unless otherwise agreed by the parties, be binding on the parties thereto, and notwithstanding Article 7, at any time before, during or after the conclusion of the arbitration any party to the dispute may elect to have the dispute submitted to a court of competent jurisdiction.

ARTICLE 8 MISCELLANEOUS

8.1 Housing Agreement

The Operator acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under section 905 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate Strata Lot or part of a separate Strata Lot, the City may file notice of this Agreement in the LTO against the Operator's leasehold interest in the Strata Lot and may note this Agreement on the index of the common property of the Strata Corporation stored in the LTO as well;

- (c) where the Lands have not yet been Subdivided to create the separate legal parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the Operator's leasehold interest in the Lands. 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 Strata Lots which contain the Affordable Housing Units, and the City Solicitor shall without further City Council approval, authorization or bylaw, at the request and expense of the Operator, partially discharge this Agreement accordingly. The Operator acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect in perpetuity and, but for the partial discharge, otherwise unamended. Further, the Operator acknowledges and agrees that this Agreement shall remain noted on the Strata Corporation's common property sheet in perpetuity in addition to against the leasehold interest in those residential Strata Lots created upon the Subdivision of the Lands;
- (d) this Agreement secures 129 Affordable Housing Units comprising 85 studio units, 32 one bedroom units, 4 two bedroom units and 8 three bedroom units together with non-residential spaces to complement the social programing and use of the Affordable Housing Units; and
- (e) subject to the terms and conditions of this Agreement, this Agreement shall apply in perpetuity.

8.2 **Modification**

Subject to section 8.1 of this Agreement, this Agreement may not be modified or amended except by a bylaw duly passed by the Council of the City and an instrument in writing of equal formality herewith executed by all of the parties hereto or by their successors or permitted assigns. This Agreement will not be modified or amended so as to conflict with the Operating Agreements without the consent of the Commission.

8.3 **Management**

The Operator covenants and agrees that it will, at its cost, furnish good and efficient management of the Affordable Housing Units in accordance with the terms of the Related Agreements. Notwithstanding the foregoing, the Operator acknowledges and agrees that the City, in its absolute discretion, may require the Operator, at the Operator's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

8.4 **Indemnity**

Unless resulting from the negligence or willful acts of the City or its elected officials, officers, directors, employees, agents or contractors, the Operator shall indemnify and save harmless the Indemnified Parties from and against all losses, judgments, builder's liens, damages, costs (including, without limitation, legal costs and defence costs on a solicitor and own client basis), expenses, liabilities, actions, proceedings, suits, debts,

accounts, claims and demands, including any and all claims of third parties, which the Indemnified Parties may suffer or incur or be put to, arising out of or in connection with:

- (a) this Agreement;
- (b) the License Agreement dated for reference November 1, 2013 between the City and Turning Point Housing Society;
- (c) the occupation and use of the Lands, including the Affordable Housing Units, by the Operator or any officers, directors, employees, agents, contractors, subcontractors, permittees or invitees of the Operator, any Eligible Occupant or any other person; including any injury or death to any person, or damage to or loss of any property owned by any person, occurring in or on lands adjacent to the Lands relating to or arising from such occupation and use of the Lands;
- (d) injury or death to any person or damage to or loss of any property owned by any person occurring in or about the Lands, including the Affordable Housing Units, or relating to or arising from the occupation or use of the Lands (including claims under the *Occupier's Liability Act*) by the Operator or any of its officers, directors, employees, agents, contractors, subcontractors, permittees or invitees or any of their machinery, tools, equipment and vehicles;
- (e) any breach of this Agreement on the part of the Operator or its officers, directors, employees, agents, contractors, subcontractors, permittees or invitees;
- (f) the Indemnified Parties:
 - (i) reviewing, accepting or approving any documents submitted to the City hereunder;
 - (ii) withholding any permission or any building permits, development permits, occupancy permits, or subdivision approvals in relation to the Lands;
 - (iii) performing any work in accordance with the terms of this Agreement or requiring the Operator to perform any work pursuant to this Agreement;
 - (iv) exercising discretion for any matter relating to this Agreement;
 - (v) exercising any rights under this Agreement or an enactment;
- (g) any act done or neglect caused by the Operator or its respective officers, directors, employees, agents, contractors, subcontractors, permittees or invitees during the term of this Agreement in relation to anything occurring on the Lands, or on or in the improvements thereon, or in regard to any machinery, equipment or other property of any nature whatsoever thereon or therein; and/or

- (h) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Units or the enforcement of any Tenancy Agreement.

This indemnity is an integral part of this Agreement.

8.5 Release

Unless resulting from the negligence or willful acts of the City or its elected officials, officers, directors, employees, agents or contractors, the Operator hereby releases and forever discharges the Indemnified Parties from any and all losses, judgments, builder's liens, damages, costs (including, without limitation, legal costs and defence costs on a solicitor and own client basis), expenses, liabilities, actions, proceedings, suits, debts, accounts, claims and demands, including any and all claims of third parties, which the Operator or its officers, directors, employees, agents, contractors, subcontractors, permittees or invitees may have against the Indemnified Parties arising out of or in connection with:

- (a) this Agreement;
- (b) the License Agreement dated for reference November 1, 2013 between the City and Turning Point Housing Society;
- (c) the occupation and use of the Lands, including the Affordable Housing Units, by the Operator or any officers, directors, employees, agents, contractors, subcontractors, permittees or invitees of the Operator, any Eligible Occupant or any other person; including any injury or death to any person, or damage to or loss of any property owned by any person, occurring in or on lands adjacent to the Lands relating to or arising from such occupation and use of the Lands;
- (d) injury or death to any person or damage to or loss of any property owned by any person occurring in or about the Lands, including the Affordable Housing Units, or relating to or arising from the occupation or use of the Lands (including claims under the *Occupier's Liability Act*) by the Operator or any of its officers, directors, employees, agents, contractors, subcontractors, permittees or invitees or any of their machinery, tools, equipment and vehicles;
- (e) any breach of this Agreement on the part of the Operator or its officers, directors, employees, agents, contractors, subcontractors, permittees or invitees;
- (f) the Indemnified Parties:
 - (i) reviewing, accepting or approving any documents submitted to the City hereunder;
 - (ii) withholding any permission or any building permits, development permits, occupancy permits, or subdivision approvals in relation to the Lands;

- (iii) performing any work in accordance with the terms of this Agreement or requiring the Operator to perform any work pursuant to this Agreement;
- (iv) exercising discretion for any matter relating to this Agreement;
- (v) exercising any rights under this Agreement or an enactment;
- (g) any act done or neglect caused by the Operator or its respective officers, directors, employees, agents, contractors, subcontractors, permittees or invitees during the term of this Agreement in relation to anything occurring on the Lands, or on or in the improvements thereon, or in regard to any machinery, equipment or other property of any nature whatsoever thereon or therein; and/or
- (h) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Units or the enforcement of any Tenancy Agreement.

8.6 **Survival**

The obligations of the Operator set out in this Agreement will survive the termination or discharge of this Agreement, including without limitation the obligation of the Operator to indemnify, save harmless and release the Indemnified Parties under the provisions of this Agreement which will apply and continue notwithstanding the termination of this Agreement or breach of this Agreement by the City, anything in this Agreement to the contrary notwithstanding.

8.7 **Priority**

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

8.8 **City's Powers Unaffected**

This Agreement does not:

- (a) affect, fetter or limit the discretion, rights, duties or powers of the City or the Council 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 Operator from complying with any enactment, including in relation to the use or subdivision of the Lands.

8.9 Agreement for Benefit of City Only

The Operator 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 Operator, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building thereon or any portion thereof, including any Affordable Housing Unit; and
- (c) the City shall have no liability to any person for the release or discharge of this Agreement.

8.10 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 Operator 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.

8.11 Notice

All notices, demands or requests of any kind which a party may be required or permitted to serve on another party in connection with this Agreement, must be given in writing and shall be sufficiently given if served personally upon the party or an executive officer of the party for whom it is intended or mailed by prepaid registered mail or by fax or sent by e-mail to the applicable address as follows:

- (a) to the City:

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
Attention: City Clerk
Fax: (604) 276-5139

with a copy to the Manager, Community Social Development:

City of Richmond

6911 No. 3 Road
Richmond BC V6Y 2C1
Attention: Manager, Community Social Development
Fax: (604) 276-4132

and the City Solicitor

City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
Attention: City Solicitor
Fax: (604) 276-5139

(b) to the Operator, to the address as set out on the leasehold interest for the Lands:

Turning Point Housing Society
10411 Odlin Road, Richmond, BC V6X 1E3
Attention: Executive Director
Fax: (604) _____
Email: _____

With a copy to James B. Myers Law Corporation:

619 - 610 Granville Street, Vancouver, BC V6C 3T3
Attention: James B. Myers
Fax No: 604-682-2348
Email: jbmyers@telus.net

or to any other address, fax number or individual that the party designates. Any party may, from time to time, give notice to the other party of any change of address, fax number or e-mail address.

Any notice, demand or request which is validly:

- (c) delivered on a Business Day will be deemed to have been given on that Business Day;
- (d) delivered on a day that is not a Business Day will be deemed to have been given on the next Business Day;
- (e) sent by prepaid registered mail will be deemed to have been given on the third Business Day after the date of mailing, except in the case of postal disruption;
- (f) sent by e-mail will be deemed to have been given only upon confirmation of receipt by the recipient; and

- (g) transmitted by fax on a Business Day:
 - (i) and for which the sending party has received confirmation of transmission before 3:00 p.m. (local time at the place of receipt) on that Business Day, will be deemed to have been given on that Business Day,
 - (ii) and for which the sending party has received confirmation of transmission after 3:00 p.m. (local time at the place of receipt) on that Business Day, will be deemed to have been given on the next Business Day, and
 - (iii) transmitted by fax on a day that is not a Business Day, will be deemed to have been given on the next Business Day.

If a notice, demand or request has been validly sent by prepaid registered mail and before the third Business Day after the mailing there is a discontinuance or interruption of regular postal service so that the notice, demand or request cannot reasonably be expected to be delivered within three Business Days after the mailing, the notice, demand or request will be deemed to have been given when it is actually received.

8.12 **Enuring Effect**

Except as otherwise herein expressly set out, the provisions of this Agreement will enure to the benefit of and be binding upon the successors and permitted assigns of each of the parties hereto.

8.13 **Severability**

If any provision contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provisions of this Agreement which will be construed as if such invalid, illegal, or unenforceable provision had never been contained therein and such other provisions will be enforceable to the fullest extent permitted by law.

8.14 **Waiver**

No consent or waiver, expressed or implied, by a party of any default by another party in observing or performing its obligations under this Agreement will be deemed or construed to be a consent or waiver of any other default. Failure on the part of any party to complain of any act or failure to act by another party or to declare the other party in default, irrespective of how long such failure continues, will not constitute a waiver by such party of its rights under this Agreement or at law or at equity.

8.15 **Further Assurance**

Upon request by the City the Operator 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.

8.16 **Covenant Runs with the Lands**

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

8.17 **Limitation on Operator's Obligations**

The Operator is only liable for breaches of this Agreement that occur while the Operator is the registered owner of a leasehold interest in the Lands provided however that notwithstanding that the Operator is no longer the registered owner of a leasehold interest in the Lands, the Operator will remain liable for breaches of this Agreement that occurred while the Operator was the registered owner of a leasehold interest in the Lands. Notwithstanding the foregoing, if Turning Point Housing Society assigns this Agreement to the other members of the Consortium pursuant to Section 3.4(a), Turning Point Housing Society will be released of liability for breaches of this Agreement that pertain to Strata Lots in which other members of the Consortium have assumed a leasehold interest and that occur after such assignment, and Turning Point Housing Society's liability for breaches that occur after such assignments will be limited to breaches relating to Strata Lot(s) in which Turning Point Housing Society continues to maintain a leasehold interest.

8.18 **Equitable Remedies**

Each party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement.

8.19 **No Joint Venture**

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

8.20 **Applicable Law**

This Agreement will be governed by and construed and enforced in accordance with the laws of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the *Residential Tenancy Act*, this Agreement is without effect to the extent of the conflict.

8.21 **Deed and Contract**

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

8.22 Joint and Several

If two or more individuals, corporations, partnerships, societies or other business associations comprise the Operator, then the liability of each individual, corporation, partnership, society or other business association to perform all obligations of the Operator under this Agreement is joint and several. If the Operator is a partnership or other business association the members of which are by virtue of statute or general law subject to personal liability, the liability of each member is joint and several. For greater certainty, the members of the Consortium are not jointly and severally liable for the covenants, agreements and obligations of the other members of the Consortium unless they have a joint leasehold interest in a Strata Lot.

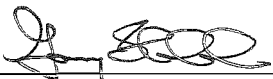
8.23 Counterparts/Fax.


This Agreement may be executed in separate counterparts, each of which when so executed shall be deemed an original, but all such counterparts shall together constitute one and the same document. This Agreement may be executed and transmitted by fax or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.

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

TURNING POINT HOUSING SOCIETY

by its authorized signatory(ies):

Per: 
Name: Gary Schubak, Director

Per: 
Name: Marc Strongman, Director

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

ACKNOWLEDGED AND AGREED TO as of this ___ day of _____, 20___

ATIRA WOMEN'S RESOURCE SOCIETY

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

**S.U.C.C.E.S.S. (Also known as United Chinese
Community Enrichment Services Society)**

by its authorized signatory(ies):

Per: *Q Choo* *CEO*
Name:

Per: _____
Name:

COAST FOUNDATION SOCIETY (1974)

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

TIKVA HOUSING SOCIETY

by its authorized signatory(ies):

Per: _____
Name:

Per: _____
Name:

ACKNOWLEDGED AND AGREED TO as of this ___ day of _____, 20___

ATIRA WOMEN'S RESOURCE SOCIETY

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

**S.U.C.C.E.S.S. (Also known as United Chinese
Community Enrichment Services Society)**

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

COAST FOUNDATION SOCIETY (1974)


by its authorized signatory(ies):

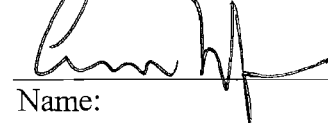
Per: _____
Name: _____

Per: _____
Name: _____

TIKVA HOUSING SOCIETY

by its authorized signatory(ies):

Per:  _____
Name: _____

Per:  _____
Name: _____

ACKNOWLEDGED AND AGREED TO as of this ___ day of _____, 20__

ATIRA WOMEN'S RESOURCE SOCIETY

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

**S.U.C.C.E.S.S. (Also known as United Chinese
Community Enrichment Services Society)**

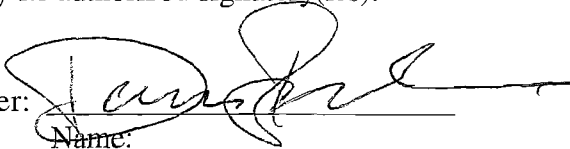
by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

COAST FOUNDATION SOCIETY (1974)

by its authorized signatory(ies):

Per: 
Name: _____

Per: _____
Name: _____

TIKVA HOUSING SOCIETY

by its authorized signatory(ies):

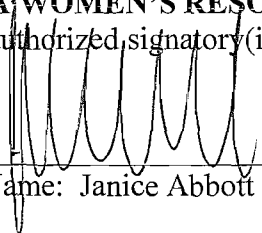
Per: _____
Name: _____

Per: _____
Name: _____

ACKNOWLEDGED AND AGREED TO as of this 12 day of May, 2015

ATIRA WOMEN'S RESOURCE SOCIETY

by its authorized signatory(ies):

Per: 
Name: Janice Abbott

Per: _____
Name: _____

S.U.C.C.E.S.S. (Also known as United Chinese Community Enrichment Services Society)

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

COAST FOUNDATION SOCIETY (1974)

by its authorized signatory(ies):

Per: _____
Name: _____

Per: _____
Name: _____

TIKVA HOUSING SOCIETY

by its authorized signatory(ies):

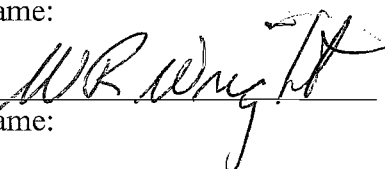
Per: _____
Name: _____

Per: _____
Name: _____

**PATHWAYS CLUBHOUSE SOCIETY
OF RICHMOND**

by its authorized signatory(ies):

Per: 
Name:

Per: 
Name:

Appendix A to Housing Agreement

PERMITTED RENTS

Atira Women's Resource Society

Level	Unit Type	Number of Units	Rent Range
Level 3 and 12	Studio	13	\$575-\$850
Level 12	1 Bedroom	3	\$640-\$850
	2 Bedroom	N/A	N/A
Level 12	3 Bedroom	2	\$835-\$1,375

Coast Foundation Society (1974)

Level	Unit Type	Number of Units	Rent Range
Level 7, 8, 9, and 10	Studio	28	\$605-\$850
Level 7, 8, 9, and 10	1 Bedroom	10	\$660-\$850
	2 Bedroom	N/A	N/A
	3 Bedroom	N/A	N/A

S.U.C.C.E.S.S. (Also Known as United Chinese Community Enrichment Services Society)

Level	Unit Type	Number of Units	Rent Range
Level 4, 5, and 6	Studio	38	\$850-\$850
Level 4, 5 and 6	1 Bedroom	15	\$850-\$850
	2 Bedroom	N/A	N/A
	3 Bedroom	N/A	N/A

Tikva Housing Society

Level	Unit Type	Number of Units	Rent Range
	Studio	N/A	N/A
	1 Bedroom	N/A	N/A
Level 13 and 14	2 Bedroom	4	\$510-\$1,375
Level 13 and 14	3 Bedroom	6	\$595-\$1,375

Turning Point Housing Society

Level	Unit Type	Number of Units	Rent Range
Level 11	Studio	6	\$555-\$850
Level 11	1 Bedroom	4	\$580-\$850
	2 Bedroom	N/A	N/A
	3 Bedroom	N/A	N/A

Appendix B 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, and all capitalized terms not otherwise defined herein have the meaning ascribed to them in the Housing Agreement.
3. For the period from _____ to _____, the Affordable Housing Unit was occupied as a permanent residence only by the Eligible Occupant whose name(s), age(s) and current address(es) and whose employer's name(s) and current address(es) appear below:

[Names, ages, addresses and phone numbers of all people comprising the Eligible Occupant and name(s) and address(es) of current 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. Attached hereto as Schedule A is a true copy of the most recent:
 - a) application form for Eligible Occupants;
 - b) Operations Management Plan;

- c) minutes of the most recent AGM of the Strata Corporation;
- d) joint operations management board report, containing updates on operation, maintenance, joint management responsibilities and tenant programming; and
- e) engineer's inspection report of the buildings on the Lands;

together with any revisions or updates thereto and the date such revisions or updates, if any, were adopted by the Operator's board of directors.

6. Attached hereto as Schedule B is evidence of the current income of the Eligible Occupant, occupying the Affordable Housing Unit in a form satisfactory to the City.
7. I acknowledge and agree to comply with the Operator'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 Operator has complied with the Operator's obligations under the Housing Agreement.
8. 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



City of Richmond

Report to Committee

To: Planning Committee **Date:** May 21, 2015
From: Cathryn Volkering Carlile **File:** 07-3070-01/2015-Vol
General Manager, Community Services 01
Re: Naming of a Child Care Facility - 10640 No. 5 Road

Staff Recommendation

That the City's child care facility being renovated at 10640 No. 5 Road be named the Gardens Children's Centre.

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

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

Staff Report

Origin

On July 25, 2011, a rezoning was adopted (RZ-08-450659) by Council permitting Townline Gardens Inc. to construct a medium-density, mixed-use residential/commercial development. The City accepted a voluntary community amenity contribution of a 12.2 acre park and a 37 space child care facility. The developer was to provide a minimum of 4,000 square feet of finished space for the child care amenity.

In fulfillment of the above rezoning considerations, land which had been in the Agricultural Land Reserve was subdivided and transferred to the City. On March 14, 2011, a subsequent rezoning approval was granted for 10640 No. 5 Road (RZ 10-546755) which permitted an Assembly (ASY) zoning district. The zoning allowed for a portion of the site to be used for the construction of a sales centre and relocation of the Coevorden Castle to City-owned land.

On April 12, 2012, Council authorized the relocation of the child care amenity from the Gardens development lands to the City-owned site at 10640 No. 5 Road. It was decided that the sales centre and the Coevorden Castle would be converted and repurposed for a child care facility by Townline, at its sole expense.

On March 11, 2013, Council selected the Society of Richmond Children's Centres to be the operator for the future child care facility.

Analysis

Townline will be submitting a building permit application to the City in June 2015. Once the building permit is issued, renovation of the sales centre and Coevorden Castle is anticipated to take up to eight months, with opening occurring in 2016. It is appropriate for the facility to be formally named prior to opening.

With the help of the City archivist, a number of historical records and maps were reviewed to determine if there was a geographical feature that could serve as a name. The site was described in Joseph Trutch's 1859 field survey notes as covered in "prairie grasses and mucky soil". It was part of the Woodward's Slough Complex but the sloughs that flowed near the site were unnamed. There was no evidence of First Nations settlement, e.g., no middens or archeological finds.

Land ownership records showed that it was farmed by various owners and eventually assembled into a 21 acre parcel which was purchased by the Province in the 1973. The site was used to provide one of British Columbia's first community allotment gardens sponsored by the BC Agricultural Ministry. With the involvement of the Richmond Gardening Club, it provided gardening opportunities for over 300 gardeners and volunteers.

In 1979, it was purchased by John Massot who built Bota Gardens, a display garden and nursery. Bill and Lillian Vander Zalm purchased the property in 1984 and created Fantasy Gardens, a Christian-themed amusement park and botanical garden with a commercial nursery.

The Vander Zalms were instrumental in moving the Coevorden Castle from Vancouver to the Richmond site. Originally the Netherlands gave the building to the City of Vancouver as a centenary gift. It was a smaller scale replica of the original Coevorden Castle, the ancestral home of Captain Vancouver from which the City of Vancouver derives its name. It was used in Vancouver during Expo 86 and again in Richmond during the 2010 Winter Olympics to host events promoting Dutch and Canadian relations. For a time it was the private home of Premier Vander Zalm until Fantasy Gardens was sold to offshore investors. By 2007, the gardens had fallen into disrepair. A year later the acreage was purchased by Townline for a mixed-use residential/commercial development.

Based on the review of historical references, along with suggestions solicited from the Society of Richmond Children's Centres and Townline, four options were identified as possible names for the child care facility:

Option 1 (Recommended): ***Gardens Children's Centre***, is a name that evokes previous uses of the site and offers a locational reference to the adjacent residential/commercial development, known as "The Gardens".

Option 2: ***Coevorden Children's Centre***, is a name that recalls the geographic origin of one of the buildings being repurposed for the new child care facility;

Option 3: ***Coevorden Castle Children's Centre***, is a name that fully incorporates the historically significant building name of the existing replica being used to create the new child care facility; and

Option 4: ***Bloom Children's Centre***, is a name that holds the meaning "to flower" or "to flourish" and could apply to both to a garden and children's growth.

Staff considered the following questions to help narrow the selection to one recommendation: 1) Does the name relate to the history of the site; 2) Will the name help families locate the child care facility? 3) Will the name distinguish the facility from others in the Lower Mainland? 4) Will the name resonate with Richmond residents?

Bloom Children's Centre is not based on a direct historical reference but it is derived from the site's former garden use. It does not provide directional guidance that would assist families in finding the child care facility. The name is similar to one used by a child care program located in Mission, called Bloom Childcare and Fine Arts Preschool. The name is unlikely to resonate with Richmond residents as reminiscent of any specific history or experience they may have had with the new facility's location.

The Coevorden Children's Centre and the Coevorden Castle Children's Centre are both choices that speak to the historically significant building being readapted for a child care use. They honour the original name of the building that will form part of the new child care facility. They also recall the buildings origin and importance to the strong relationship that exists between Canada and the Netherlands. Both names are unique and would distinguish the facility from others in the Lower Mainland. Also, Richmond residents who recall the building as an attraction at Expo 86, Fantasy Gardens and the 2010 Winter Olympics would relate to the name.

The Gardens Children's Centre draws upon the historical uses of the site being formerly used for community allotment gardens, nurseries and display gardens. It also relates to the neighbouring development's name, "The Gardens", and will be helpful with way-finding for future users of the child care facility. There is no other facility in the Lower Mainland that uses this name. It is a name should be recognizable to Richmond residents who have known the site as a garden since the 1970s. The Gardens Children's Centre is staff's recommended name for the subject facility and is in keeping with the City's Naming Public Buildings – Parks and Places Policy 2016.

Financial Impact

There is no financial impact as a result of selecting a name for this City child care facility.

Conclusion

Staff are recommending that the child care facility being renovated at 10640 No. 5 Road be named the Gardens Children's Centre.



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



City of Richmond

Report to Committee

To: General Purposes Committee
From: Serena Lusk
Senior Manager, Recreation and Sport
Jim V. Young, P. Eng.
Senior Manager, Project Development
Date: May 25, 2015
File: 06-2052-55-01/Vol 01
Re: **Minoru Complex Multipurpose Room Alternatives**

Staff Recommendation

That the approved floor plans for the Minoru Complex be modified to include an Event Room on the ground floor of the building as displayed in Attachment 1 of the report, Minoru Complex Multipurpose Room Alternatives, dated May 25, 2015 from the Senior Manager, Recreation and Sport and the Senior Manager, Project Development.

Serena Lusk
Senior Manager, Recreation and Sport
(604-233-3344)

Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Parks	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 May 11, 2015 Council meeting, staff recommended that the floor plans for the Minoru Complex be modified to change the use of a storage room to that of a multipurpose room primarily to serve the needs of sports using the fields to the north of the Minoru Complex. The modification was identified as Alternative 3 in the staff report.

In response to the recommendation, staff received the following referral:

“Alternative 3 be referred back to staff to consult with the Major Facility Building / Project Technical Advisory Committee and the Minoru Major Facility Stakeholder Advisory Committee on the proposed multipurpose room alternatives and report back.”

The purpose of this report is to provide information on the advice received from the Building/Project Technical Advisory Committee and Stakeholder Advisory Committee (the “Advisory Committees”) as well as to recommend the floor plans be modified per their advice.

Background

The floor plans for the Minoru Complex approved in October 2014 were developed through a process which included contributions of staff, subject matter experts, architectural consultants (HCMA), significant stakeholder consultation and the City’s construction manager. Since then, design development has been completed and the project team remains on track to complete construction in late 2017.

At the February 10, 2015 Council meeting, staff presented the Public Realm Concept Design for the Minoru Complex. At that same meeting, discussion and questions arose about the multipurpose room intended to meet the needs of the users of the second floor of the Minoru Pavilion. As a result, staff received the following referral:

“That staff provide more information on the placement of the multipurpose room and how to optimize it.”

Following the February 10, 2015 referral, staff met with representatives from both of the primary users of the Minoru Pavilion — the Richmond Fitness and Wellness Association and the Richmond Sports Council. In addition to the Council approved floor plans (Base Alternative), staff presented two alternatives for the multipurpose room on the second floor of the facility to best meet the needs of both groups. The preferred alternative for each group was different but both agreed to a compromise as their second choice.

The Advisory Committees were also consulted on the alternatives and provided staff the advice that the floor plans approved by Council in October 2014 should not change due to the increased costs, conflicting priorities of the groups and that the alternatives negatively impacted the functionality of the large multipurpose room.

At the May 4, 2015 General Purposes committee meeting, staff provided information about the multipurpose room alternatives and relayed the feedback received from Richmond Fitness and Wellness Association, Richmond Sports Council and the Advisory Committees.

In response to the report, the following referral was received from committee to address the feedback from Richmond Sports Council:

“That staff explore the possibility of facilitating a tournament centre within the Minoru Site Plan.”

In addressing the Council referral, staff identified two additional alternatives. Alternative 3 included repurposing a storage room situated on the ground floor at the north end of the building into “The Tournament Centre”. Alternative 4 – “The Hub” was a discrete new capital project which involved rebuilding the caretaker’s suite and a new tournament centre above the suite on a second floor. Both alternatives were explored with Richmond Sports Council representatives who responded with strong support for Alternative 4 – The Hub. Alternative 3 – The Tournament Centre was also viable for meeting Richmond Sports Council needs.

Staff presented these alternatives at the May 11, 2015 Special General Purposes committee and Council meetings and recommended Alternative 3 – The Tournament Centre with the following rationale:

1. It maintains the benefits of a centrally-located large multipurpose room on the second floor as shown in the currently approved floor plans;
2. It enables viewing and proximity to the fields to the north of the Minoru Complex by placing a new multipurpose room at the north end of the building on the first floor;
3. It is accessible on the ground floor level;
4. It can meet the needs of a variety of users including special events;
5. It can be readily repurposed in the future should needs change; and
6. It is achievable within the current project budget. The estimated implementation cost of \$250,000 is available within the approved budget.

As a delegation at the May 11, 2015 Council meeting, Richmond Sports Council representatives indicated their support for Alternative 4 – The Hub, but indicated they no longer supported Alternative 3 – The Tournament Centre. At that meeting, staff received the following referral:

“Alternative 3 be referred back to staff to consult with the Major Facility Building / Project Technical Advisory Committee and the Minoru Major Facility Stakeholder Advisory Committee on the proposed multipurpose room alternatives and report back.”

Analysis

Advisory Committee Consultation

A joint meeting of the Advisory Committees was held on May 20, 2015. Staff reviewed the consultation process to date as well as the purpose of the Council referral. Richmond Sports Council representatives presented their preference for Alternative 4 – The Hub, or a standalone

tournament centre elsewhere on site. Following their presentation, Richmond Sports Council responded to a variety of questions from the Advisory Committees. The project architect, HCMA, conducted a review of each of the alternatives and responded to in-depth questions from Advisory Committee members.

Each member of the Advisory Committees was asked for their specific advice as to the multipurpose room alternatives. The concluding consensus from the Advisory Committee members was that Alternative 3 – The Tournament Centre, was recommended and largely agreed with staff's rationale. There were also the following comments:

1. It was misleading to call Alternative 3 "The Tournament Centre" as the name does not accurately reflect the function of a tournament centre and its proximity to the play fields is too distant.
2. The impact to schedule and budget (\$250,000 and 3 months) meant that one member of the Advisory Committees still supported no change to the floor plans.

In regards to the use of "The Tournament Centre" name, staff acknowledged it may not be reflective of the room's intended use and suggested an alternative name of "Event Room." In regards to the schedule and budget, the construction manager, Stuart Olson Dominion Construction Ltd., confirmed that the design of this specific room is not a critical path issue and that the budget is achievable within the current project budget. The Minoru Complex is still expected to open in late 2017.

In addition, staff previously received a referral from Council to develop a Minoru Park master plan. Through completion of the master plan, proposed park features will be identified including the possibility of a tournament centre should it make sense. A report will then be presented to Council for approval.

Preferred Alternative (Attachment 1)

Based on feedback from the Advisory Committees as well as the many benefits of a multipurpose room on the north, ground-floor level of the facility, staff recommend the floor plans be changed to modify the current sports storage room to an "Event Room" with the storage needs to be met elsewhere on the park site in a modular solution.

Financial Implications

The cost of approximately \$250,000 to change the floor plan design and provide approximately 600 ft² storage space in Minoru Park can be accommodated within the project budget contingency.

Financial Impact

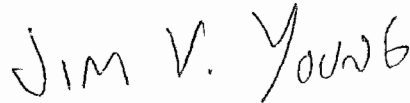
None.

Conclusion

The process of developing floor plans for the Minoru Complex has been comprehensive and has included significant consultation with a variety of stakeholders and the Advisory Committees. Modifying the floor plans to change the use from storage to an event room will meet the needs of a variety of uses and users.

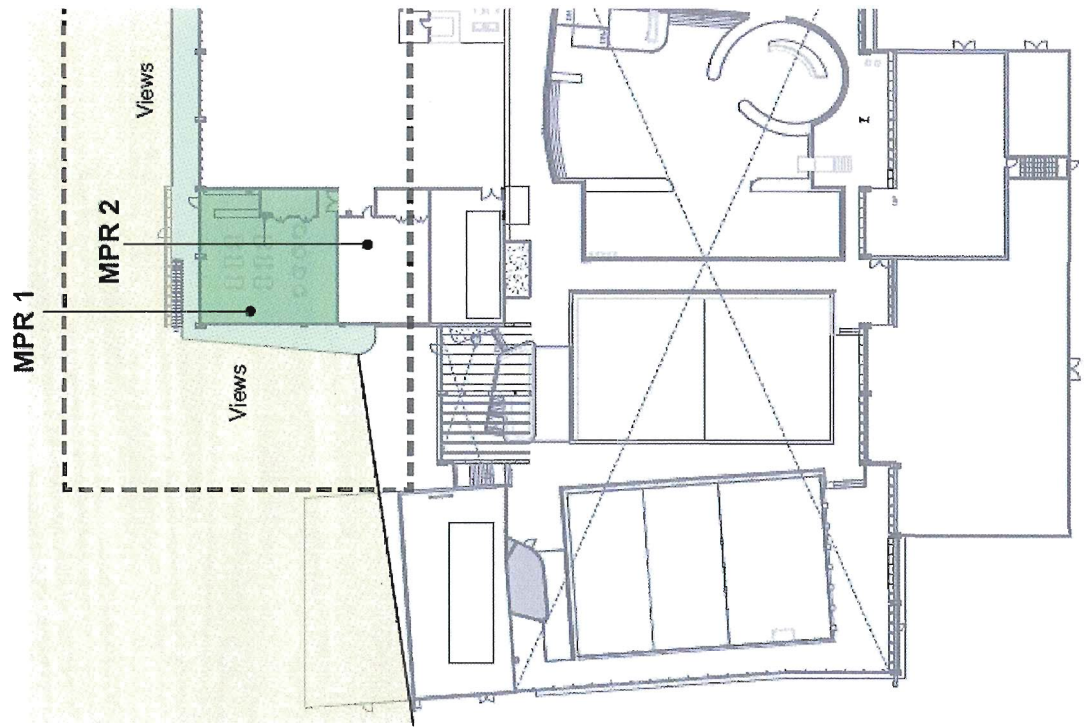
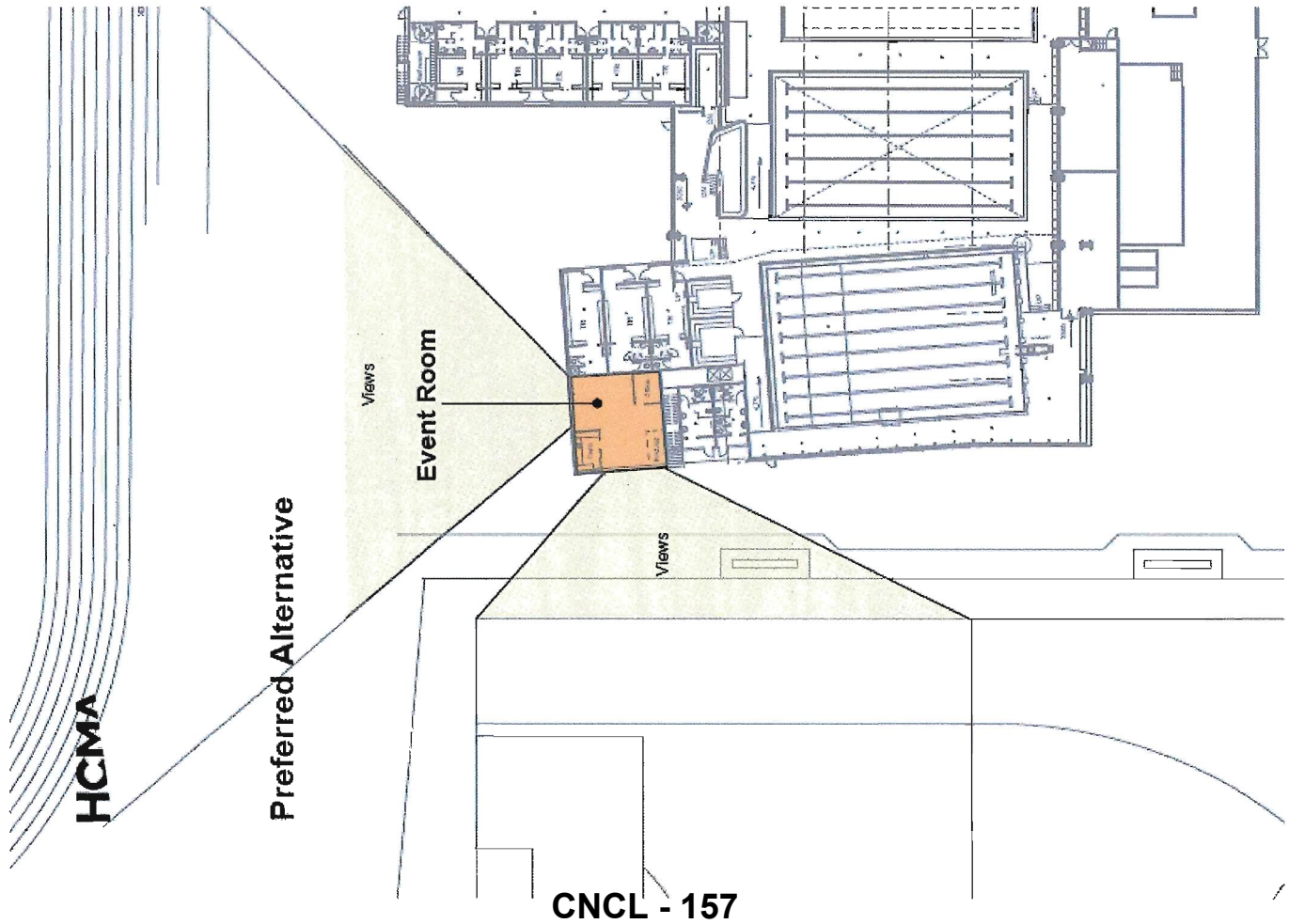


Serena Lusk
Senior Manager, Recreation and Sport
(604-233-3344)

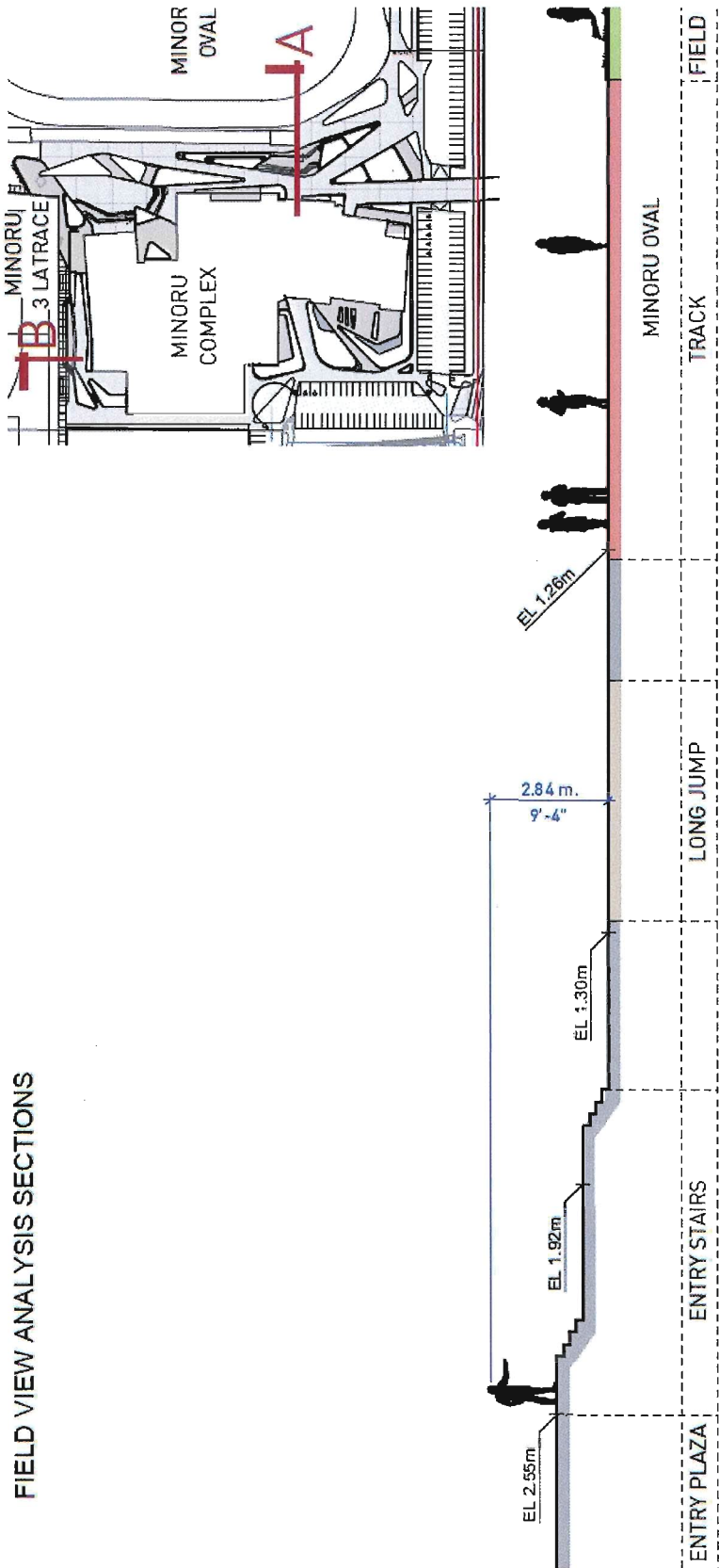


Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)

Att. 1: Event Room – Minoru Complex Ground Floor

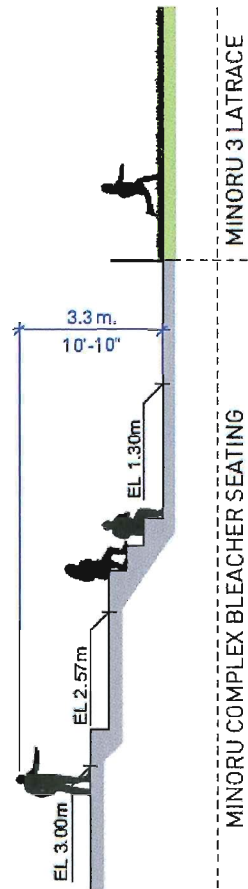


FIELD VIEW ANALYSIS SECTIONS



1:150

SECTION A THROUGH STAIRS AT FRONT ENTRY



SECTION B THROUGH NORTH BLEACHER SEATING

1:150

Climate Change & Air Pollution Info Labels on Gas Pumps

*A summary report for municipalities in British Columbia**

This document is an abbreviated adaptation of a 40-page legal report produced by *Our Horizon* that is [available for download as a PDF](#). The document that you are reading provides a summary of our research regarding the jurisdiction of B.C. municipalities to implement climate change and air pollution warning labels on gasoline pumps within their municipal boundaries.

Highlights: Climate Change and Air Pollution in British Columbia Municipalities

- While climate change discourse in Canada tends to focus on oil sands and pipelines, the vast majority of greenhouse gas emissions in this sector actually come from end-use; emissions from extraction and processing pale in comparison to emissions from vehicle combustion. According to *C40*, cities are responsible for approximately 70% of global carbon emissions.
- The transportation sector in British Columbia accounts for 40% of greenhouse gas emissions in the province. Exhaust from automobiles contributes to poor air quality and has been associated with cardiovascular disease, stroke, lung cancer, leukemia, and other health concerns.
- The sources and impacts of these emissions are both experienced locally. To date, cities across Canada have taken hundreds of initiatives to reduce their GHGs. Municipal action on climate change is well-established and is integral to addressing the issue.

Highlights: Information Labels on Gas Pumps

- The concept of climate change warning labels on gas pumps [has been endorsed by](#) over 100 academics and leaders in their field from universities across North America.
- Research shows that similar labels used on tobacco products help to change both attitudes and behaviour.
- Our warning labels help address the psychological and economic reasons that hinder action on climate change in the following ways:
 - 1) They provide immediate feedback concerning the impact of fossil fuel use, counteracting cognitive biases by bringing faraway consequences into the here and now;
 - 2) They address the problem of diffusion of responsibility by showing impacts right in the palm of our hand;
 - 3) They capture and communicate negative externalities in a qualitative way, complementing quantitative means such as carbon taxes.
- The labels take the act of pumping gas, which has been a habitual act for several generations, and de-normalizes it. They disrupt the status quo, shake us out of our sense of complacency, and provide impetus for us to do better. We anticipate that they will cause some individual behavioural change but, more importantly, they will contribute to the creation of social conditions that favour meaningful action on climate change.

Highlights: Legal Research

- Municipalities in British Columbia can require gasoline retailers to place climate change and air pollution information labels on their gas pump nozzles. The labels would be a new condition for a gasoline retailer to obtain, continue to hold or renew its business licence.
- The *Community Charter* provides the authority to require such labels through its powers to regulate in relation to business (s.8(6) and s.15). Further, in cooperation with the B.C. provincial government, a municipality may require the labels through its concurrent jurisdiction to regulate in relation to Public Health (s.8(3)(i)) and the Protection of the Natural Environment (s.8(3)(j)).
- The Supreme Court of Canada has recognized that municipal by-laws are to be given a broad and purposive interpretation; this is incorporated into s.4(1) of the *Community Charter* itself. Courts have established a deferential approach to decisions of municipal councils.
- Climate change is the exact sort of major environmental challenge that is contemplated by the Supreme Court of Canada in *Spaytech v. Hudson*. The issue is one that requires action by governments at all levels. This view is consistent with federal and provincial messaging and long standing practice in municipalities across Canada. Indeed, the B.C. provincial government has required municipalities to establish objectives and goals for the reduction of GHG emissions in their official community plans through the *Local Government (Green Communities) Statutes Amendment Act*.
- Warning labels on tobacco packaging have been upheld by the Supreme Court of Canada. Our warning labels anticipate freedom of expression challenges by including attributions in small print at the bottom of our mock-ups similar to those on tobacco packages.
- The Ontario Court of Appeal ruled in *ORHMA v. Toronto* that cities can use their licensing powers and their general powers to impose consumer advisories at restaurant entrances. Our warning labels draw on these and other precedents.
- The preambles of numerous municipal anti-idling by-laws reference greenhouse gas emissions, climate change, and local air quality. Implicit in these ubiquitous by-laws is an accepted recognition of vehicular emissions as a matter of local concern. The rationale behind our labelling by-law amendment is identical.

Please contact us (matt@ourhorizon.org) if you have any questions. We look forward to working with you!

* The legal research in this document is not legal advice and is only applicable to municipalities in British Columbia. It does not apply to Regional Districts, nor does it address the Vancouver Charter (to which the City of Vancouver is subject). Our Horizon Society, its staff, board of directors and volunteer researchers assume no responsibility for reliance on the material contained herein. Municipalities are encouraged to consult their legal departments or seek independent legal advice before taking any action to pursue the proposed by-law amendment.



City of Richmond

Bylaw 9189

Richmond Zoning Bylaw 8500 Amendment Bylaw 9189 (RZ 14-658284) 7571 and 7591 St. Albans Road

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

1. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH DENSITY TOWNHOUSE (RTH4)**".

P.I.D. 009-505-318

Lot 1 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

P.I.D. 004-155-122

Lot 2 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9189**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 10 2014

DEC 22 2014

DEC 22 2014

DEC 22 2014

JUN 2 2015

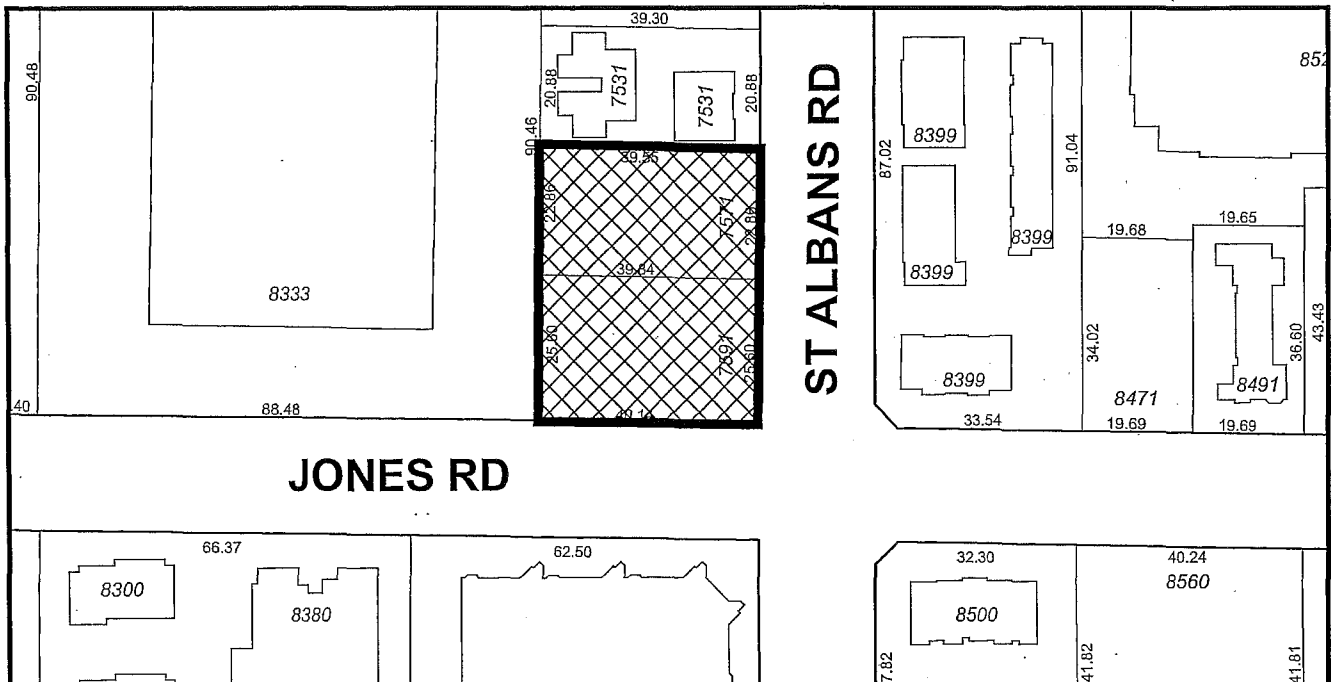
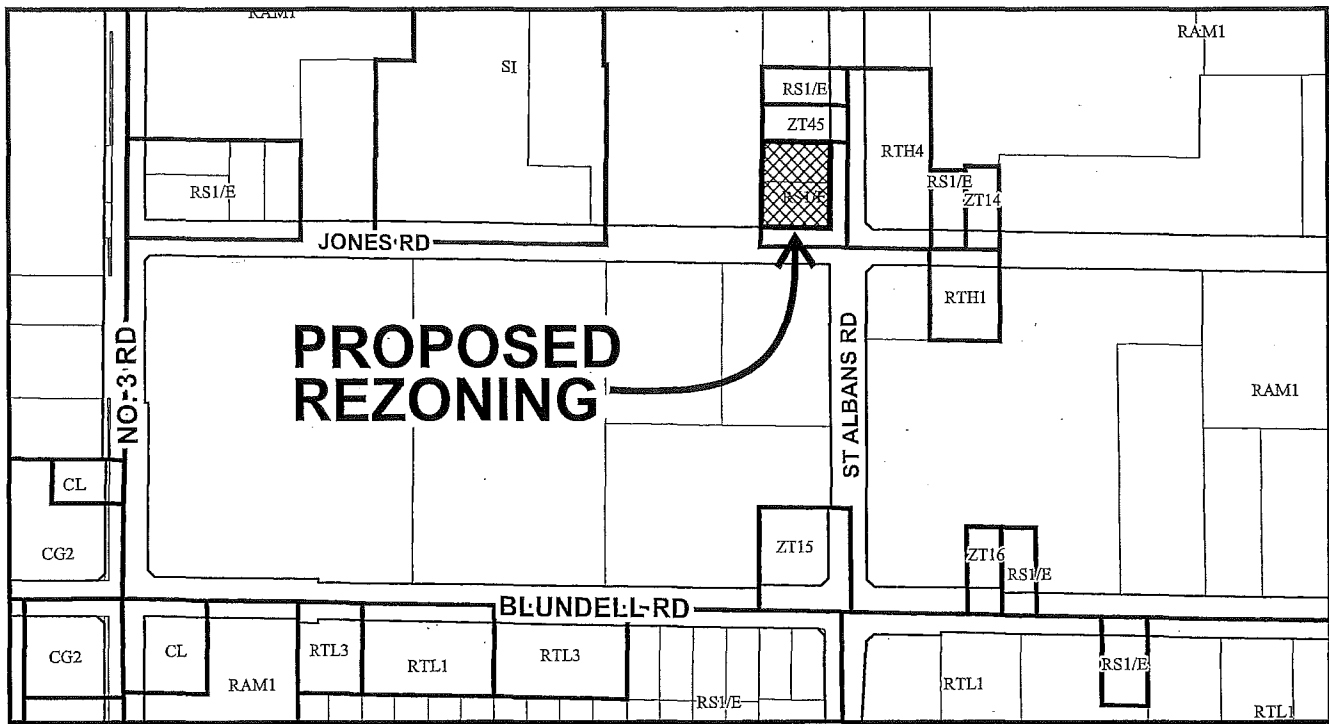


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 14-658284

Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES



**Water Use Restriction Bylaw No. 7784,
Amendment Bylaw No. 9247**

The Council of the City of Richmond enacts as follows:

1. The Water Use Restriction Bylaw No. 7784, as amended, is further amended by deleting Section 3.1 in its entirety and substituting the following:

“3.1 Permits

- 3.1.1 A **person** may apply to the **General Manager, Engineering & Public Works** for a **permit** authorizing the **person** to **water** when **Stage 1 Restrictions** or **Stage 2 Restrictions** are in force if:
 - (a) the **person** has installed a new lawn, either by placing sod or turf or by seeding, or new landscaping on a substantial part of the outdoor portion of a property; or
 - (b) the **person** is applying nematodes to a lawn to control the growth of European Chafer Beetle.
- 3.1.2 An application for a **permit** must be accompanied by supporting documents, as required by the **General Manager, Engineering & Public Works**, and the application fee specified in the Consolidated Fees Bylaw No. 8636, as amended or replaced from time to time.
- 3.1.3 The **General Manager, Engineering & Public Works**, upon being satisfied that an applicant qualifies under subsection 3.1.1(a) or (b) and has complied with subsection 3.1.2, may issue a **permit** to the applicant and include terms and conditions in respect to the **permit**.
- 3.1.4 Notwithstanding **Stage 1 Restrictions** or **Stage 2 Restrictions**, the holder of a valid **permit** is authorized to **water** in accordance with the terms and conditions of the **permit**.
- 3.1.5 A **permit** does not exempt the **permit** holder from **Stage 3 Restrictions** or **Stage 4 Restrictions**.
- 3.1.6 A **permit** must be affixed to a post facing the street servicing the property, beside the principal driveway or if there is no driveway, in a visible location in the front yard of the property.

- 3.1.7 A **permit** is valid for the period of 21 days from the date of issue, except that a **permit** issued for the purpose of subsection 3.1.1(b) may only be valid for a period of 21 days between July 15 and August 15 of each year.
- 3.1.8 A **permit** holder may apply for an extension of a **permit** issued for the purpose of subsection 3.1.1(a), but such extension must end on or before 42 days from the original date of issue under subsection 3.1.3. A **permit** issued for the purpose of subsection 3.1.1(b) cannot be extended.”
2. This Bylaw is cited as “**Water Use Restriction Bylaw No. 7784, Amendment Bylaw 9247**”.

FIRST READING

SECOND READING



THIRD READING

ADOPTED

MAY 25 2015

MAY 25 2015

MAY 25 2015

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

MAYOR

CORPORATE OFFICER



**Consolidated Fees Bylaw No. 8636,
Amendment Bylaw No. 9248**

The Council of the City of Richmond enacts as follows:

1. The Consolidated Fees Bylaw No. 8636, as amended, is further amended by deleting the table under Schedule – Water Use Restriction and substituting the following:

Description	Fee
Permit application fee for new lawns or landscaping (s. 3.1.1(a))	\$33.50
Permit application fee for nematode applications for European Chafer Beetle control, where property does not have water meter service (s. 3.1.1(b))	\$33.50
Permit application fee for nematode applications for European Chafer Beetle control, where property has water meter service (s. 3.1.1(b))	NIL

2. This Bylaw is cited as “**Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9248**”.

FIRST READING

MAY 25 2015

SECOND READING

MAY 25 2015

THIRD READING

MAY 25 2015

ADOPTED



MAYOR

CORPORATE OFFICER



**Road Closure and Removal of Road Dedication Bylaw 9224
(North West Corner of Westminster Highway and Knight Street)**

The Council of the City of Richmond enacts as follows:

1. The lands legally described as Road dedicated by Highway Right of Way Plan 46890 over Portions of Section 5, Block 4, Range 5 West, New Westminster District, shown outlined in bold on the Reference Plan EPP49102 prepared by J. Stephen Campbell of Matson Peck & Topliss, Surveyors and Engineers, with a control number of 142-686-7585, attached as Schedule A, shall be stopped up and closed to traffic, cease to be public road and the road dedication shall be removed.
2. This Bylaw is cited as **"Road Closure and Removal of Road Dedication Bylaw 9224"**.

FIRST READING

APR 13 2015

SECOND READING

APR 13 2015

THIRD READING

APR 13 2015

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>KS</i>
APPROVED for legality by Solicitor <i>BDS</i>

MAYOR

CORPORATE OFFICER

Schedule A

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act,

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

James
Campbell
QT7HU8

Digitally signed by James Campbell
QT7HU8
DN: c=CA, cn=James Campbell
QT7HU8, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=QT7HU8
Date: 2015.03.20 09:06:24 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

J. Stephen Campbell

Matson Peck & Topliss

Suite 320 - 11120 Horseshoe Way

Richmond

BC V7A 5H7

Ph. 604 270 9331

FILE : 17776-RC

email: campbell@mpt.bc.ca

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **142-686-7585**

Plan Number: **EPP49102**

This original plan number assignment was done under Commission #: **712**

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:	2015	March	13	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2015	March	19	(YYYY/Month/DD)	172137

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

4. ALTERATION: ☐

CNCL - 167



**Development Permit Panel
Wednesday, May 13, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 29, 2015, be adopted.

CARRIED

1. Development Permit 14-677130
(File Ref. No.: DP 14-677130) (REDMS No. 4541141)

APPLICANT: Grafton Enterprises Ltd.

PROPERTY LOCATION: 20599 Westminster Highway

INTENT OF PERMIT:

Permit the construction of two light industrial buildings and landscape buffers at 20599 Westminster Highway on a site zoned "Industrial Business Park (IB1)."

Applicant's Comments

Wayne Grafton, Grafton Enterprises Ltd., briefed the Panel on the proposed application, noting that the proposed industrial buildings will facilitate the expansion of the existing business.

Development Permit Panel

Wednesday, May 13, 2015

In reply to queries from the Panel, Mr. Grafton noted that the subject site is adjacent to Agricultural Land Reserve land and that adequate landscape buffers are proposed.

Mr. Grafton noted that Council previously issued a Development Permit for the subject site and an adjacent site; however the applicant only proceeded with the development of the adjacent site. The Development Permit previously issued for the subject site has since expired.

Staff Comments

In reply to queries from the Panel, Wayne Craig, Director Development, noted that (i) the applicant is proposing to install a storm water reduction system and purchase LEED Green Power Credits to achieve the minimum 100 points required by the *Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385*, and (ii) the proposed landscape buffer is acceptable due to the adjacent land uses, the existing roads adjacent to the site and the planting density of the proposed buffer.

Discussion ensued with regard to the point system of the Green Roof Bylaw and Mr. Craig noted that in lieu of a green roof, applicants must pursue a feature or a combination of features that would achieve the minimum 100 points required such as roof top parking and enhanced landscaping. In lieu of installing features, applicants may opt to gain a portion of the points required by purchasing LEED Green Power Credits. He added that the applicant has opted to pursue a storm water reduction system which translate to 70 points and purchase LEED Green Power Credits which translate to 30 points. Also, it was further noted that the extensive landscaping provided in the agricultural buffer will provide long-term benefits.

Panel Discussion

Discussion ensued with regard to the LEED Green Power Credit's two-year renewable energy contract. The Chair suggested that staff review the Credit's term length.

In reply to queries from the Panel, Mr. Craig noted that access to the adjacent farmland is from the east and no change is contemplated to this agricultural access road.

Correspondence

None.

Gallery Comments

None.

Development Permit Panel
Wednesday, May 13, 2015

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two light industrial buildings and landscape buffers at 20599 Westminster Highway on a site zoned "Industrial Business Park (IB1)."

CARRIED

2. New Business

3. Date of Next Meeting: Wednesday, May 27, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:38 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 13, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk



**Development Permit Panel
Wednesday, May 27, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

The meeting was called to order at 3:32 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 13, 2015, be adopted.

CARRIED

1. Development Permit 15-692659
(File Ref. No.: DP 15-692659) (REDMS No. 4569943)

APPLICANT: Polygon Kingsley Estates Ltd.

PROPERTY LOCATION: 10440 and 10460 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of a townhouse development with 133 units at 10440 and 10460 No. 2 Road on a site zoned "Town Housing (ZT72) – London/Steveston (No. 2 Road)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 3.0 m to 2.23 m for Building TH-16.

Development Permit Panel

Wednesday, May 27, 2015

Applicant's Comments

Chris Ho, Vice-President for Development, Polygon, provided a brief introduction to the proposed development and introduced the members of the design team for the project.

With the aid of a PowerPoint presentation (attached to and forming part of these minutes as Schedule 1), Keith Hemphill, Rositch Hemphill Architects, provided background information on (i) the site context and lay-out of the proposed development and (ii) the arrangement of two and three-story townhouse buildings to fit well with a predominantly single-family neighbourhood.

Also, Mr. Hemphill pointed out the factors which influenced the project's site planning including the following:

- the existing traffic signal at the intersection of No. 2 Road and Wallace Street;
- the existing heritage tree at the entry to the subject site;
- the required 4.26 acre park dedication to add to the existing London/Steveston Park;
- the north and south public greenways providing access to the park; and
- the preservation of the character of No. 2 Road at the site entrance, resulting in the introduction of a public art plaza.

In addition, Mr. Hemphill noted (i) the integration of affordable housing units within the proposed development, (ii) the siting of the future child care facility at the northwest corner of the site, (iii) the central location of the amenity building and the outdoor amenity area, (iv) the character of the townhouse units, and (v) the stepping down to two-storey of the townhouse units adjacent to the single-family homes to the north and south of the proposed development.

Doug Shearer, Hapa Collaborative, briefed the Panel on (i) the open space hierarchy, (ii) the proposed pedestrian and vehicular circulation within the site, (iii) the landscape plan, (iv) the site sections, and (v) the proposed planting scheme.

Staff Comments

Barry Konkin, Program Coordinator-Development, advised that the applicant has worked with City staff and the Advisory Design Panel to resolve design issues including the design of the two public greenways and the project's interface with the single-family neighbourhood to the north, east and south of the proposed development and with the park to the east.

Mr. Konkin further advised that through a Servicing Agreement, the applicant will undertake significant road frontage improvements and servicing upgrades including an upgrade to the Oeser sanitary pump station.

In reply to a query from the Panel, Mr. Konkin noted that the London/Steveston Park Concept Plan was endorsed by the General Purposes Committee in its meeting on May 19, 2015.

Development Permit Panel

Wednesday, May 27, 2015

Panel Discussion

In reply to queries from the Panel, Mr. Ho stated that (i) as per the applicant's recent consultation with Parks staff, the park will remain unlighted and that no lighting will be introduced within the north and south public greenways to be consistent with the character of the park, (ii) a space within the garage of townhouse units is allotted for individual garbage and recycling pick-up, and (iii) the outdoor children's play area will focus on the needs of younger children due to the proximity of the large playground in the existing park.

In reply to a query from the Panel with regard to the rationale for the requested variance, Mr. Shearer explained that the proposed project design and the required dedication of an additional land to the existing park necessitated the applicant's request to reduce the minimum rear yard setback for Building TH-16. Mr. Konkin added that the variance was requested to accommodate staff request improvements in the design and articulation of one façade of the building which is visible from the proposed adjacent park.

In reply to a query from the Panel, Mr. Ho advised that the proposed public art piece will be lighted.

Discussion ensued with regard to the design of single garage doors in townhouse buildings, in particular Buildings TH 4, 5, 8, 12 and 13. In reply to queries from the Panel, Mr. Ho noted that (i) there is extensive landscaping between the driveways of unit garages, (ii) the single garage doors, in conjunction with the landscaping and the decks above, provide better and richer articulation to the internal road elevation of townhouse buildings, and (iii) proposed improvements to the unit garage design should be seen in the larger context of the overall landscaping of the internal road elevation of townhouse buildings.

Discussion ensued with regard to wayfinding within the proposed development. In response to queries from the Panel, Mr. Ho advised that (i) signage will be installed providing directions to the individual townhouse units and to the park, (ii) the east-west and north-south main mews will have different landscaping treatments to assist pedestrians in wayfinding, and (iii) the main east-west roads are slightly curved to focus the view of the pedestrian to the side of the buildings which have pedestrian entrances and not to the garage entries.

In response to queries from the Panel on pedestrian access to the park, Mr. Konkin advised that in the Servicing Agreement discussions, it was agreed that the applicant will provide signage at the main plaza entry to direct pedestrians to the park through the north and south public greenways. Mr. Ho added that the private connections in the proposed development to the public greenways and to the park are provided with lockable gates.

In response to a query from the Panel, Mr. Shearer noted that pedestrians can access the townhouse units from the bus stop along No. 2 Road through the public plaza and the main east-west mews.

Development Permit Panel

Wednesday, May 27, 2015

In response to queries from the Panel, Mr. Ho advised that (i) the affordable units are provided with a single indoor garage and one outdoor parking space for a small car as proposed during the rezoning application, and (ii) the small bedroom on the ground floor of the affordable units can accommodate a single bed.

Correspondence

None.

Gallery Comments

Steven May, 6240 Goldsmith Drive, expressed his appreciation to the applicant, City staff and Council for listening to and addressing the concerns of the neighbours regarding the proposed development's interface with adjacent single-family homes, the design of the proposed park, and the provision of adequate parking.

Panel Discussion

The Panel commended the applicant for (i) the positive outcome of the rezoning and development permit application process, (ii) a well-designed and high quality project which is a welcome addition to the community, and (iii) the Tudor style townhouses which fit well with the neighbourhood and the adjacent park.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a townhouse development with 133 units at 10440 and 10460 No. 2 Road on a site zoned "Town Housing (ZT72) – London/Steveston (No. 2 Road)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 3.0 m to 2.23 m for Building TH-16.*

CARRIED

2. **New Business**

3. **Date of Next Meeting: Wednesday, June 10, 2015**

4.

Development Permit Panel
Wednesday, May 27, 2015

4. Adjournment

It was moved and seconded

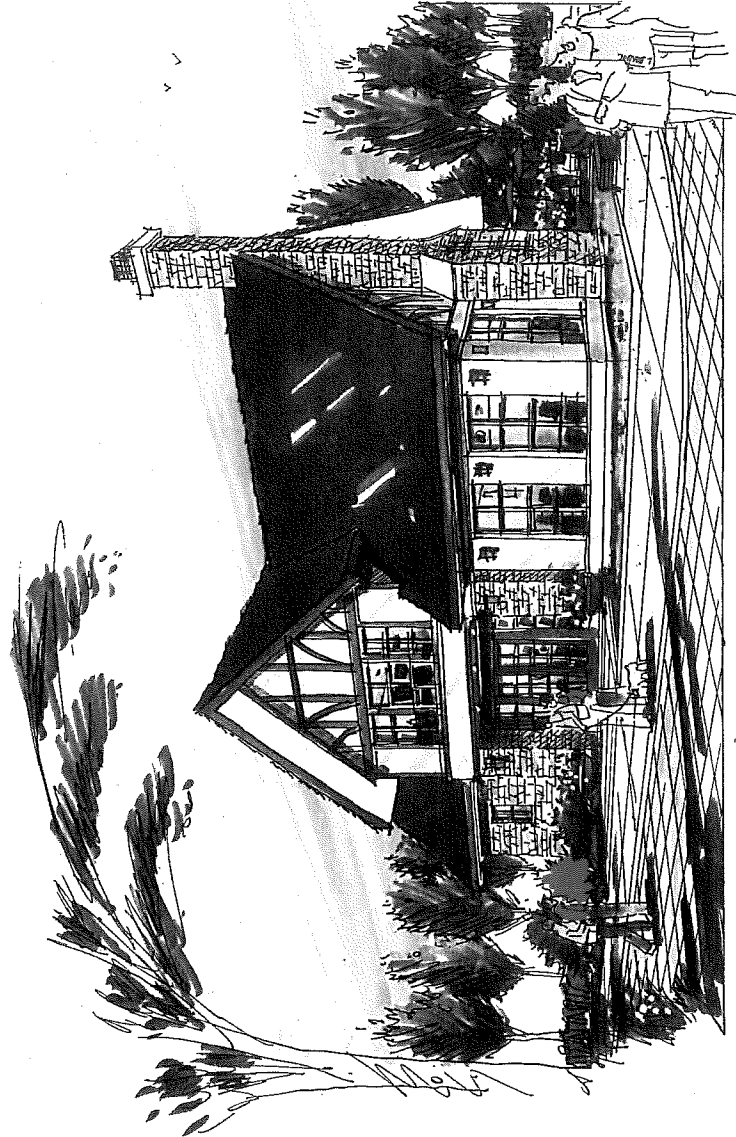
That the meeting be adjourned at 4:20 p.m.

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 27, 2015.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

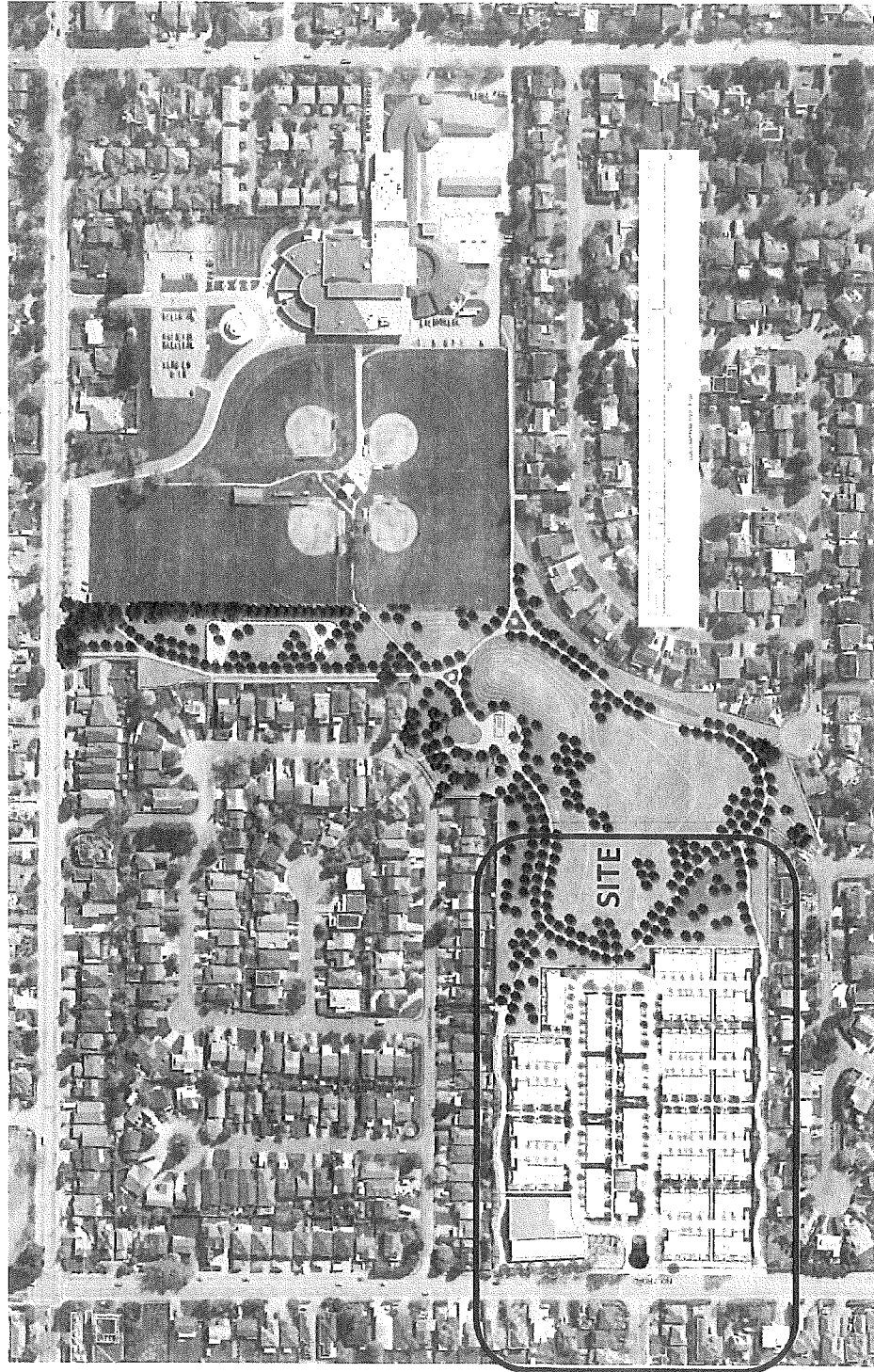


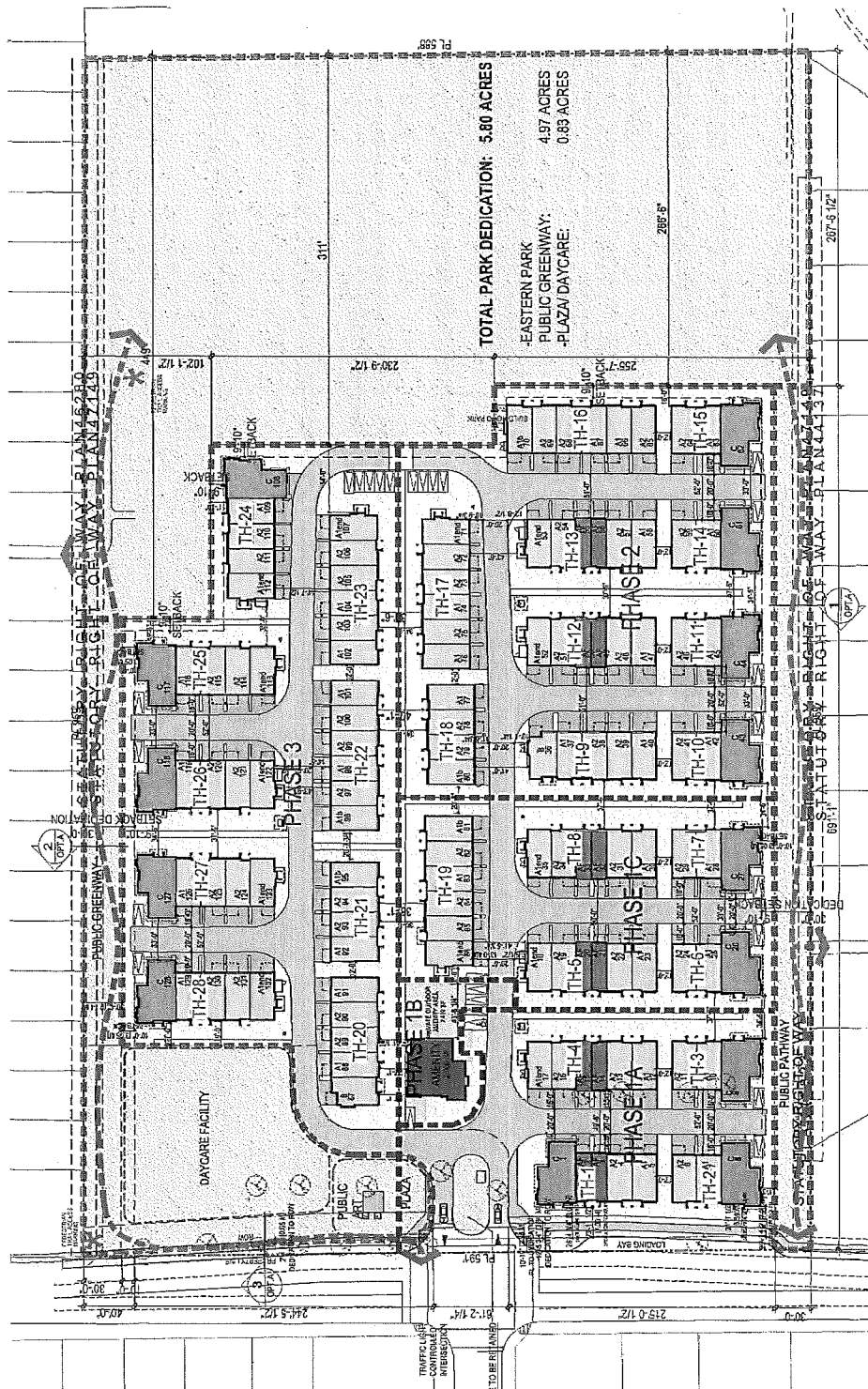
ADVISORY DESIGN PANEL
1st April, 2015

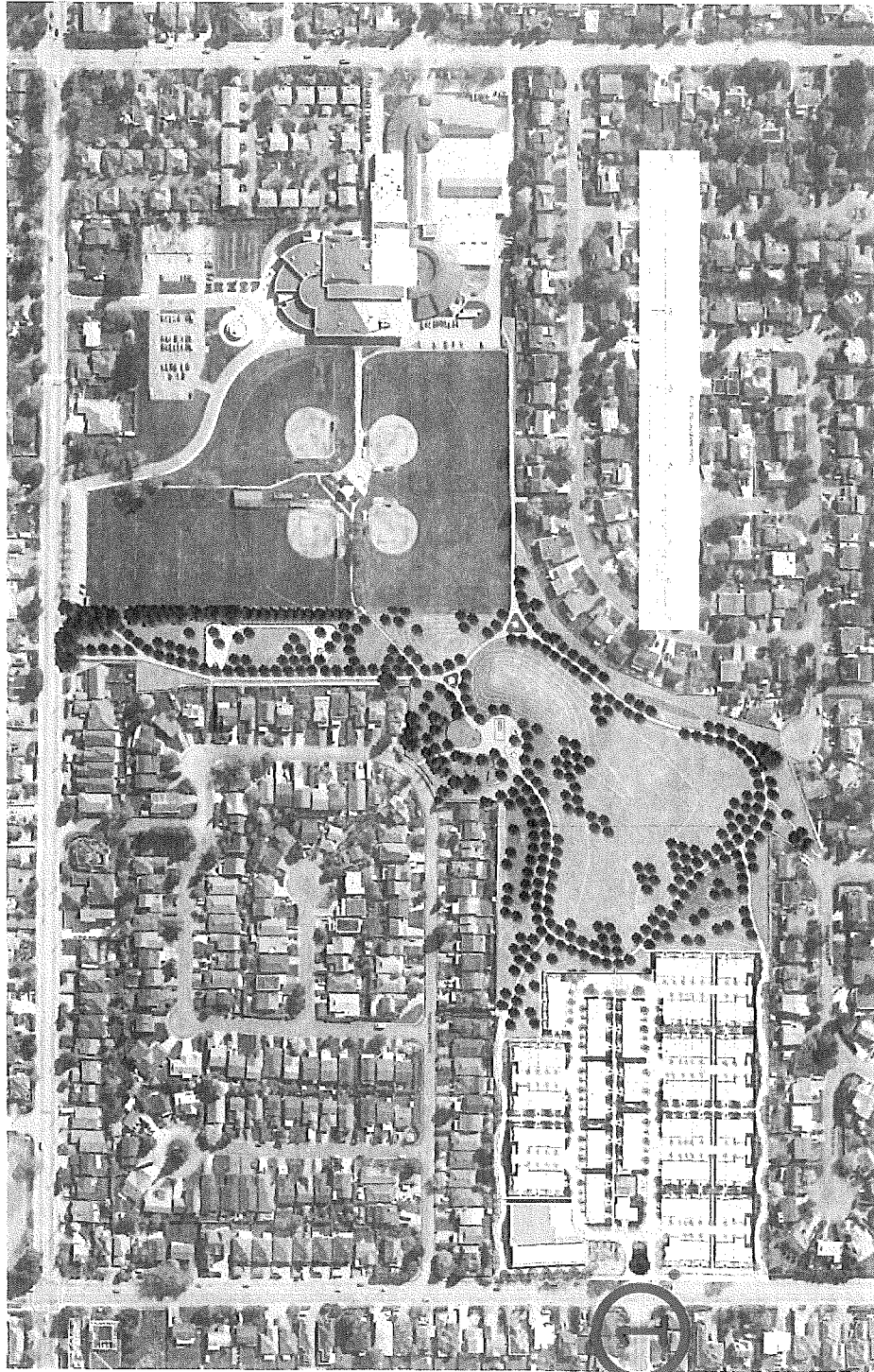
“KINGSLEY”

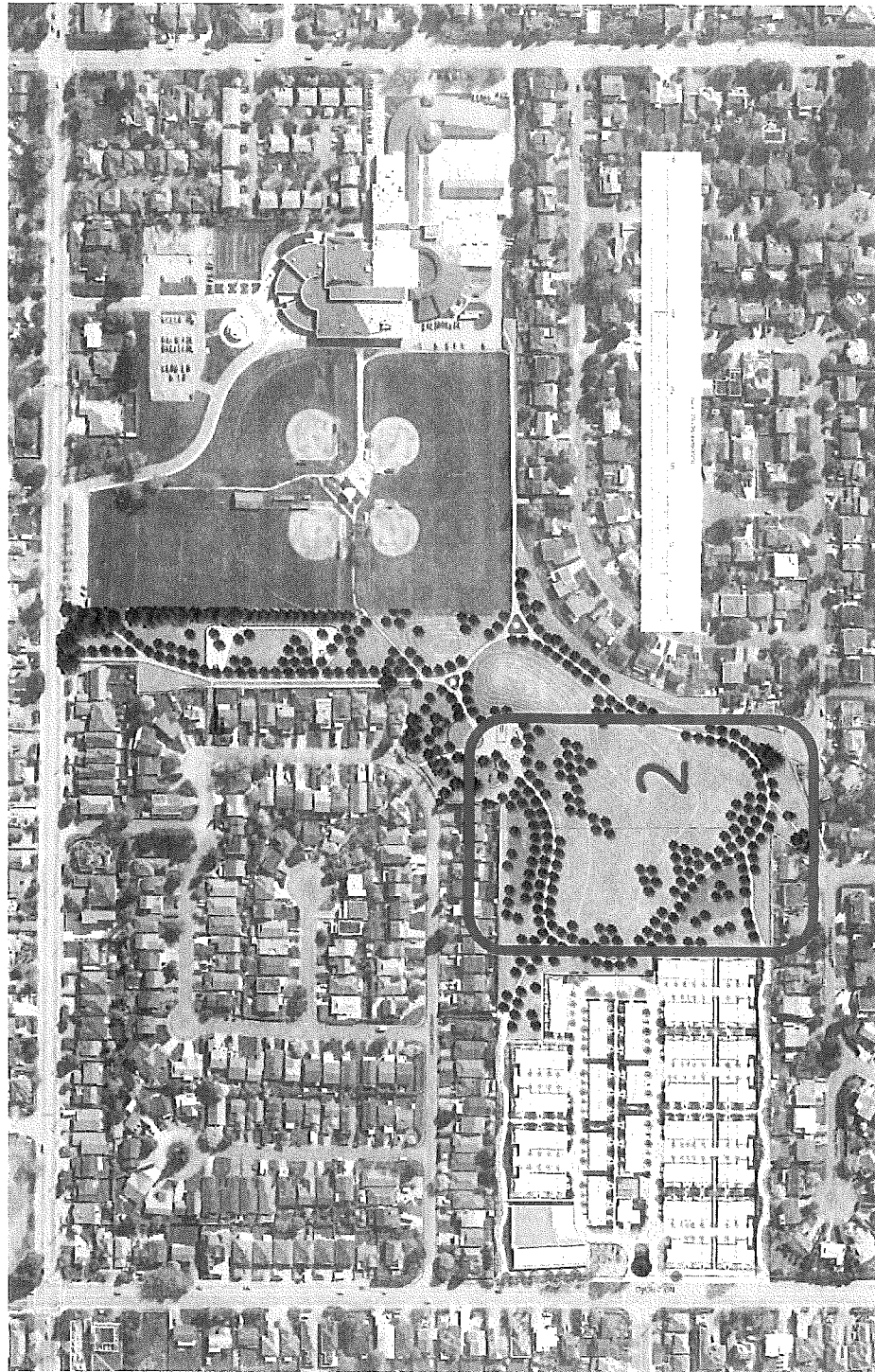
Steveston High School Site
Richmond, BC

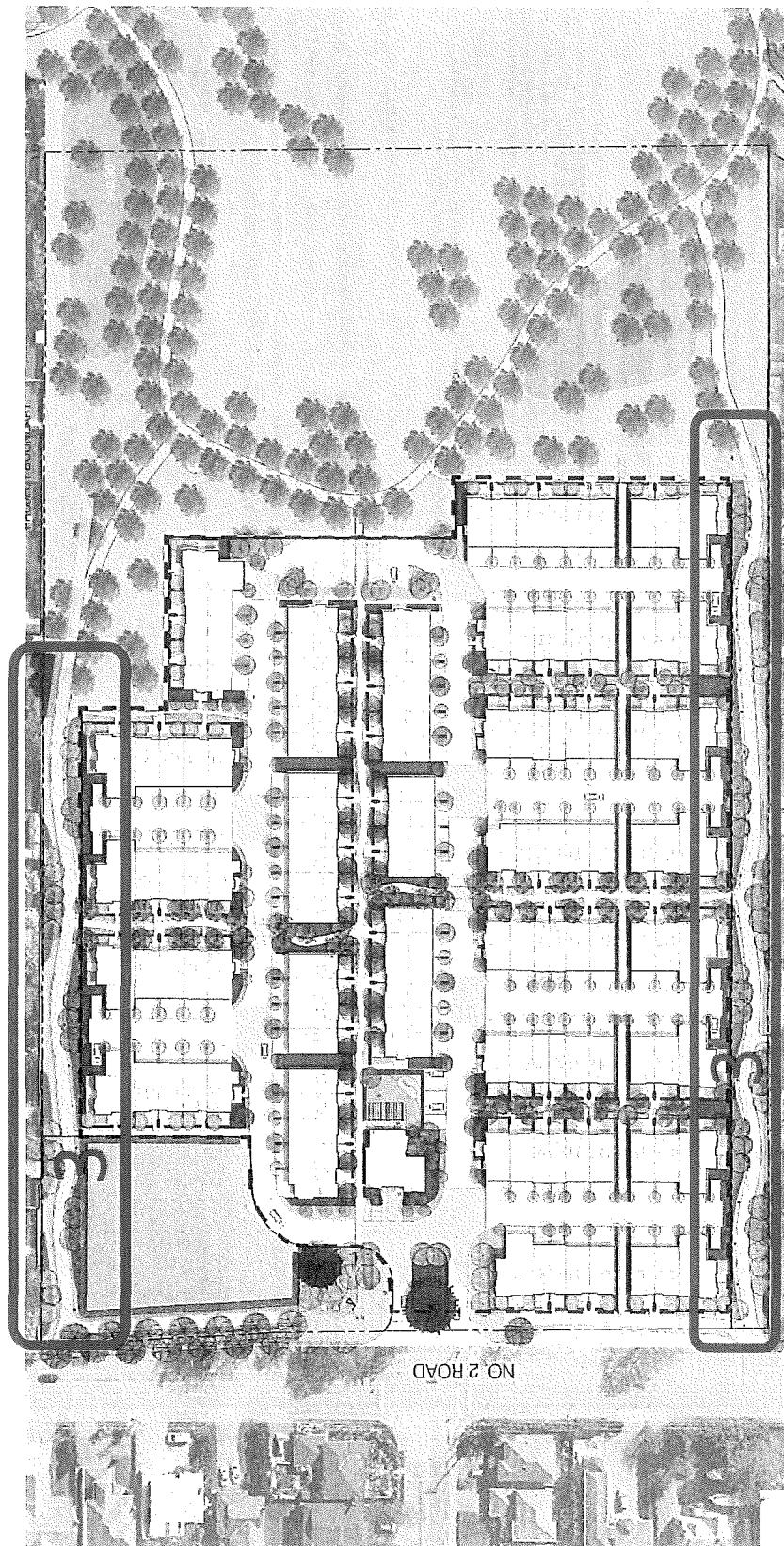












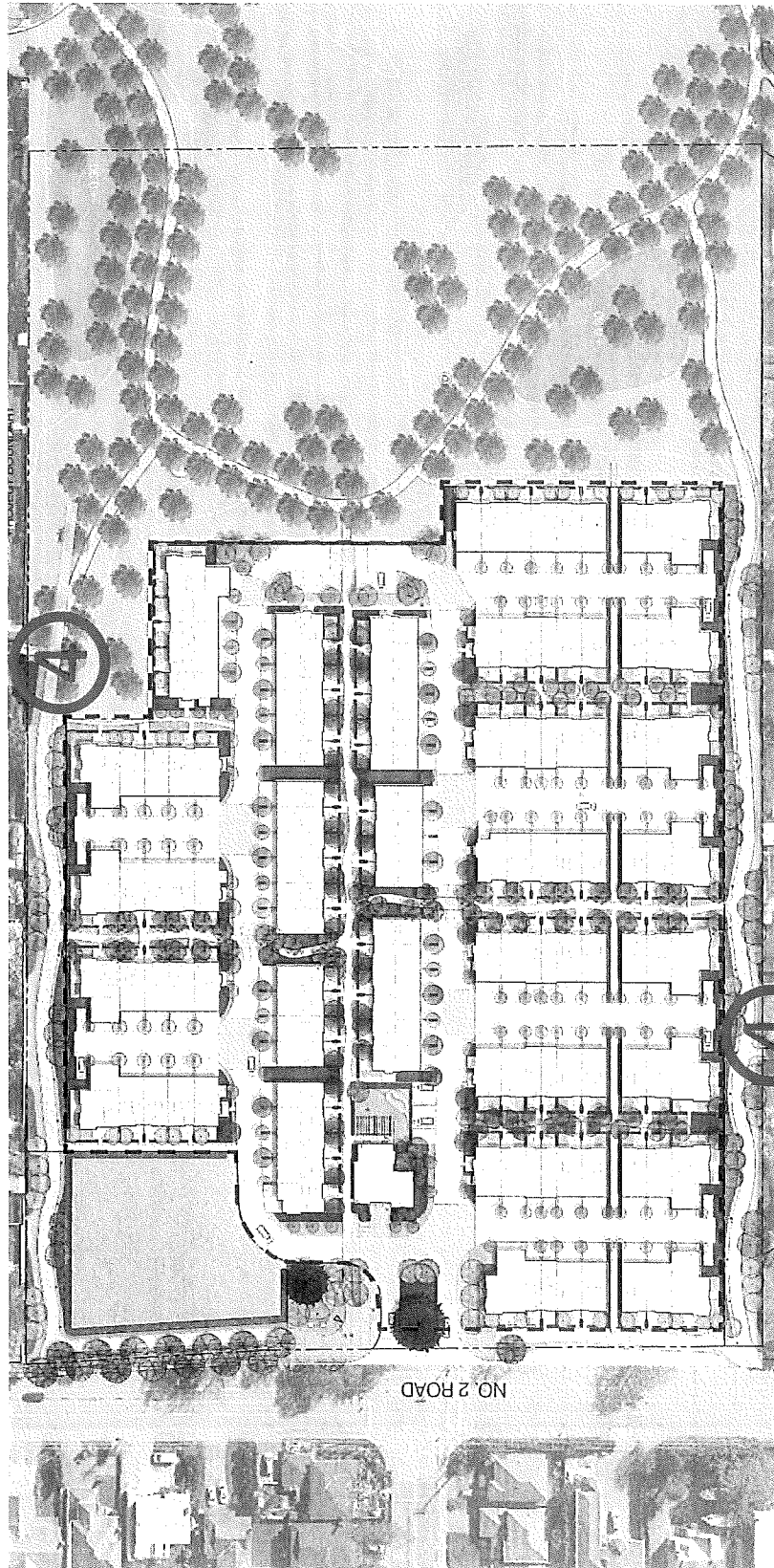
KINGSLEY ESTATES: SITE PLAN

Hapa Collaborative
 Landscape Architecture
 Urban Design

433-375 West Fifth Avenue
 Vancouver, BC V6Y 2J6

604.609.4150
 hapa.com

HAPA



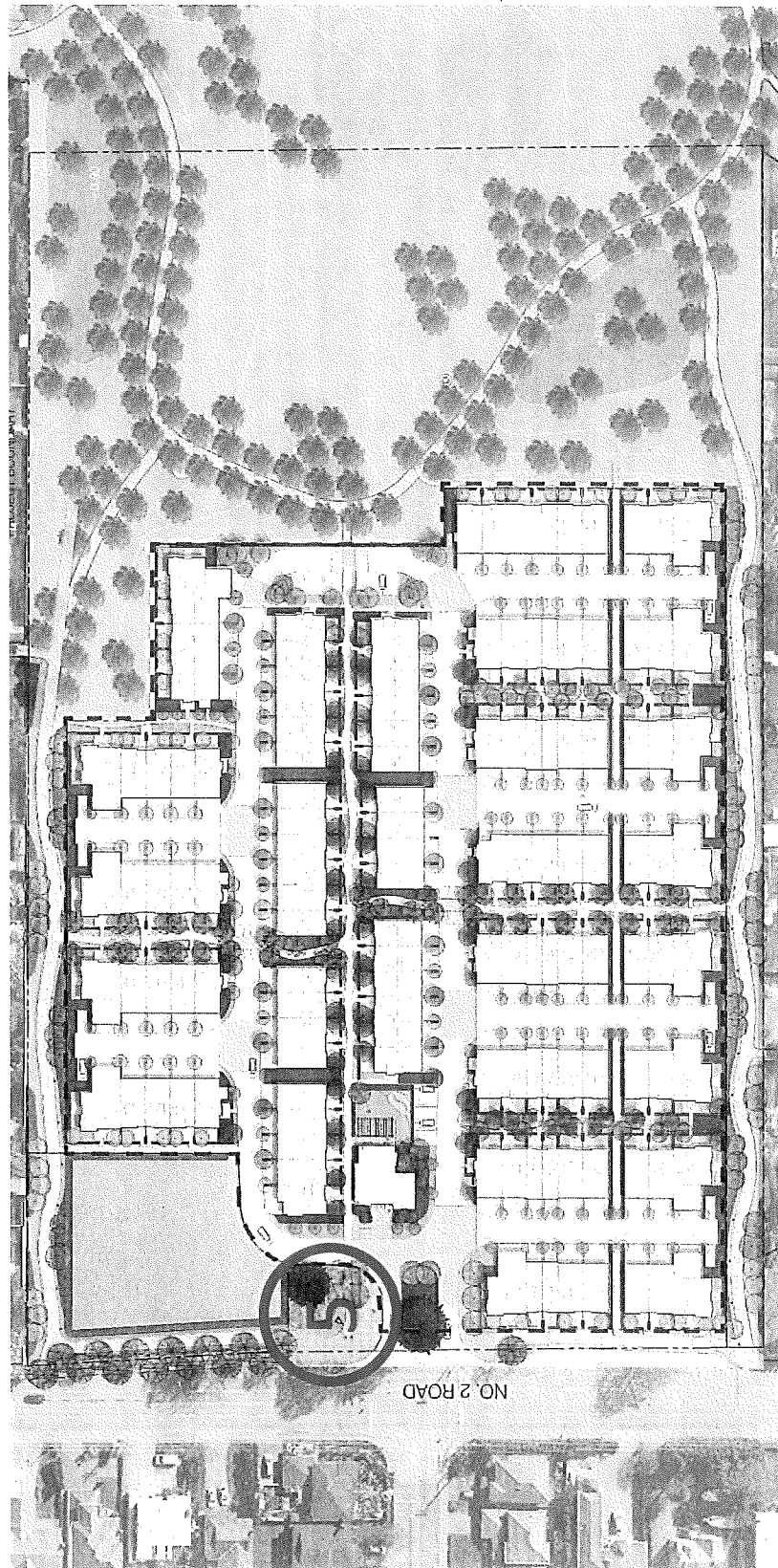
KINGSLEY ESTATES: SITE PLAN

Hapa Collaborative
Landscape Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6

604 909 4150
hapacoe.com

HAPA



KINGSLEY ESTATES: SITE PLAN

Haga
 Collaborative

Landscape Architecture
 Urban Design

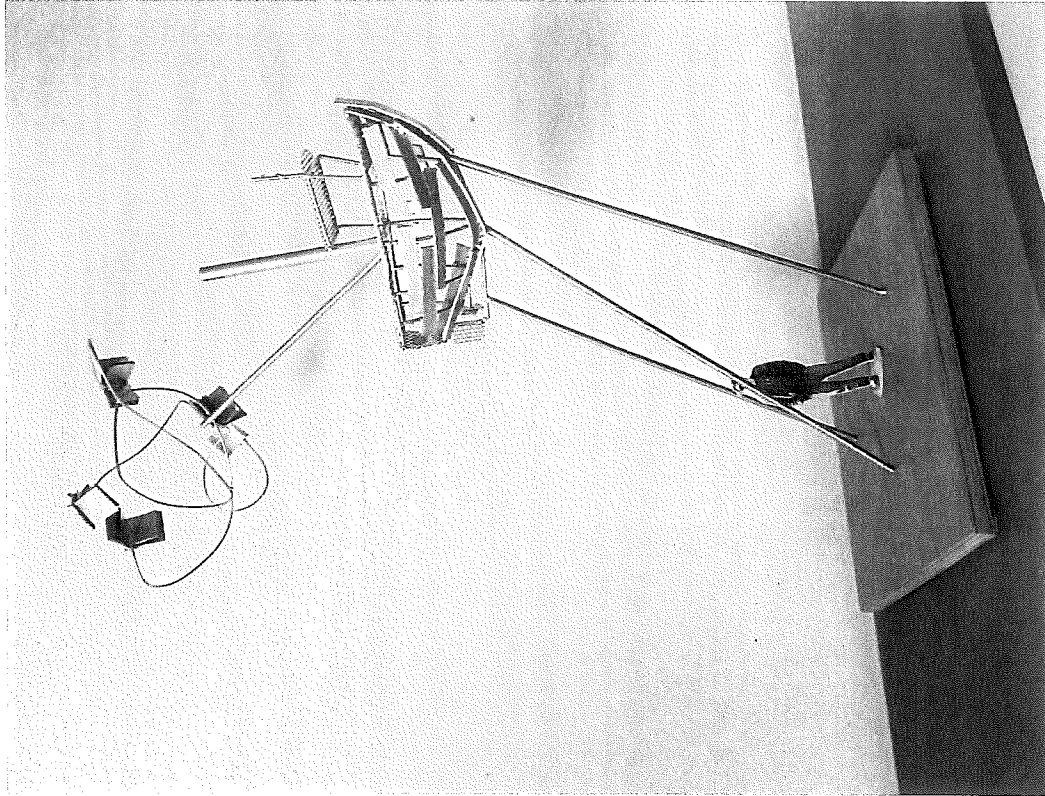
403-375 West Fifth Avenue
 Vancouver, BC V5Y 2J5

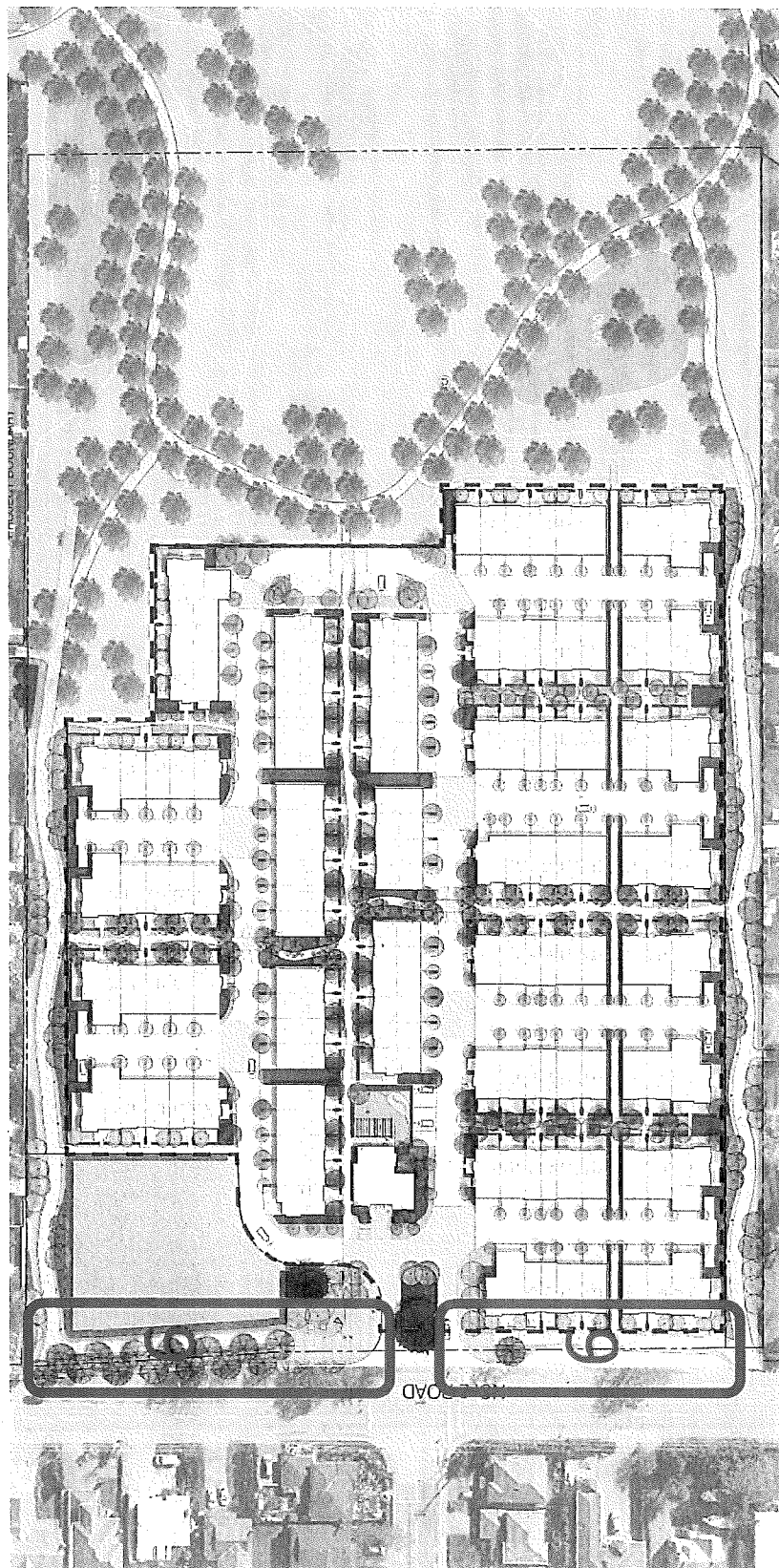
604-909-4150
 haga@haga.com

ADVISORY DESIGN PANEL
1st April, 2015

CNCL - 186

Public Art Marquette





KINGSLEY ESTATES: SITE PLAN

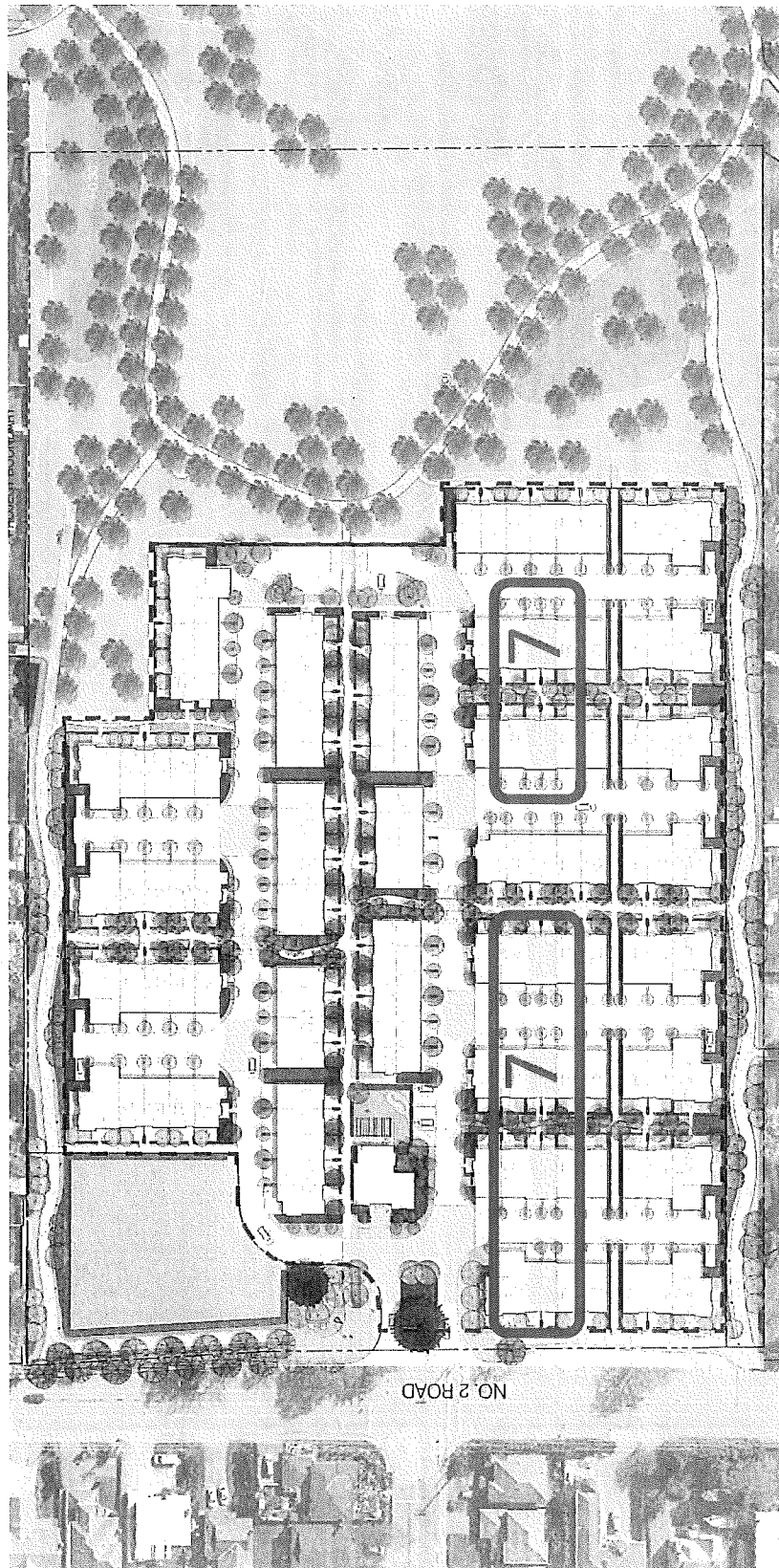
HAPA

604 903 4150
hapaoba.com

403-375 Fifth Avenue
Vancouver, BC V6Y 1J6

Landscape Architecture
Urban Design

Hapa
Collaborative



KINGSLEY ESTATES: SITE PLAN

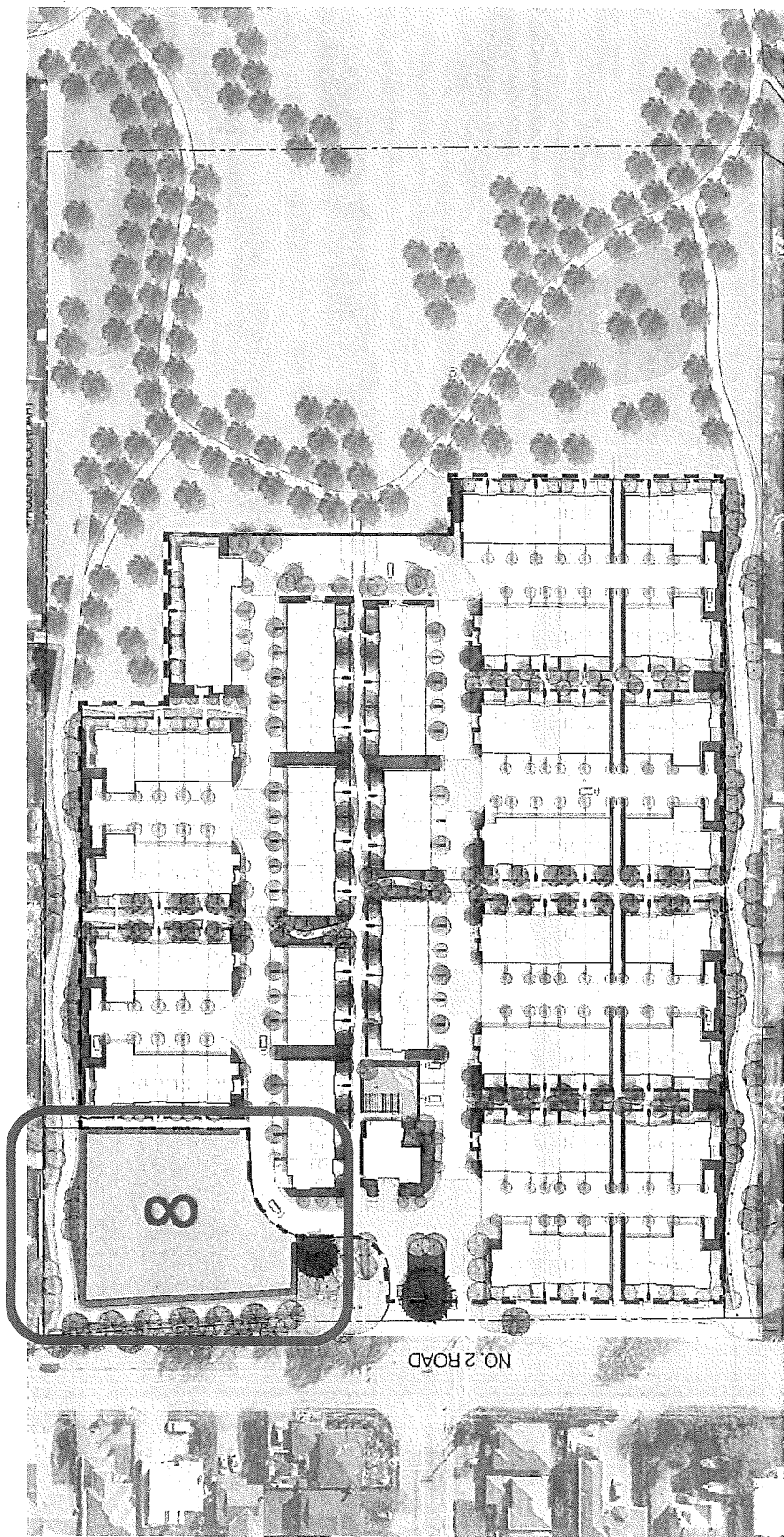
Haza
Collaborative

Landscape Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver, BC V6Y 1J6

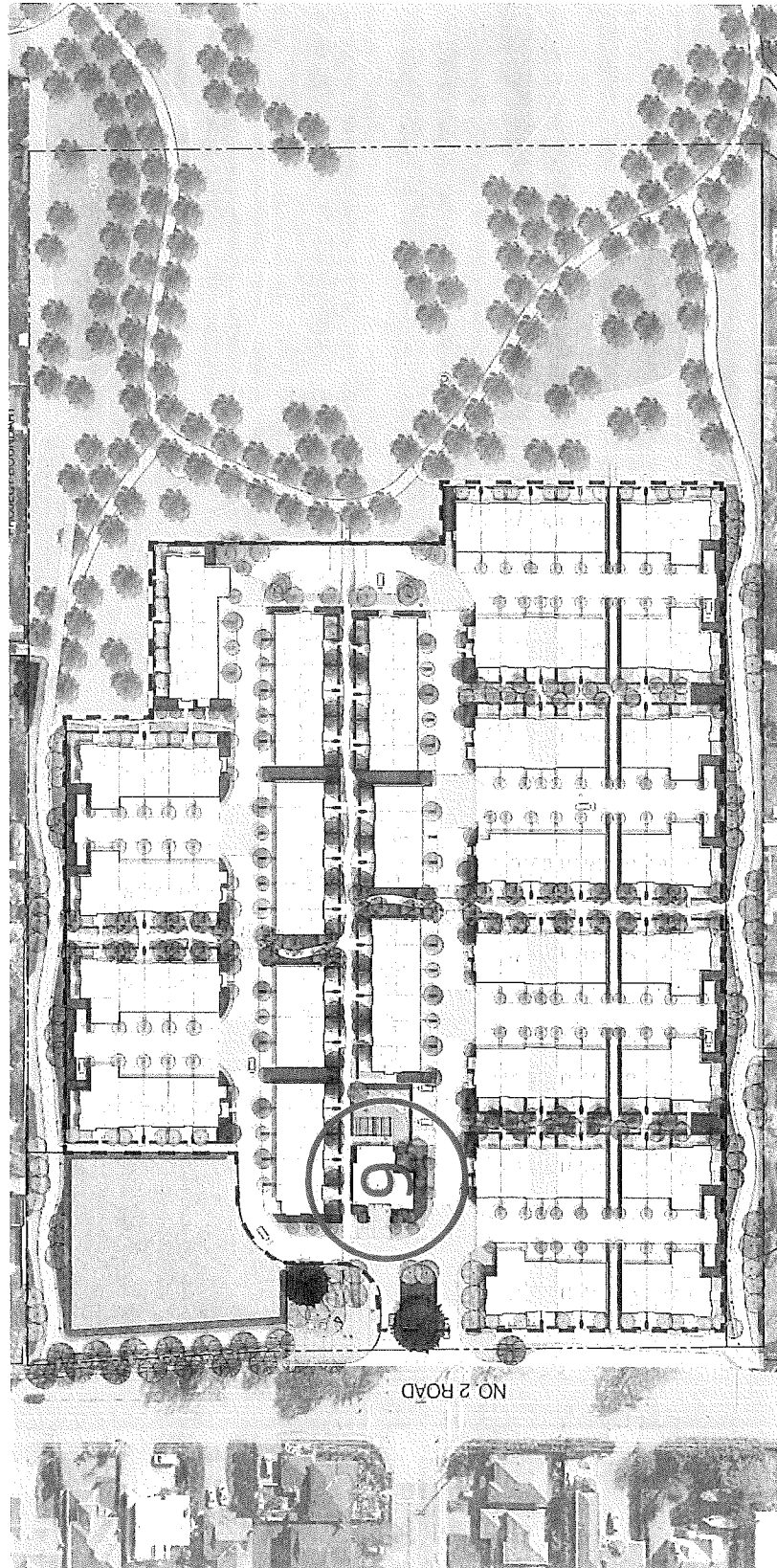
604 909 4150
hazacoba.com

H A Z A



KINGSLEY ESTATES: SITE PLAN

HAPA
 604.609.4150
 hapa.co.uk
 403-375 West Fifth Avenue
 Vancouver, BC V6Y 1J6
 Landscape Architecture
 Urban Design
 HAPA
 Collaborative



HAPA
 604 699 4150
 hapa.co.uk

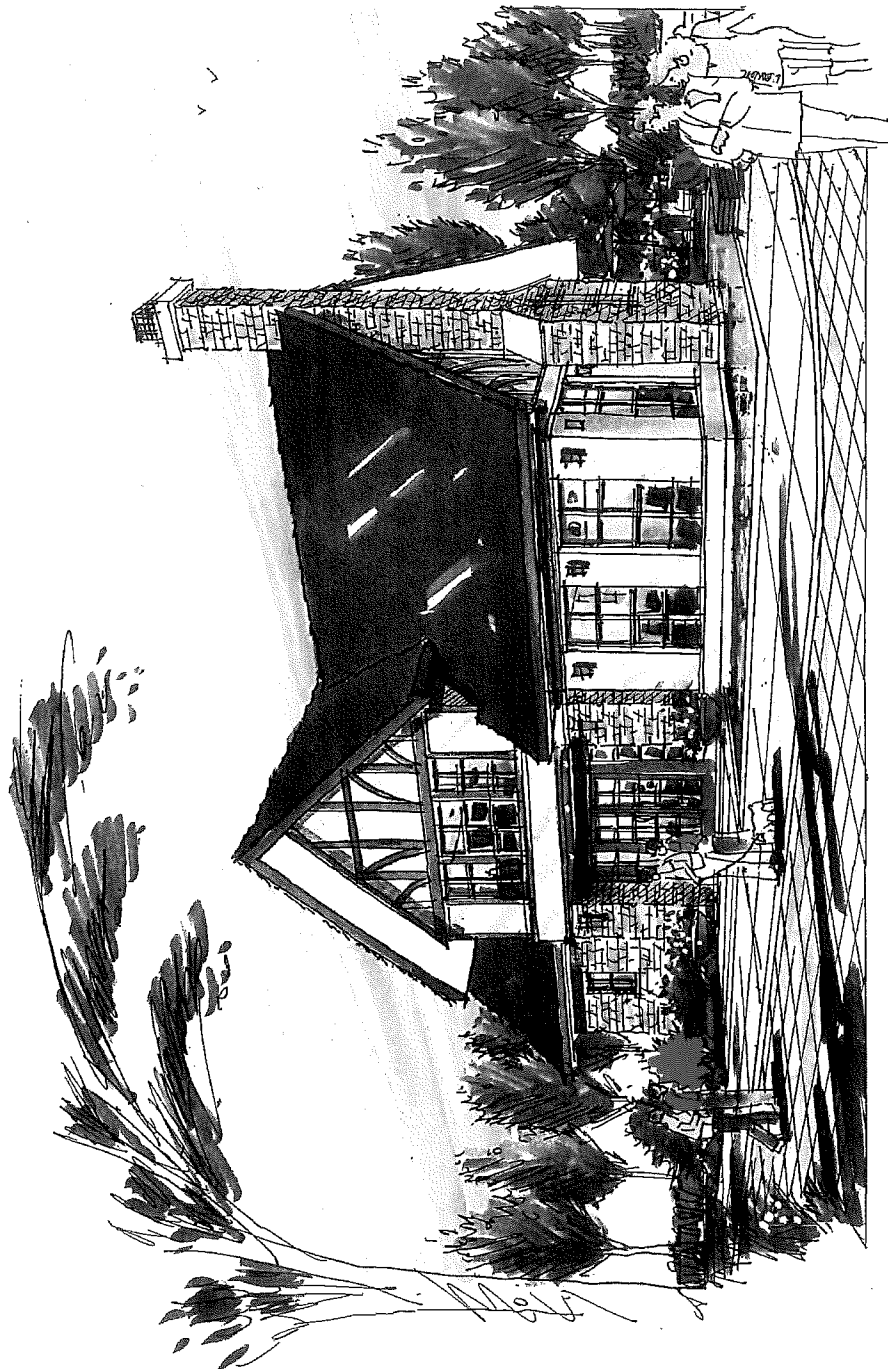
403-375 West Fifth Avenue
 Vancouver, BC V6Y 1J6

Landscape Architecture
 Urban Design

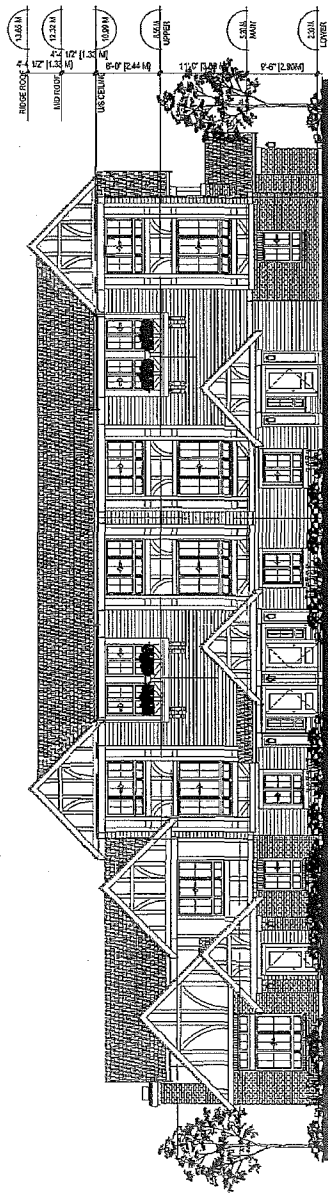
Hapa
 Collaborative

AMENITY BUILDING

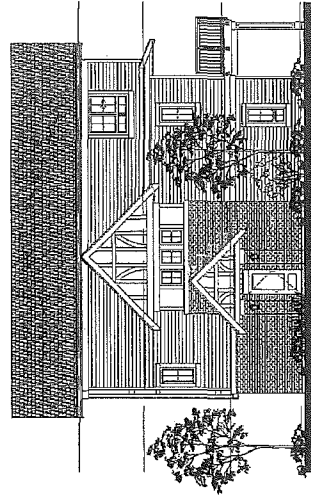
KINGSLEY ESTATES: SITE PLAN



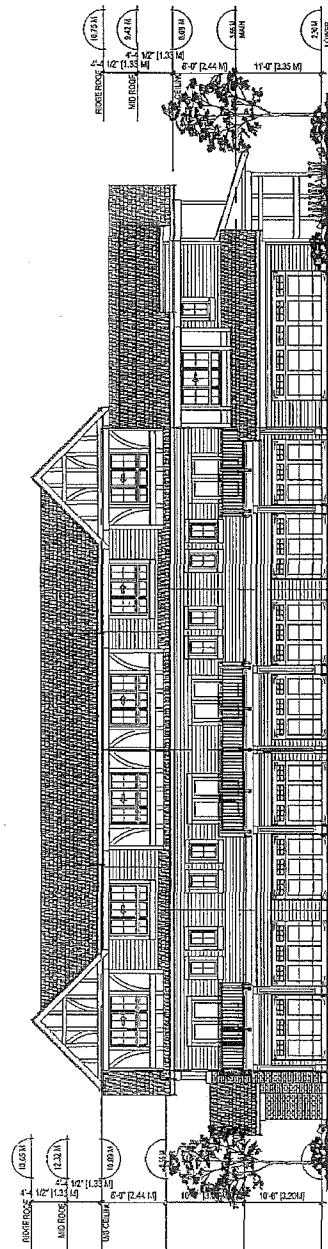




C	A1	A2	A1-END
		NEWS ELEVATION	

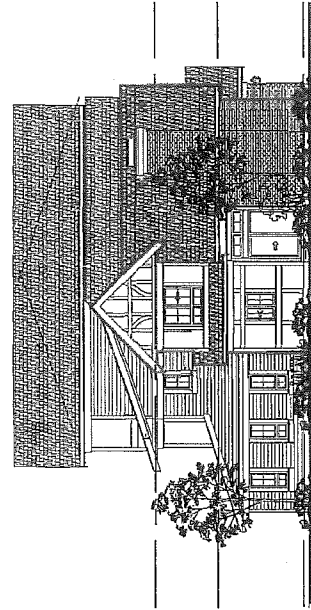


A1-END SIDE ELEVATION (TH-25 & 27)

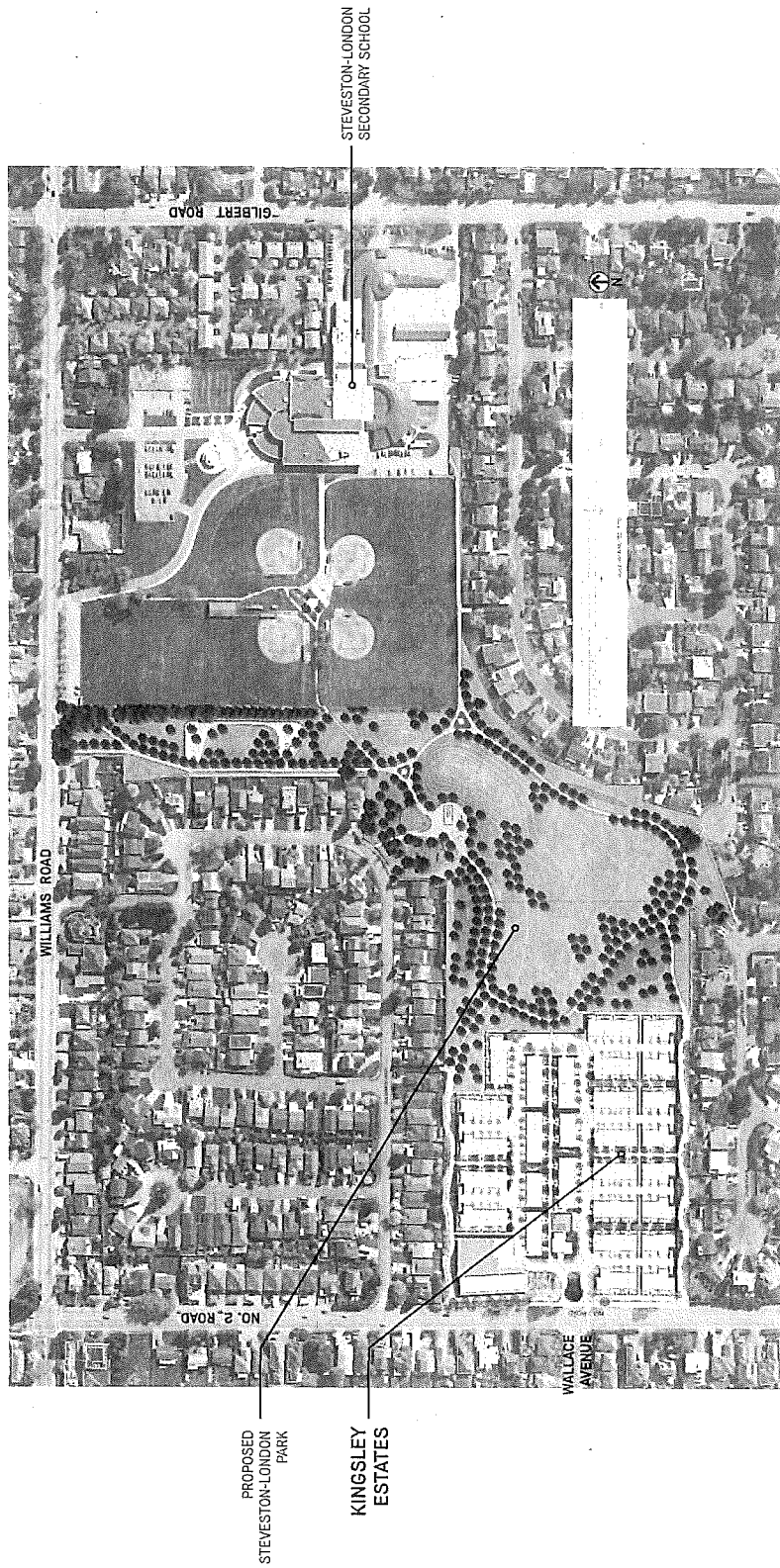


A1-END A2 A2 A1 C

INTERNAL ROAD ELEVATION



C SIDE ELEVATION



KINGSLEY ESTATES, CONTEXT PLAN

CONTEXT PLAN

HADA

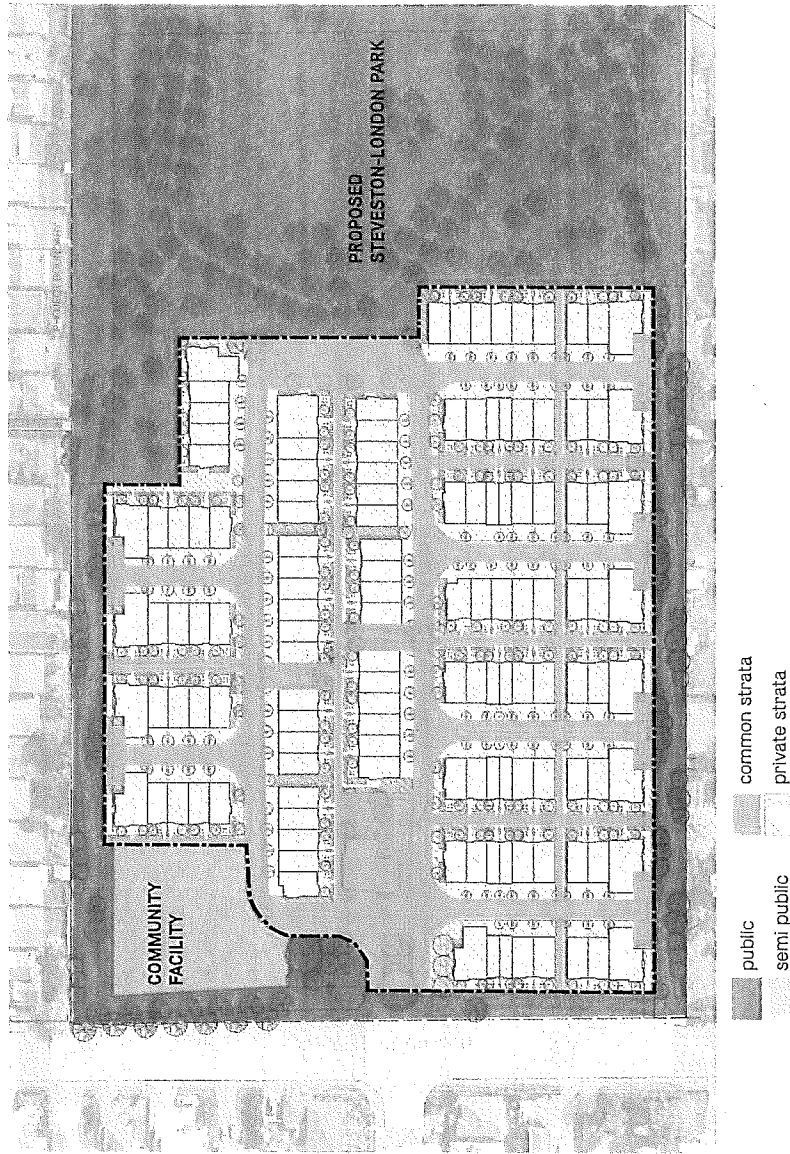
604.909.4150
hagapada.com

403.375 West 87th Avenue
Vancouver, BC V6T 1J6

Landscape Architecture
Urban Design

Hapa
Collaborative

OPEN SPACE HIERARCHY



KINGSLEY ESTATES: SITE ORGANIZATION

OPEN SPACE HEIRARCHY

Hapa Collaborative

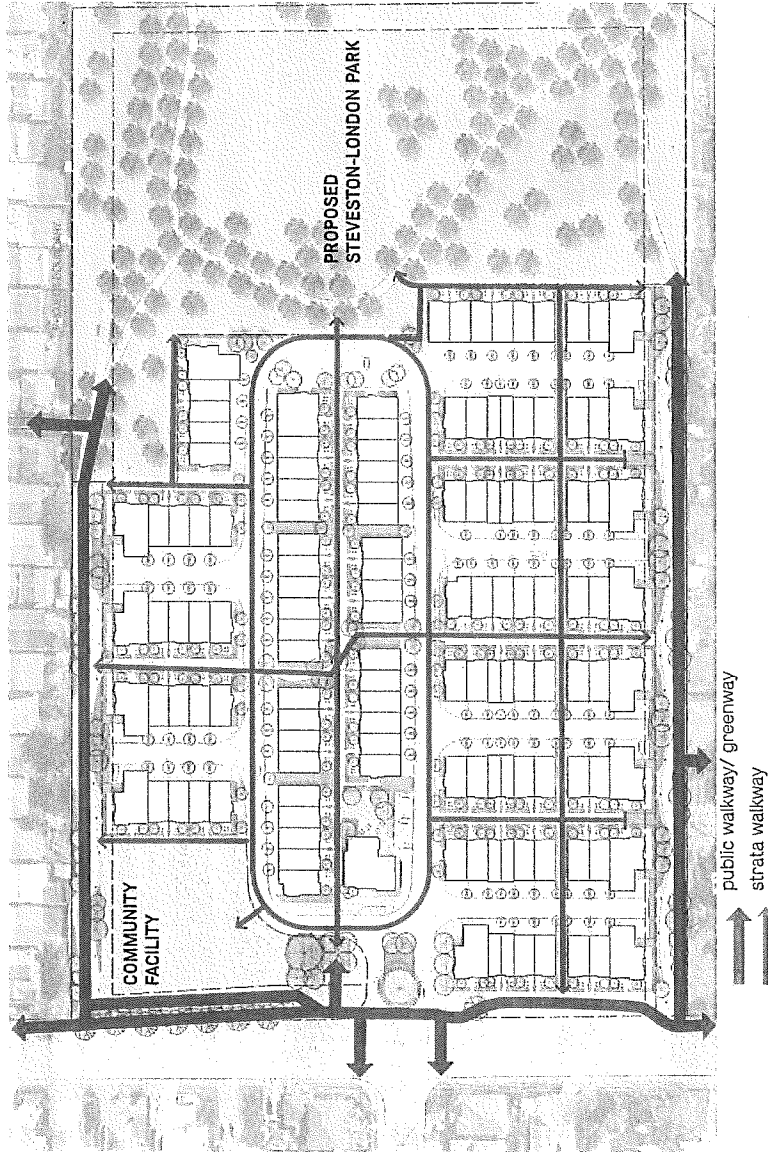
Landscapa Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver BC V6Y 1J6

604 909 4150
hapaoba.com

HAPA

PEDESTRIAN CIRCULATION



KINGSLEY ESTATES: SITE ORGANIZATION

PEDESTRIAN CIRCULATION

Hapa Collaborative

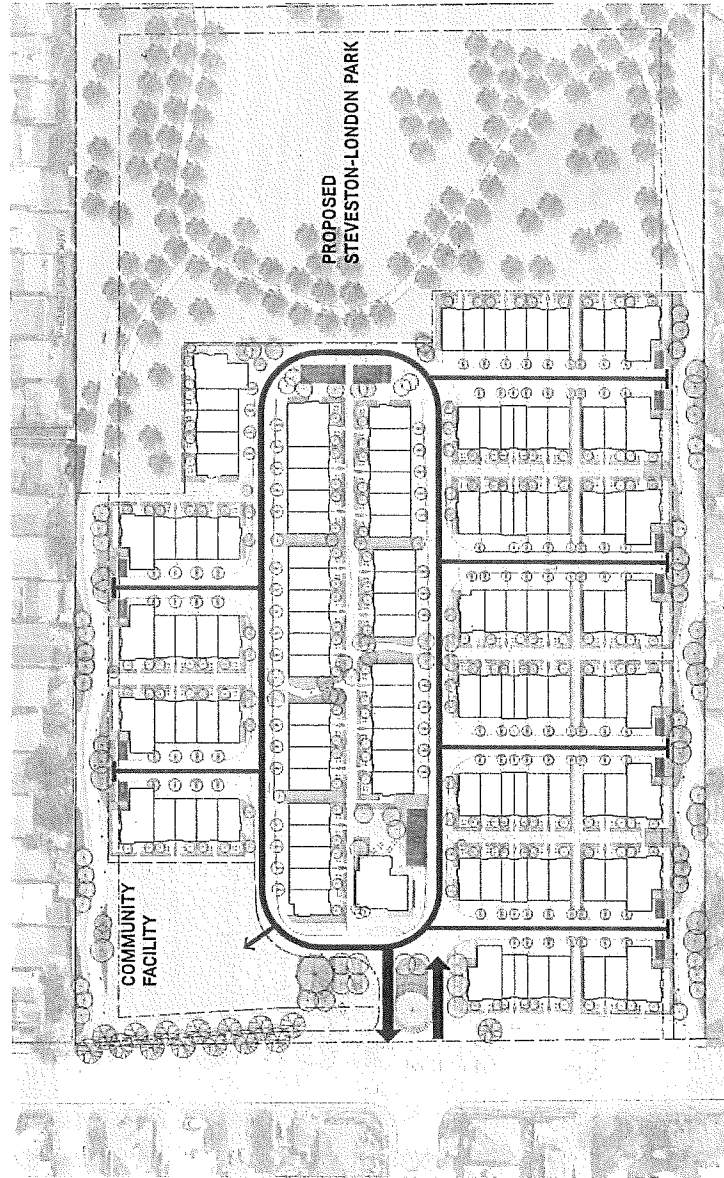
Landscape Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6

604 909 4150
hapacbc.com

HAPA

VEHICULAR CIRCULATION



KINGSLEY ESTATES: SITE ORGANIZATION

Hapa Collaborative

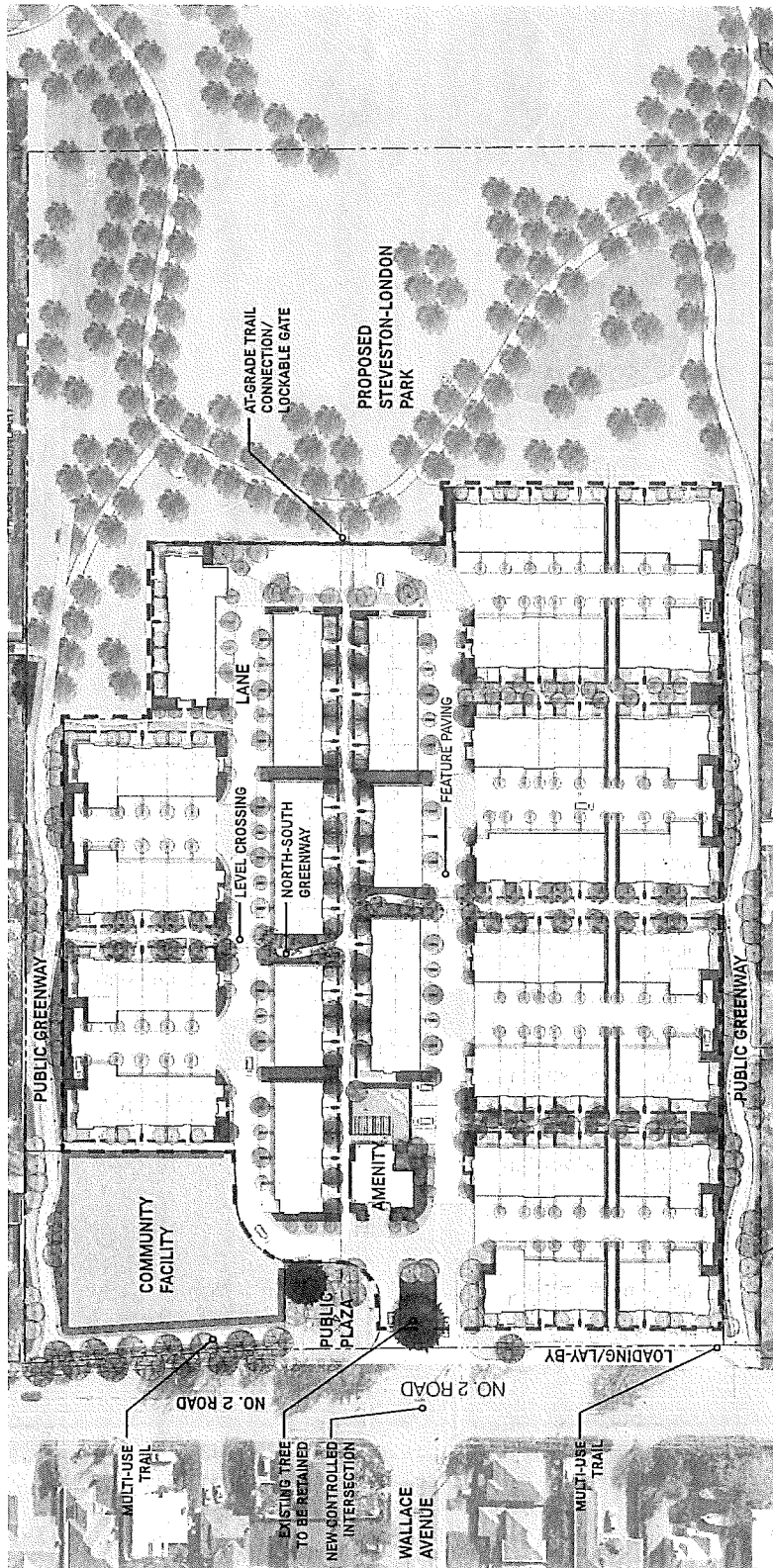
Landscape Architecture
Urban Design

403-375 West Pith Avenue
Vancouver, BC V5Y 1J6

604 909 4150
hapacabo.com

HAPA

VEHICULAR CIRCULATION



KINGSLEY ESTATES: SITE PLAN

LANDSCAPE PLAN

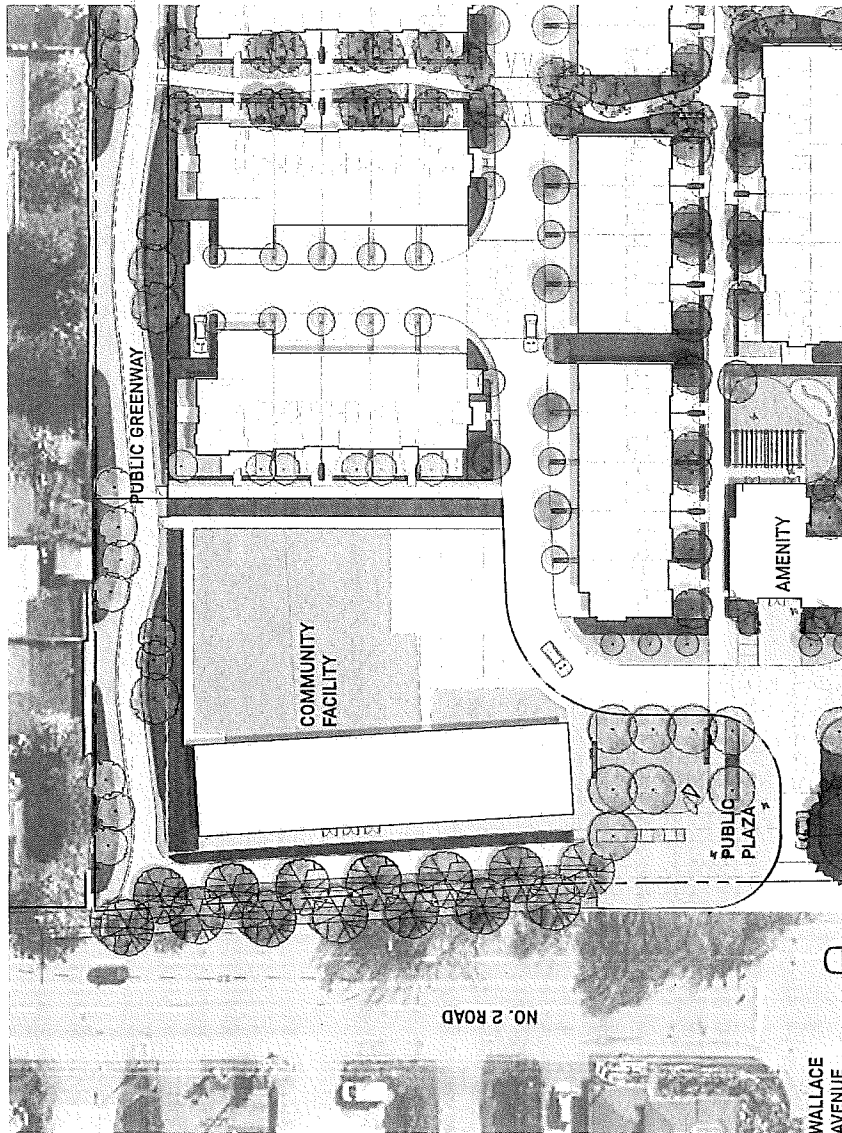
Hapa Collaborative

Landscape Architecture
Urban Design

403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6

604-909-4150
hapa.co.com

HAPA



LANDSCAPE PLAN NW CORNER VIEW

HAPA

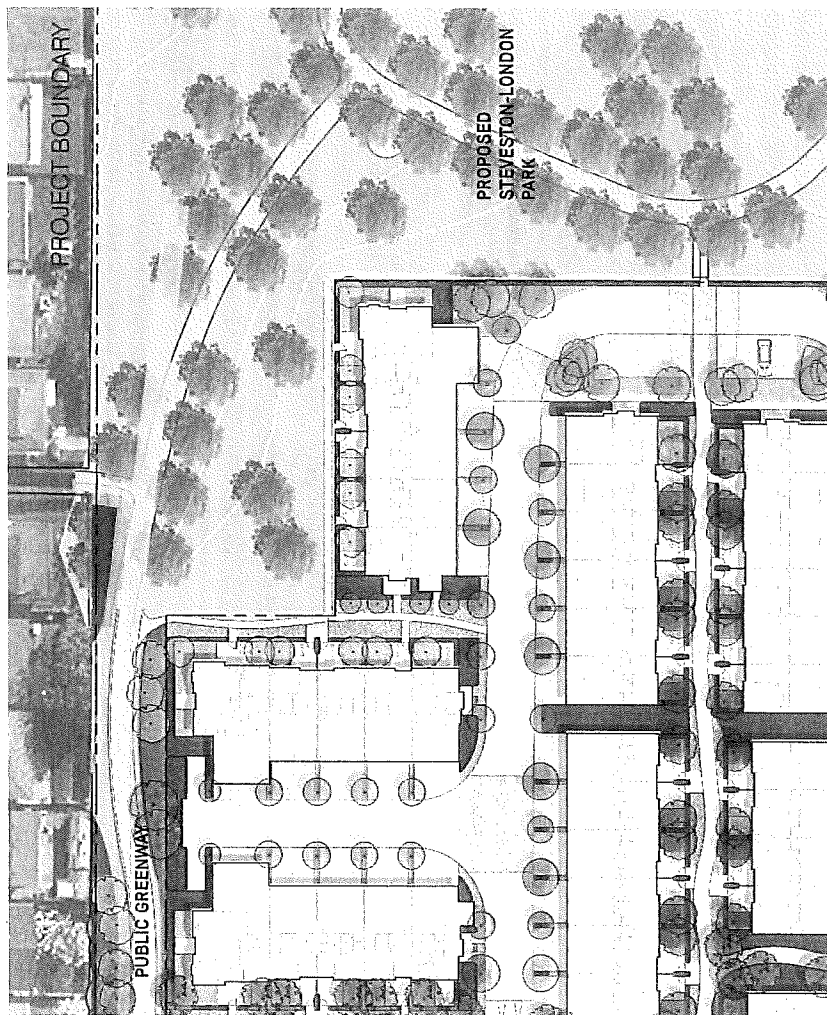
604.909.4150
hapa.coo.com

405-375 West Fifth Avenue
Vancouver, BC V6Y 1J6

Landscape Architecture
Urban Design

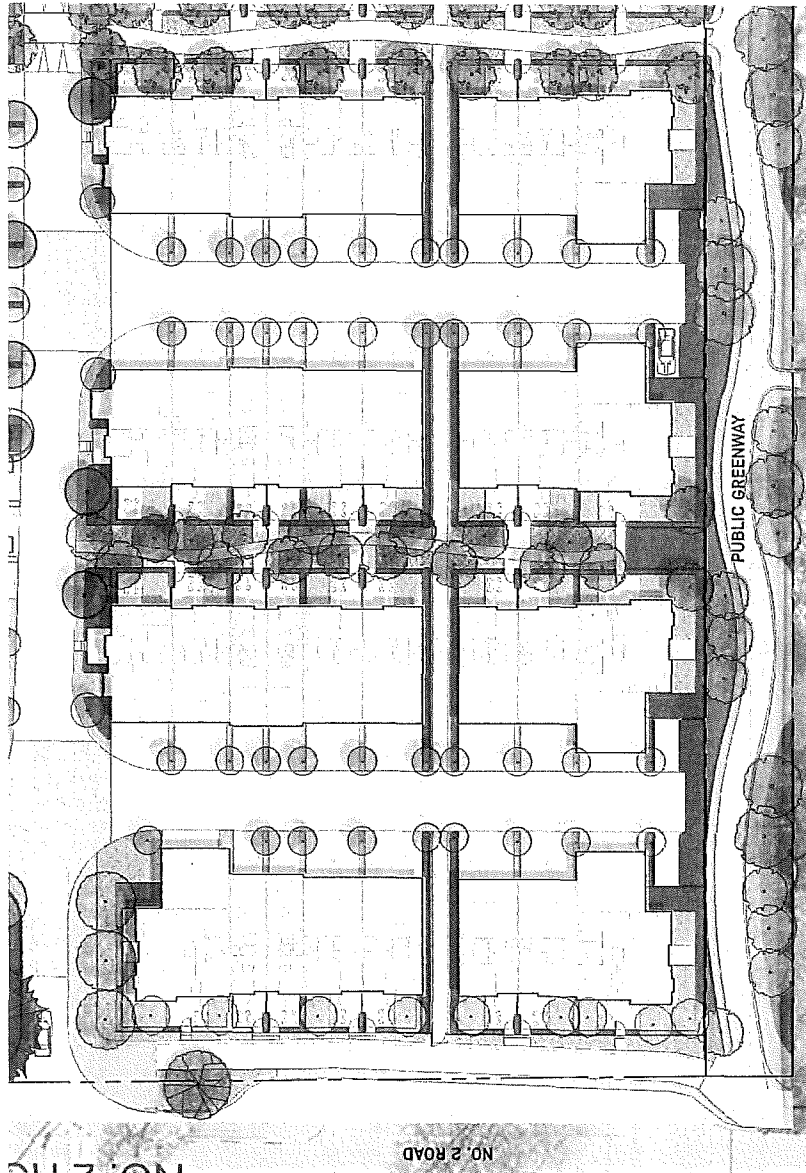
Hapa
Collaborative

KINGSLEY ESTATES: SITE PLAN NW



LANDSCAPE PLAN NE CORNER VIEW

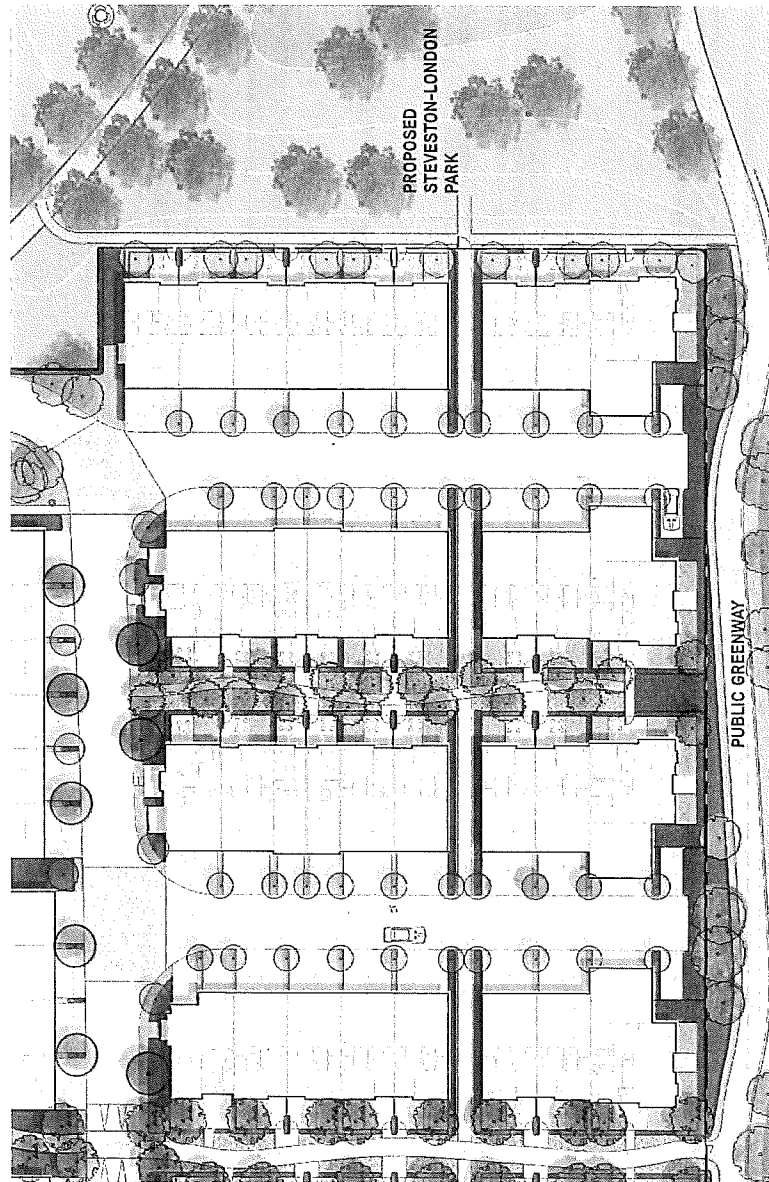
LANDSCAPE PLAN SW CORNER VIEW

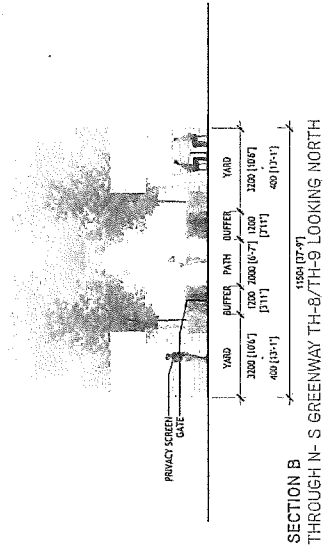
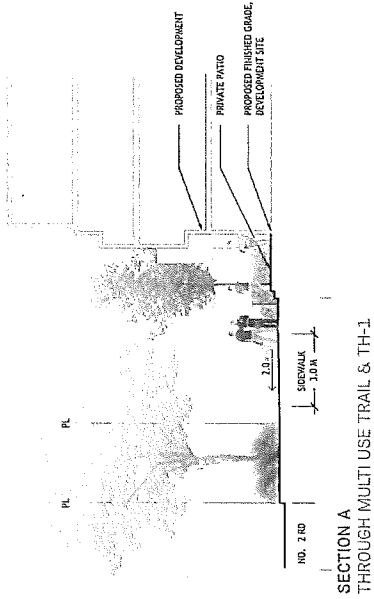
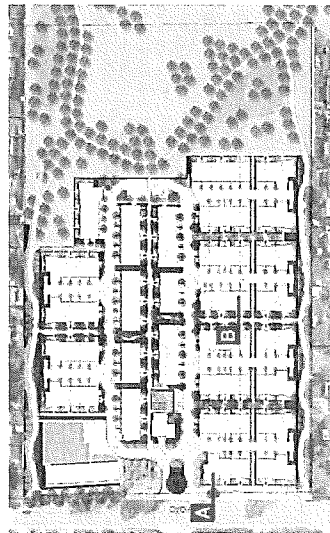


KINGSLEY ESTATES: SITE PLAN SW
 Hapa Collaborative
 Landscape Architecture
 Urban Design
 401-375 West Fifth Avenue
 Vancouver, BC V5T 1J6
 604.909.4160
 hapa.ca

HAPA

LANDSCAPE PLAN SE CORNER VIEW





KINGSLEY ESTATES: SECTIONS

SITE SECTIONS - I

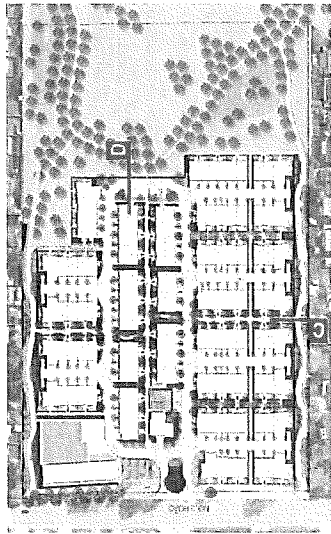
402-375 West Fifth Avenue
Vancouver, BC V5Y 1J6

Landscape Architecture
Urban Design

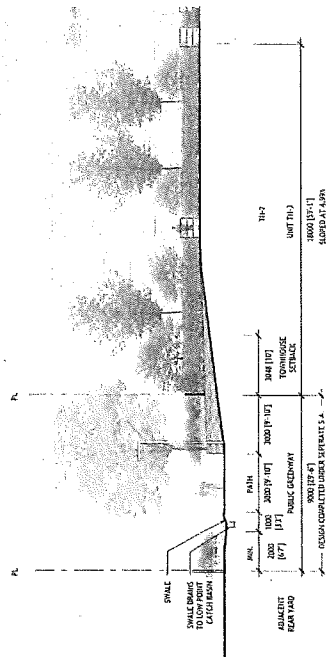
HAPA
Collaborative

604 909 4150
hapa@hapa.com

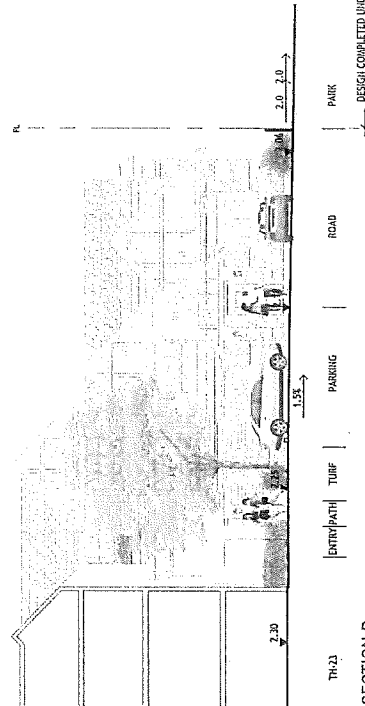
HAPA



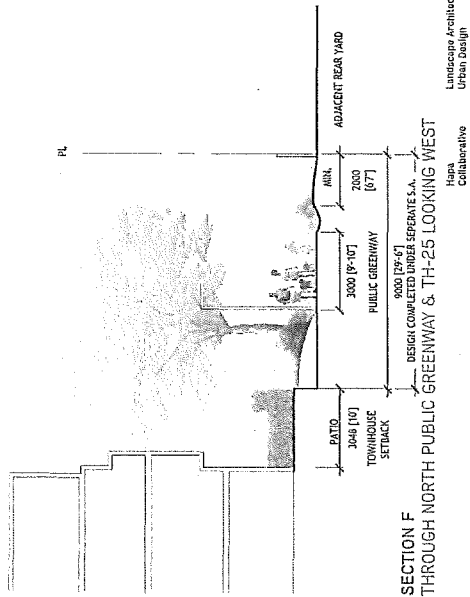
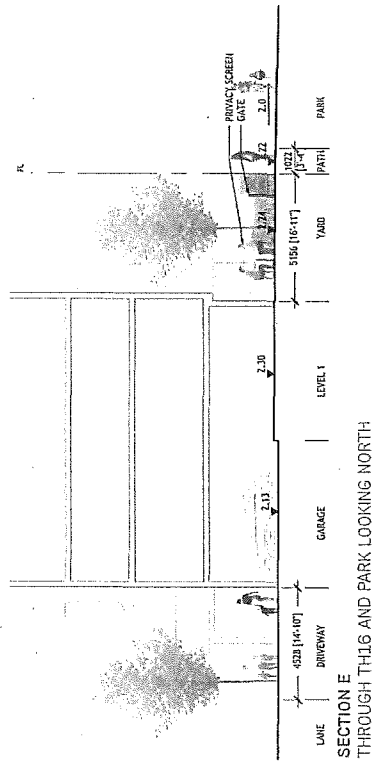
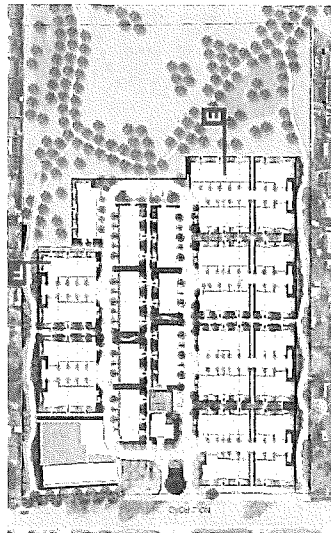
SITE SECTIONS - II

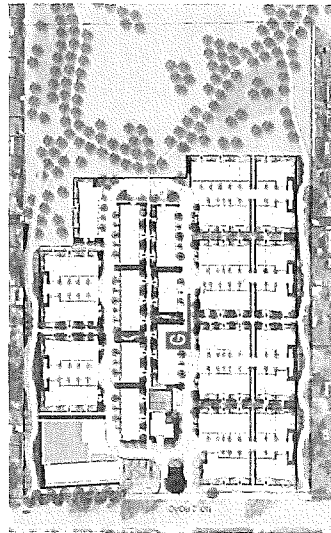


SECTION C
THROUGH SOUTH PUBLIC GREENWAY & TH-7 LOOKING WEST



SECTION D
THROUGH TH-23, LANE & PARK



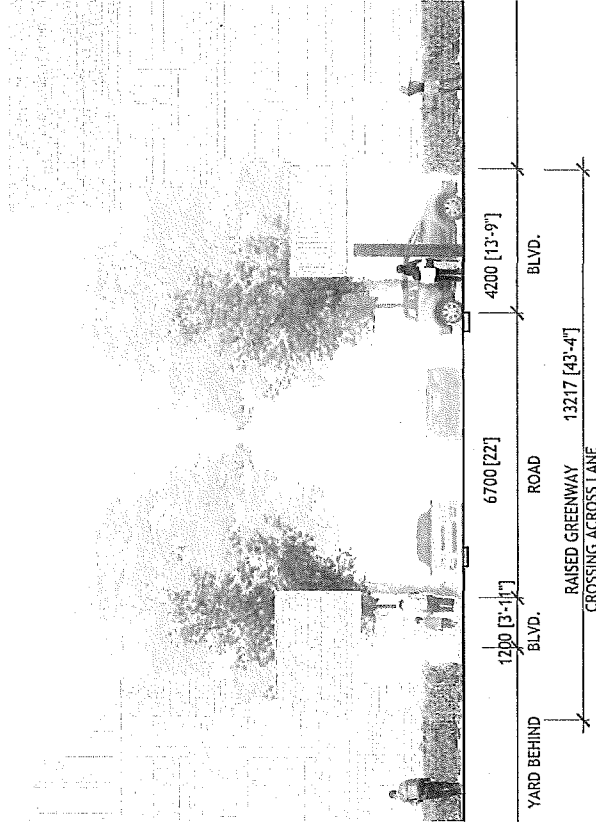
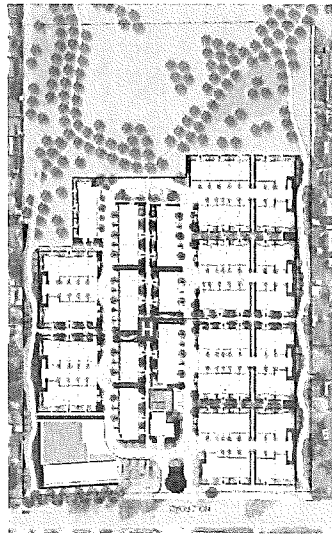
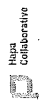


SECTION G
THROUGH N-S GREENWAY AT LANE LOOKING NORTH

3000 [9'-10"]
 PATH
 7518 [24'-8"]

KINGSLEY ESTATES: SECTIONS

SITE SECTIONS - IV



SECTION H
LANE AT N-S GREENWAY LOOKING WEST

KINGSLEY ESTATES: SECTIONS

HAPA

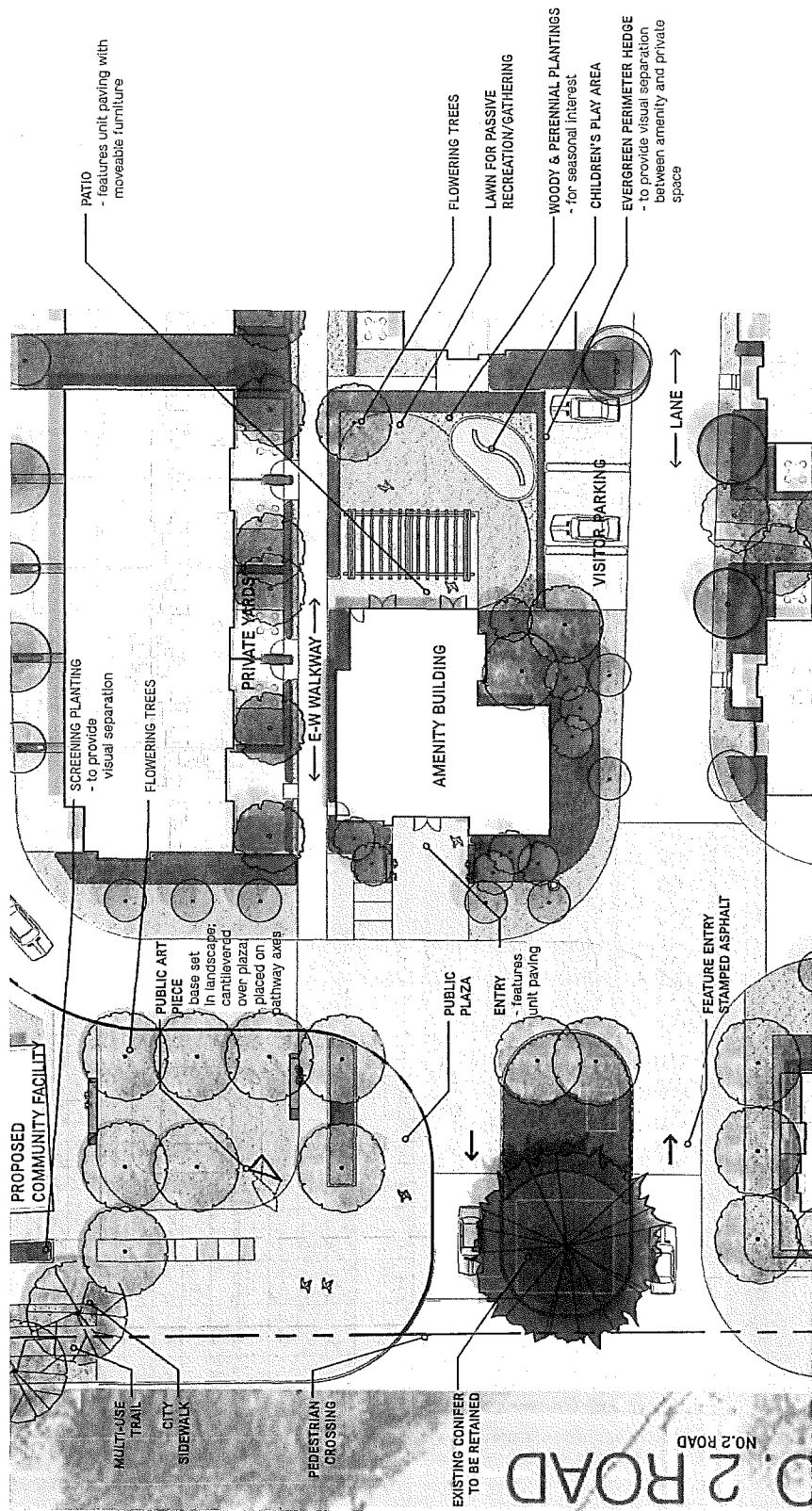
604.969.4150
hapaobus.com

403-375 West Fifth Avenue
Vancouver, BC V5T 1J6

Landscape Architecture
Urban Design

Hapa
Collaborative

SITE SECTIONS - V



HADA
 804.909.4150
 hgapcoba.com

403-375 West Fifth Avenue
 Vancouver, BC V5Y 1J6

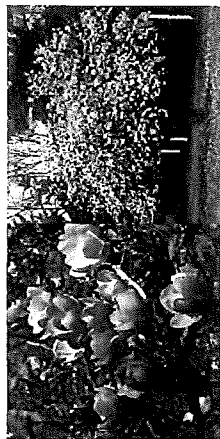
Landscape Architecture
 Urban Design
 Heja Collaborative

DETAIL PLAN: Entry Plaza and Amenity

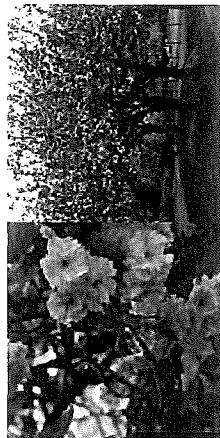
Plant Schedule

[illegible]

Jaegeria Kabus



Journal of the American Society of Nephrology



Fraxinus scottata, 'Spartanum'.



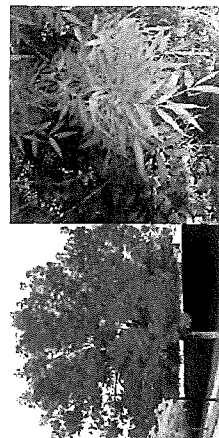
Quercus palustris, 'Green Pillar'



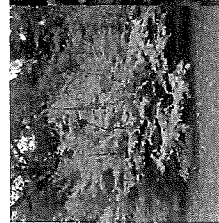
snjodaf xajj



Stewart Monaghan

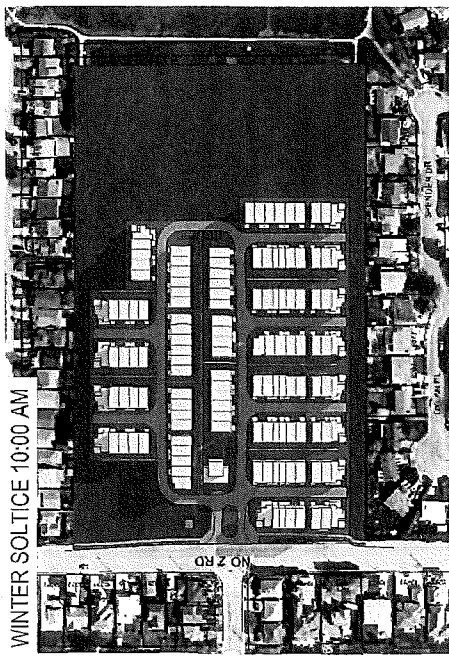


—*faxinus oxycarpa* 'Kav'wood'

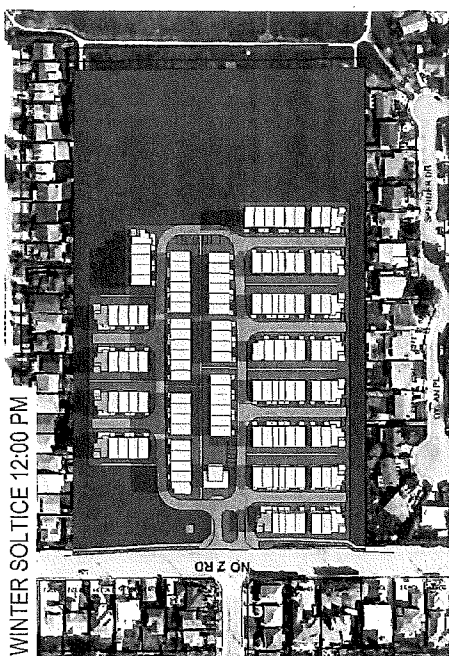


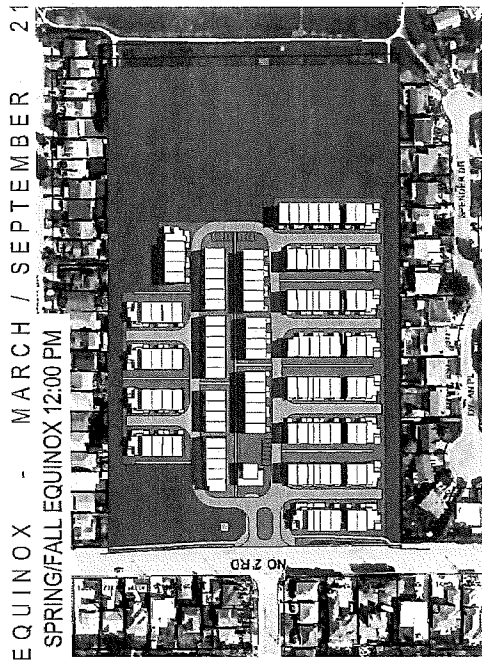
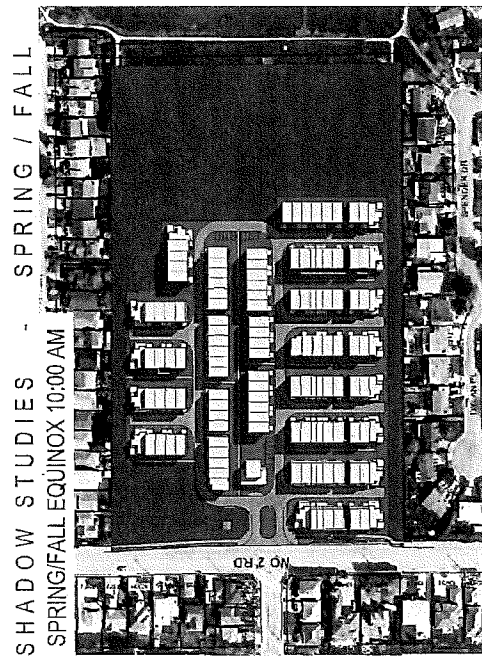
Parrotfish Mosaic

SHADOW STUDIES - WINTER

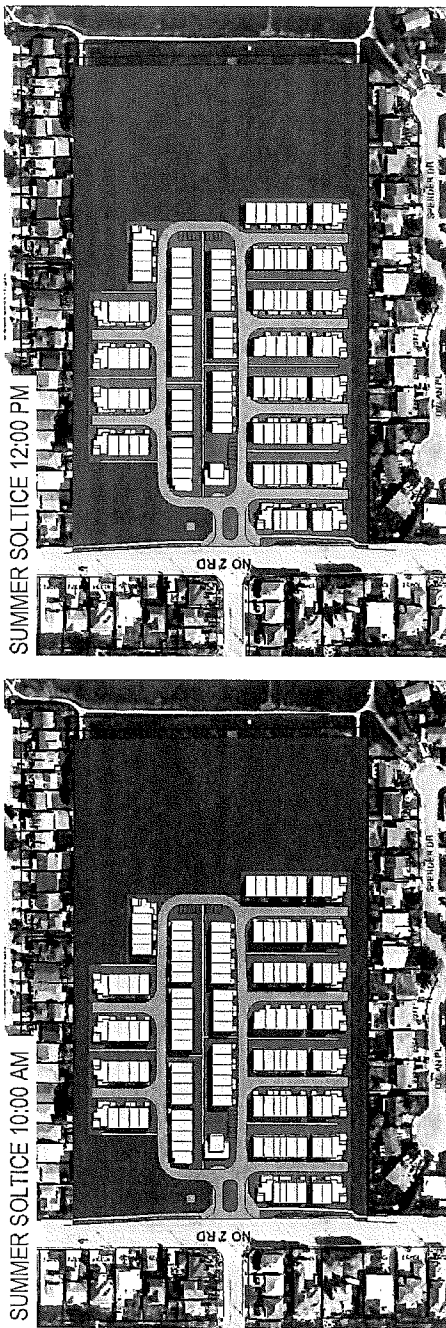


SOLTICE - DECEMBER 21

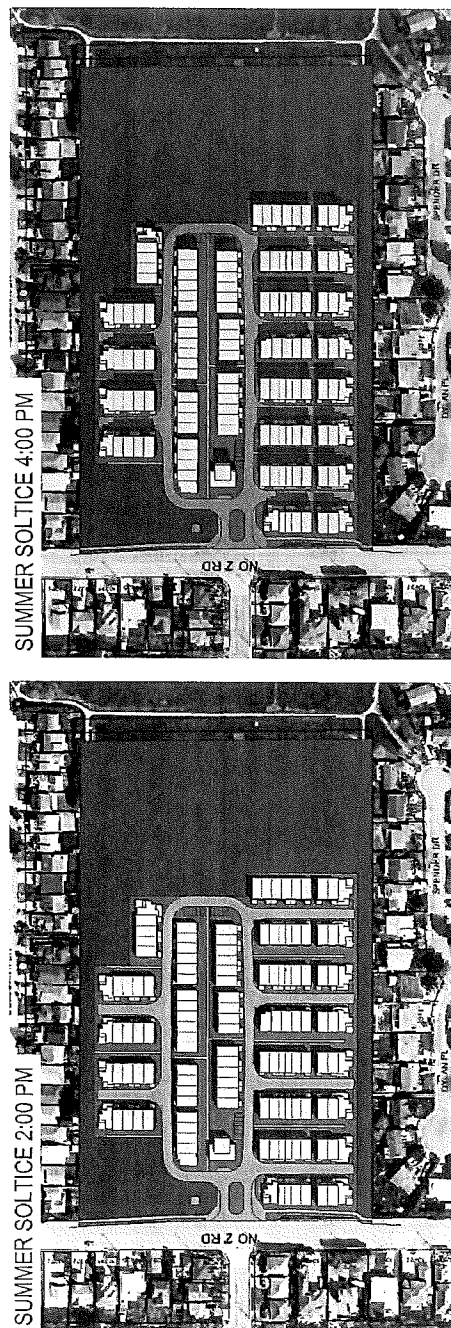




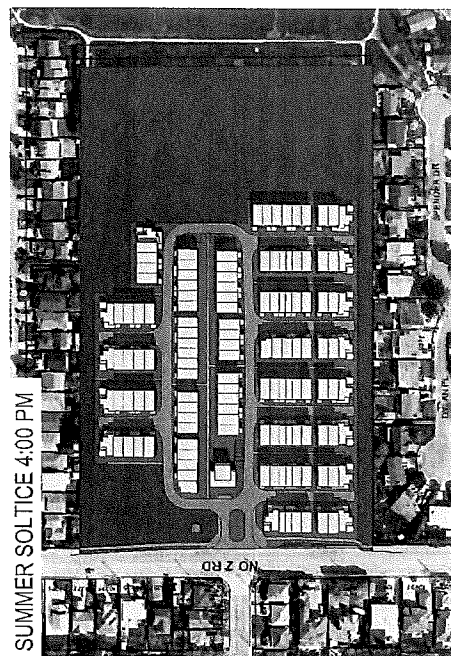
SHADOW STUDIES - SUMMER - JUNE 21



SUMMER SOLTICE 10:00 AM



SUMMER SOLTICE 2:00 PM



SUMMER SOLTICE 4:00 PM



City of Richmond

Report to Council

To: Richmond City Council

Date: June 2, 2015

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2015-Vol 01

Re: Development Permit Panel Meeting Held on March 25, 2015

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 14-658285) for the property at 7571 and 7591 St. Albans 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 25, 2015

DP 14-658285 – WESTERN GARDENIA GARDEN HOLDINGS LTD.
– 7571 AND 7591 ST. ALBANS ROAD
(March 25, 2015)

The Panel considered a Development Permit application to permit the construction of 16 three-storey townhouse units on a site zoned “High Density Townhouse (RTH4)”. Variances are included in the proposal for reduced side yard setback, increased bay window projection and small car parking spaces.

Architect, Wayne Fougere, of Fougere Architecture Inc., provided a brief presentation regarding the proposal, noting that:

- The proposed development is surrounded by multi-family dwellings.
- The proposed development is three (3) storeys high and the ground floor is on a podium.
- The proposed drive aisle and the parking stalls are covered.
- The proposed development has 16 units with one (1) adaptable unit.
- The proposed development has a traditional character that blends with the neighbourhood.
- Portions of the site were not raised to flood plain level in order to retain trees.

Staff supported the Development Permit application and requested variances. Staff noted that the proposed development includes a variance to permit seven (7) small car stalls and that the overall parking on-site exceeds Zoning Bylaw requirements. Staff added that the proposed development will be built to achieve EnerGuide 82 standards.

No correspondence was submitted to the Development Permit Panel meeting regarding the Development Permit application.

The Panel recommends that the Permit be issued.