



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, June 9, 2014
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-6
- (1) *adopt the minutes of the Regular Council meeting held on Monday, May 26, 2014 (distributed previously); and*
 - (2) *receive for information the Metro Vancouver 'Board in Brief' dated Friday, May 23, 2014.*



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

- CNCL-13
- (1) Mike Redpath, Senior Manager, Parks, to present the Garden City Lands Legacy Landscape Plan.
 - (2) Peter Russell, Senior Manager, Sustainability and District Energy, to present the 2014 Excellence and Leadership Award from Canadian GeoExchange Coalition for the Alexandra District Energy Utility.

COMMITTEE OF THE WHOLE

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

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3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED.)

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Garden City Lands Legacy Landscape Plan
- Dog Off Leash Program Update 2014
- Review of Sidewalk Vending Services Pilot Project
- Land use application for first reading (to be further considered at the Public Hearing on Monday, July 21, 2014):
 - 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road – Rezone from RS1/F and RD1 to ZT67 (Am-Pri Developments (2012) Ltd. – applicant)

5. *Motion to adopt Items 6 through 10 by general consent.*

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Council Agenda – Monday, June 9, 2014

Pg. # ITEM

Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-14 (1) the **Parks, Recreation & Cultural Services Committee** meeting held on Tuesday, May 27, 2014;
- CNCL-66 (2) the **General Purposes Committee** meeting held on Monday, June 2, 2014;
- CNCL-69 (3) the **Finance Committee** meeting held on Monday, June 2, 2014; and
- CNCL-72 (4) the **Planning Committee** meeting held on Tuesday, June 3, 2014; be received for information.



Consent
Agenda
Item

7. GARDEN CITY LANDS LEGACY LANDSCAPE PLAN

(File Ref. No. 06-2345-20) (REDMS No. 4219968 v.4)

CNCL-89

See Page CNCL-89 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

That the Garden City Lands Legacy Landscape Plan as detailed, and attached to the staff report titled “Garden City Lands Legacy Landscape Plan,” dated May 5, 2014, from the Senior Manager, Parks, be endorsed as a guide for future detailed planning and development of the Garden City Lands.



Consent
Agenda
Item

8. DOG OFF LEASH PROGRAM UPDATE 2014

(File Ref. No. 11-7200-20) (REDMS No. 4227416 v.8)

CNCL-228

See Page CNCL-228 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the existing temporary fenced dog off leash area at Dover Park be relocated to the McCallan Road Right of Way/Railway Corridor and be designated as a fenced dog off leash area to be reviewed on an annual basis as detailed in the staff report “Dog Off Leash Program Update 2014” from the Senior Manager, Parks dated May 5, 2014;*

- (2) *That the vacant City-owned lot located at 7300 Elmbridge Way be designated as a fenced dog off leash area as detailed in the staff report “Dog Off Leash Program Update 2014” from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis;*
- (3) *That a designated fenced dog off leash area be located on a portion of Garden City Community Park as detailed in the staff report “Dog Off Leash Program Update 2014” from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis; and*
- (4) *That a designated fenced dog off leash area be located on a portion of South Arm Community Park as detailed in the staff report “Dog Off Leash Program Update 2014” from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis.*



Consent
Agenda
Item

9. **REVIEW OF SIDEWALK VENDING SERVICES PILOT PROJECT**
(File Ref. No. 10-6360-03-04) (REDMS No. 4168379 v.2)

CNCL-257

See Page CNCL-257 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That a Mobile Vending Program on City-owned or City-controlled property be endorsed as an ongoing City initiative.



Consent
Agenda
Item

10. **APPLICATION BY AM-PRI DEVELOPMENTS (2012) LTD. FOR REZONING AT 9580, 9600, 9620, 9626, 9660 AND 9680 ALEXANDRA ROAD FROM “SINGLE DETACHED (RS1/F)” AND “TWO-UNIT DWELLINGS (RD1)” TO “TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**

(File Ref. No. 12-8060-20-009136, RZ 13-649999) (REDMS No. 4160454 v.5)

CNCL-261

See Page CNCL-261 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning 8500, Amendment Bylaw No. 9136,

- (1) *to Amend “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)” Zone to reduce the minimum front yard setback for 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road to 4.5 m; and*

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- (2) *to rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)” as amended;*

be introduced and given first reading.

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CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-331

Housing Agreement (8380 Lansdowne Road) **Bylaw No. 9051**
Opposed at 1st/2nd/3rd Readings – None.

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ADJOURNMENT

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For Metro Vancouver meetings on Friday, May 23, 2014

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver.

For more information, please contact either:

Bill Morrell, 604-451-6107, Bill.Morrell@metrovancover.org or

Glenn Bohn, 604-451-6697, Glenn.Bohn@metrovancover.org

Greater Vancouver Regional District - Parks**Regional Parks Forum****APPROVED**

The Regional Parks Forum was established in 1998 as a mechanism for facilitating dialogue between regional park staff, park partners and volunteers. Interest in the Forum has dwindled in recent years and its model is now outdated. Metro staff are working with park associations and park partners to develop more innovative, efficient and contemporary ways to foster networking through the use of social media and web-based tools, resulting in varied, more responsive mechanisms for dialogue and higher levels of citizen engagement.

The Board disbanded the Regional Parks Forum, ended the annual appointment of a GVRD director, and will thank park volunteers for their ongoing contributions and commitment to Metro Vancouver's Regional Parks program.

Experience the Fraser – Signage Guidelines and Installation**APPROVED**

Experience the Fraser (ETF) is a collaborative project between Metro Vancouver and the Fraser Valley Regional District to create a continuous green space along the banks of the Fraser River. Signage is an important component of the project.

The Board adopted Signage Guidelines for ETP Canyon to Coast Trail and Blueways and authorized installation of ETF signage within Metro Vancouver Regional Parks based on the Signage Guidelines.

Contribution Agreement - Catching the Spirit Youth Society**APPROVED**

Metro Vancouver provides an annual grant to Catching the Spirit Youth Society, which arranges stewardship projects, environmental citizenship programs and leadership initiatives for youth in Metro Vancouver.

This three-year agreement provides some measure of stability to allow for smooth planning, program development and delivery.

The Board approved entering into a three-year contribution agreement with the Catching the Spirit Youth Society for an annual amount of \$75,000.

**Contribution Agreement – Pacific Parklands Foundation****APPROVED**

Metro Vancouver provides an annual grant to the Pacific Parklands Foundation, which administers a variety of initiatives for Metro Vancouver's regional parks, including fundraising for programs and capital projects, bequests and sponsorships. This proposed three-year agreement provides some measure of stability to allow for the foundation to establish relationships with donors, and for smooth planning and continuity from year-to-year.

The Board approved entering into a three-year contribution agreement with the Pacific Parklands Foundation for an annual amount of \$175,000.

Greater Vancouver Regional District**Provincial Legislation Relating to Undiscovered or Unregistered Archaeological Sites****RECEIVED**

A report examines provincial legislation as it relates to development where undiscovered or unregistered archaeological sites exist. There are significant financial consequences for private property owners, developers and local governments as a result of the application of the provincial legislation. There are a number of ways that the consequences could be addressed in a manner that would support the objectives of the Heritage Conservation Act. Some of those options could be revenue neutral to the provincial government.

The Board received the report and will forward a letter conveying the report to the Province for response and forward a copy to the Union of BC Municipalities for information.

New Relationship Agreements in British Columbia, 2008-2013**APPROVED**

"New Relationship Agreements" are intended to bolster First Nation lands, resource and economic development opportunities as well as enhance social and cultural initiatives in Aboriginal communities throughout British Columbia. The agreements are also intended to provide more opportunities for local government input and consultations on Aboriginal issues and initiatives.

A report presents a summary of New Relationship Agreements in British Columbia between 2008 and 2013. Although the New Relationship was intended to provide more opportunities for local government input and consultations on Aboriginal issues and initiatives, Metro Vancouver has neither been advised, nor consulted by the Province on any of the agreements signed to date with First Nations in the Lower Mainland area.

The Board received the report and will forward a letter to the Minister of Aboriginal Relations and Reconciliation requesting that Metro Vancouver be consulted on New Relationship agreements within the region between the BC Government and First Nations prior to those agreements being finalized.



Regional Ground Level Ozone Strategy

APPROVED

Ozone gas produced near the surface of the earth has negative environmental, health and economic impacts. Metro Vancouver has developed a ground-level ozone reduction strategy in partnership with the Fraser Valley Regional District and other agencies.

The Regional Ground Level Ozone Strategy for the Canadian Lower Fraser Valley provides strategic policy direction for ozone management in our airshed, based on up-to-date scientific understanding.

The Board endorsed the Regional Ground Level Ozone Strategy for the Canadian Lower Fraser Valley and directed staff to report back on updates to the Strategy.

Proposed TransLink Projects for Federal Gas Tax Funding – Part 1

APPROVED

The purpose of federal gas tax funding is to provide a stable, predictable and long-term funding source for environmentally sustainable municipal infrastructure that contributes to meeting sustainability objectives.

The five projects presented in this report aim to contribute to the continual modernization of the transit fleet and assets, preservation of the reliability of transit services for existing customers, and continual improvements to environmental performance. The five projects generally support the Board's Metro 2040 and environmental objectives.

The Board endorsed the following projects in TransLink's application for federal gas tax funding:

- a) 2016 Conventional Bus Replacement;
- b) 2017 Conventional Bus Replacement;
- c) Trolley Overhead Rectifier Replacement – Metrotown;
- d) Automated Train Control Equipment Replacement; and
- e) Surrey Transit Centre CNG Facility Retrofit.

Proposed TransLink Projects for Federal Gas Tax Funding – Part 2

APPROVED

The purpose of federal gas tax funding is to provide a stable, predictable and long-term funding source for environmentally sustainable municipal infrastructure that contributes to meeting sustainability objectives.

The three projects presented in this report generally support the Board's Metro 2040 and environmental objectives.

The Board endorsed the following projects in TransLink's application for federal gas tax funding:



- a) West Coast Express Rail Cars Buyout;
- b) Additional funding for Compass Card Bus Upgrades; and
- c) Additional funding for Hamilton Transit Centre – Richmond.

Proposed Changes to the Agricultural Land Commission Funding Model **APPROVED**

The Regional Planning and Agriculture Committee supports the Agricultural Land Commission's suggestion that it should be able to recover its costs for applications, similar to the municipal applications fee system, so that it can become self-sustaining.

The Board requested the Treasury Board to allow the Agricultural Land Commission to create an application and fees schedule that will move the Agricultural Land Commission towards a self-funded model.

Consideration of the District of North Vancouver's Regional Context Statement **APPROVED**

The Board accepted the District of North Vancouver's Regional Context Statement as received by Metro Vancouver on April 15, 2014.

Proposed Changes to the Agricultural Land Commission **APPROVED**

On March 27, 2014 the BC legislature passed first reading of Bill 24 that proposes significant changes to the Agricultural Land Commission legislation.

The Agricultural Land Reserve is integral to keeping land available and affordable for agriculture. While some flexibility is needed for farmers to use their land for related value-added businesses, it is unclear how farmers, not land speculators, will be beneficiaries of the new policies.

The Board will request BC Premier and the Minister of Agriculture that any legislation that arises from Bill 24 not be brought into force until consultation regarding the proposed changes to the Agricultural Land Commission has occurred with local governments.

2014 Agriculture Awareness Grant Recommendations **APPROVED**

Since 2008, Metro Vancouver has provided funding to non-profit organizations to conduct regionally-focused agriculture awareness activities.

The Board awarded Agricultural Awareness Grants to following eleven non-profit organizations as described in the report, for a total of \$40,000.

**Corporation of Delta Proposed Amendment to Metro Vancouver 2040: Shaping our Future for Southlands** **APPROVED**

On January 14, 2014 the Corporation of Delta submitted a request to amend Metro 2040, the regional growth strategy, in order to accommodate a development proposal known as the Southlands, a 217.5-hectare site.

The owner of the Southlands properties has proposed a comprehensive, mixed-use development that includes 950 residential units and approximately 80,000 square feet of ground-oriented commercial space.

The owner proposes to transfer 172 hectares of land to the Corporation of Delta to be held in public ownership. This land, which constitutes about 80 per cent of the site, would be used for agriculture, natural habitat, public space and greenways. The owner also proposes to provide \$9 million to the Corporation of Delta to improve agricultural drainage and irrigation, to increase the agricultural capability of the land.

Metro Vancouver held a public hearing on May 1, 2014, with written submissions accepted until May 9, 2014.

The Board gave third reading to Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014 and notify the Corporation of Delta.

Metro Vancouver 2040: Shaping our Future Amendment Request from Pitt Meadows – North Lougheed Planning Area **APPROVED**

The City of Pitt Meadows has requested an amendment to Metro 2040 to re-designate Agricultural land to a combination of Mixed Employment and General Urban and to amend the Urban Containment Boundary.

The regional benefits of this proposal are increased agricultural viability in the area, increased land available for employment, and greater transportation efficiency for passengers and goods. Given Pitt Meadows' long-identified need to construct the North Lougheed Connector Road, the extensive planning work that has been undertaken, and the regional benefits that the road will enable, staff that the proposed amendment should proceed.

The Board proceeded with the Regional Growth Strategy amendment process for the City of Pitt Meadows' proposed amendment for the North Lougheed Planning Area.

Metro Vancouver 2040: Shaping our Future Amendment to Reflect Accepted Regional Context Statements **APPROVED**

The Board approved a bylaw to update the Regional Growth Strategy to incorporate mapping amendments in Regional Context Statements that have been recently accepted by Board accepted.



2014 Metro Vancouver Board Meetings – Additional Meeting Dates

APPROVED

The Board established Friday, July 11 and Friday, October 10 as additional regular Board meetings for 2014.

Greater Vancouver Sewage and Drainage District

Village of Anmore's Request for Sewer Service for Eagle Mountain Middle School

APPROVED

Anmore has requested that a Middle School located in Village of Anmore receive regional sewer service.

Under most circumstances, municipalities must become full GVS&DD members, and take on a share of the costs and liabilities associated with the regional system. However, considering the unique situation and limited scope of the request, staff recommended moving forward with the connection without requiring that Anmore become a full member. Only the school will receive sewer service and the connection will have negligible consequences for the regional system.

The Board approved the Middle School receiving regional sewerage service without the Village of Anmore becoming a member of GVS&DD, by amending the Regional Growth Strategy so that the Middle School is designated General Urban and is within the Urban Containment Boundary, allowing for regional sewerage service.

Cost Sharing Agreement for the Replacement of Langley Connector No. 1

APPROVED

The Langley Sewerage Connector No. 1 and Carvolth Sanitary Trunk Sewer convey sewage from the City of Langley and Township of Langley to a regional wastewater treatment facility.

The Board approved the cost sharing agreement between the GVS&DD and the Township of Langley in which the latter will contribute \$720,000 (plus tax) on the replacement of the Langley Sewerage Connector No. 1, with a total estimated cost of \$1.5 million.

Organics Disposal Ban Consultation Update

RECEIVED

Metro Vancouver has been carrying out engagement activities with organics waste producers (grocers, restaurants and hotels, schools, property managers, health facilities, and small-to - medium enterprises) considered key to maximizing the diversion of organics from disposal.

There has been a great deal of interest in, and feedback received on, the implementation of an Organics Disposal Ban for Metro Vancouver. Feedback has been received on four potential implementation options, as well as other suggestions.

A recommended implementation strategy for the Organics Disposal Ban, considering feedback from all workshops and the on - line survey is expected to be presented to the Board for consideration in mid 2014.



Greater Vancouver Water Regional District

Water Supply Forecast and Water Consumption/Conservation Update for Summer 2014

RECEIVED

The Board received a report that provided an annual update on the current water supply, water consumption and water conservation situation in consideration of the approaching summer peak demand period.

Highlights:

Due to municipal and Metro Vancouver water conservation actions, per-capita water use in the region has declined by 26 percent since 1993.

Changes to the lawn sprinkling regulations made in 2011 are reducing peak demands on the GVWD and municipal water transmission systems.

Although the existing snow pack levels are below average, it is expected that source lake storage will be sufficient to ensure adequate water supply for the 2014 summer season.

2013 GVWD Quality Control Annual Report

RECEIVED

Metro Vancouver's water quality monitoring program continues to fulfill its role of confirming that thanks to initiatives like watershed protection and water treatment, the drinking water we provide to our customers consistently met or exceeded water quality standards and guidelines in 2013.

The Board received the report for information.

Seymour - Capilano Filtration Project - Project Status

RECEIVED

The Board received the first 2014 quarterly status report for the construction phase of the Seymour - Capilano Filtration Project.

Most aspects of the project are complete. The Energy Recovery Facility and Twin Tunnels components are nearing completion and expected to be finished by the end of the year.



**City of
Richmond**

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Memorandum

Engineering and Public Works
Sustainability

To: Mayor and Councillors
From: Peter Russell
Senior Manager, Sustainability and District Energy
Date: May 28, 2014
File: 10-6600-10-01/2014-Vol 01
XR: 01-0083-01
Re: **Alexandra District Energy Utility - 2014 Excellence Award from the Canadian GeoExchange Coalition**

On May 22, 2014, the Canadian GeoExchange Coalition (CGC) announced the City's Alexandra District Energy Utility as a 2014 winner of their Excellence Awards. The CGC acts as the industry catalyst to unite private and public sector stakeholders, and to expand the market for geothermal heat pump technology in Canada. This prize is awarded to regional geothermal heat pump projects which showcase both complexity and quality of installation and design.

The 2014 prizes of excellence were awarded to The City of Richmond (British Columbia) for the Alexandra District Energy Utility and R+O Énergie (Québec) for the Polyvalente La Pocatière. Projects were evaluated based on originality, innovation, technological advancement, commitment to achieve comfort for occupants and users, as well as other proven community benefits. Complexity of the work considering the nature of the building, financial constraints and demonstrated energy and economic savings were also among the judging criteria. An independent jury of energy stakeholders managed the selection process.

Staff will present the award at a future Council meeting. A press release will also be issued highlighting this award and the recent 2014 Canadian National Energy Globe Award from Energy Globe based in Austria. This brings the total number of awards for ADEU to six, awarded from provincial, national and international organizations.


Peter Russell
Senior Manager, Sustainability and District Energy
(604-276-4130)

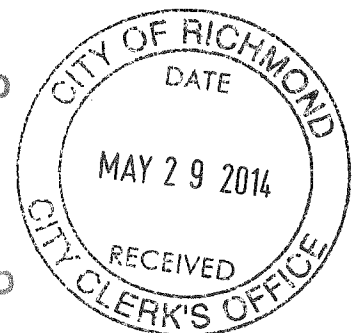
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Parks, Recreation & Cultural Services Committee

Date: Tuesday, May 27, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Harold Steves, Chair
Councillor Ken Johnston
Councillor Evelina Halsey-Brandt
Councillor Bill McNulty
Mayor Malcolm Brodie

Absent: Councillor Linda Barnes

Also Present: 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 Parks, Recreation and Cultural Services Committee held on Tuesday, April 29, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 24, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. GARDEN CITY LANDS LEGACY LANDSCAPE PLAN

(File Ref. No. 06-2345-20) (REDMS No. 4219968 v.4)

With the aid of a visual presentation (attached to and forming part of these minutes as **Schedule 1**), Mike Redpath, Senior Manager, Parks and Yvonne Stich, Park Planner, gave an overview of the proposed Garden City Lands (GCL) Legacy Landscape Plan. Mr. Redpath and Ms. Stich commented on the following: (i) the planning process; (ii) the community consultation process; (iii) the location of the GCL; (iv) the history of the GCL; (v) the projected population in areas adjacent to the GCL; (vi) the GCL as part of the Agriculture Land Reserve (ALR); (vii) the land use framework; (viii) the different proposed landscape zones; (ix) the area's hydrology; (x) the preservation of native plant species and animals; (xi) the proposed layout of the site; (xii) the proposed landscape features; (xiii) the proposed farming features and strategies; (xiv) the integration of community programs and cultural features; (xv) the proposed internal trails and perimeter pathway; and (xvi) funding strategies and resource management planning.

Mr. Redpath spoke of the completed community consultations and advised of the suggestions received, which included:

- creating safe pedestrian access to the site;
- providing for a caretaker, particularly if animals are kept on site;
- providing a security strategy to protect the site from vandalism and theft;
- providing adequate irrigation and understanding the hydrology of the site;
- supplying adequate parking for users of the site; and
- developing partnerships with stakeholders in the community.

Discussion ensued with regard to the grid layout and soil conditions of the site and in reply to queries from Committee, Mr. Redpath noted that the soil can be remediated to accommodate a variety of crops.

In reply to queries from Committee, Mr. Redpath advised that a consultation team will be used to further study the hydrology of the site. Ms. Stich added that the hydrology study will require a minimum of one year to complete and will help determine the management strategy of the site. Ms. Stich then noted that initial work can begin along edges of the site, where the soil has been previously disturbed by road construction.

Parks, Recreation & Cultural Services Committee

Tuesday, May 27, 2014

Discussion ensued with regard to (i) suitable locations in the site for fruit trees; (ii) maintaining an on-going relationship with the Agricultural Land Commission; and (iii) additional public consultation.

In reply to queries from Committee, Ms. Stich advised that a diagonal layout of the site that was initially proposed created triangular-shaped parcels that were not practical to use; as a result, the layout was changed to a north-south design.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that public consultation, at this stage of the Plan has concluded, however additional public consultation sessions can be added at Council's direction.

Discussion ensued with regard to (i) using fruit tree sponsorship as a way to involve the community; (ii) including an on-site caretaker that would be involved with the activities on the site; (iii) relocating a heritage home on the site; and (iv) rotating crops on the farming portion of the site.

In reply to queries from Committee, Mr. Redpath noted that users of the GCL are encouraged to use public or alternative transportation; however some vehicle parking will be required for the site. It was then suggested that the parking spaces do not necessarily need to be paved.

Discussion then ensued with regard to the timeline of the studies that are being conducted on the site.

Jim Wright, 8300 Osgoode Drive, expressed concern with the Garden City Lands Legacy Landscape Plan and read from his submission (attached to and forming part of these minutes as **Schedule 2**).

John ter Borg, 5860 Sandpiper Court, commented on (i) the unique features and history of the GCL; (ii) the need to focus on maintaining natural features of the site; (iii) the hydrology of the site; (iv) the potential uses for the flex fields; (v) the site's trail system; and (vi) the buffers between different ecological areas of the site.

In reply to queries from Committee, Mr. Redpath clarified that the flex fields are passive open spaces and will not be designated for sports field use. He added that a non-farm use application would have to be submitted to allow for sports field use. Staff were then directed to change the name of the flex fields to avoid any confusion with regard to the possible uses for the said fields.

Kent Mullinix, Kwantlen Polytechnic University (KPU), commented on the possible partnership between the City and KPU with regard to the GCL. He noted that KPU can assist with the farm management plan and establish plantings for the site. Also, he added that KPU can offer solutions to manage the soil and parking on the site.

Parks, Recreation & Cultural Services Committee
Tuesday, May 27, 2014

In reply to queries from Committee, Mr. Mullinix advised that the optimal period to plant fruit trees is in the spring in order to avoid damage from winter conditions.

De Whalen, 13631 Blundell Road, expressed support for the Garden City Lands Legacy Landscape Plan and noted that the site will provide passive recreation accessible to low income families.

The Chair provided a list of native plant species, (attached to and forming part of these minutes as **Schedule 3**) and recommended that native species be used for planting in the GCL.

It was moved and seconded

That the Garden City Lands Legacy Landscape Plan as detailed, and attached to the staff report titled "Garden City Lands Legacy Landscape Plan," dated May 5, 2014, from the Senior Manager, Parks, be endorsed as a guide for future detailed planning and development of the Garden City Lands.

CARRIED

Staff were directed to present the Garden City Lands Legacy Landscape Plan at a future Council meeting.

Mayor Brodie left the meeting (5:05 p.m.) and did not return.

2. DOG OFF LEASH PROGRAM UPDATE 2014

(File Ref. No. 11-7200-20) (REDMS No. 4227416 v.8)

Discussion ensued with regard to the size of the designated off-leash areas in the city, and Dee Bowley-Cowan, Acting Manager, Parks Programs advised that the size of the off-leash area can be expanded if needed.

In reply to queries from Committee, Mr. Redpath noted that the size of an off-leash area is dependent on the dimensions of the site and the needs of the dogs. He added that informational signage is proposed to be installed on each off-leash site and that community feedback is encouraged during the pilot project program.

In reply to queries from Committee, Ms. Bowley-Cowan noted that a layout that would separate large and small dogs in the off-leash area would be dependent on the needs of the community.

Discussion ensued with regard to the enforcement of aggressive dogs.

Discussion then ensued regarding responsible dog ownership and the environmental impact of the off-leash areas.

Parks, Recreation & Cultural Services Committee
Tuesday, May 27, 2014

It was moved and seconded

- (1) *That the existing temporary fenced dog off leash area at Dover Park be relocated to the McCallan Road Right of Way/Railway Corridor and be designated as a fenced dog off leash area to be reviewed on an annual basis as detailed in the staff report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014;*
- (2) *That the vacant City-owned lot located at 7300 Elmbridge Way be designated as a fenced dog off leash area as detailed in the staff report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis;*
- (3) *That a designated fenced dog off leash area be located on a portion of Garden City Community Park as detailed in the staff report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis; and*
- (4) *That a designated fenced dog off leash area be located on a portion of South Arm Community Park as detailed in the staff report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis.*

CARRIED

3. MANAGER'S REPORT

(i) McDonald and Point Grey Tidal Marsh Projects

The Chair referred to a newspaper notice and an email from Port Metro Vancouver, (attached to and forming these minutes as **Schedule 4**) and expressed concern with regard to the potential impacts to wildlife habitat as a result of the McDonald and Point Grey Tidal Marsh Project.

In reply to queries from Committee, Dave Semple, General Manager, Community Services, noted that the McDonald and Point Grey Tidal Marsh Project site was acquired by the Vancouver Airport Authority and that staff will participate in the consultation process. Staff were then directed to provide a written submission to Port Metro Vancouver expressing the City's concerns with the proposed project.

Cllr. Au left the meeting (5:14 p.m.) and did not return.

Parks, Recreation & Cultural Services Committee
Tuesday, May 27, 2014

(ii) Branscombe House

Jane Fernyhough, Director, Arts, Culture and Heritage Services, provided an update on Branscombe House noting that work is being done to replace the perimeter fencing, new gates to the parking lot will be added, and the landscaping will be updated. Also, she noted that staff are preparing a report for possible uses of the site.

(iii) Doors Open and Taste of the Empire

Ms. Fernyhough spoke of the upcoming Doors Open event, scheduled for June 7 and 8, 2014, as well as Taste of the Empire event, scheduled for May 31 to June 1, 2014 at the Richmond Cultural Centre's Rooftop Garden.

(iv) Richmond Sports and Community Events

Gregg Wheeler, Manager, Sports and Community Events, commented on sports and community events happening in the city including:

- the BC Elementary Track and Field Championships hosted by the Kajacks Track and Field Club;
- Ladies football at Hugh Boyd Secondary School;
- Richmond City Baseball tournament
- Richmond Lacrosse Salmon Festival Tournament,
- SOS Children's Village Run; and
- Sockeye Run Car Show and Shine, hosted by the Richmond Lion's Club.

(v) Historical Boats

Mr. Semple commented on the option to locate the rum-runner boat to the Britannia site and noted that a report to Council detailing preservation options will be presented later this year.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:17 p.m.).

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, May 27, 2014

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, May 27, 2014.

Councillor Harold Steves
Chair

Evangel BIASON
Auxiliary Committee Clerk

GARDEN CITY LANDS

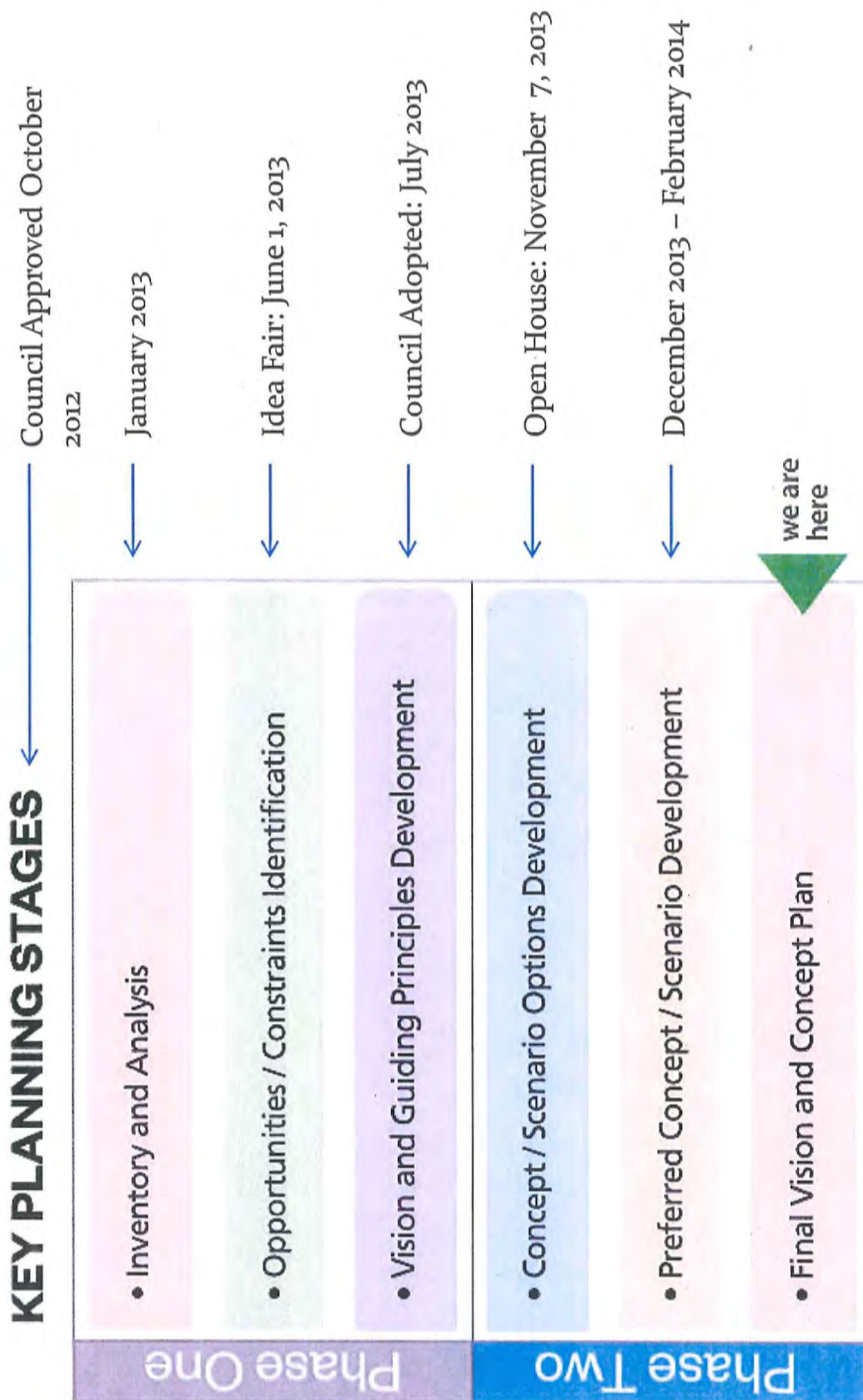
LEGACY LANDSCAPE PLAN

MAY 2014



PLANNING PROCESS & METHODOLOGY

City Council Term Goal: 2011-2014
“Complete the Garden City Lands planning
process by 2014”



CONSULTATION PROCESS



CNCL - 24

WHAT WE HEARD... JUNE 1, 2013



QUESTION:
Tell us which of the following farm and non-farm activities permitted on the ALR you would support?



NATURE CONCEPT



ON THE GRID CONCEPT



OFF THE GRID CONCEPT



NOVEMBER 7, 2013 OPEN HOUSE

These three concept plans were presented at the Open House located in Lansdowne Mall. Approximately 1000 people attended the all day event. Participants were asked to rank these concepts and given the option of selecting 'None of the Above'.



WHAT WE HEARD... NOVEMBER 7, 2013

STRONGLY <--> SOMEWHAT
SOMEWHAT STRONGLY SUPPORT NEUTRAL STRONGLY DO NOT SUPPORT

QUESTION:

Each concept has been designed with a menu of 38 proposed Elements. I support the following major elements...



Natural Features
4-5: big conservation areas, great scenery



Water Features
4-5: open water, wetland, pond



Agriculture
4-5: conservation, open space, and recreational riding



Gateways & Connections
4-5: entry features at intersections, along road connections to neighborhood



Parkland Amenities
4-5: fish and birdwatching, nature and play community feel



Interpretation & Art
4-5: creative and interactive displays, tag signage



Multi-Functional Hub
4-5: space for farmers market, arts and community building



SURROUNDING CONTEXT

- ☐ Unique location
- ☐ Transition between urban, natural and rural
- ☐ 2km to the waterfront
- ☐ 472 acre ecological hub

RICHMOND OLYMPIC OVAL
 WATERFRONT
 LANSDOWNE ROAD
 GARDEN CITY LANDS
 DEPARTMENT OF DEFENSE LANDS
 RICHMOND NATURE PARK

CNCL - 26



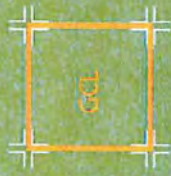


2016 Projected Population

HIGHLY VISIBLE



On a Saturday afternoon, 20,000 cars per hour (peak) travel through the four intersections surrounding the Garden City Lands.



- ☐ Regional and cycling network
- ☐ Gateway to Richmond and City Centre

HISTORY



Communication Towers
1949-1994



View over Lansdowne Centre 1980s



Rifle Range 1904-1928

AGRICULTURAL LAND RESERVE

In addition to traditional farming uses the following are considered allowable use:

- Ecological reserve
- Passive recreation
- Open parkland
- Horticulture and nurseries
- Education and research
- Buildings for farming
- Storage and farm sales of agricultural products
- Agri-tourism

CNCL - 30



LEGACY PLAN: LAND USE FRAMEWORK

1. Urban Agriculture
2. Natural Environment
3. Community Wellness and Active Living
4. Cultural Landscape / Place-Making

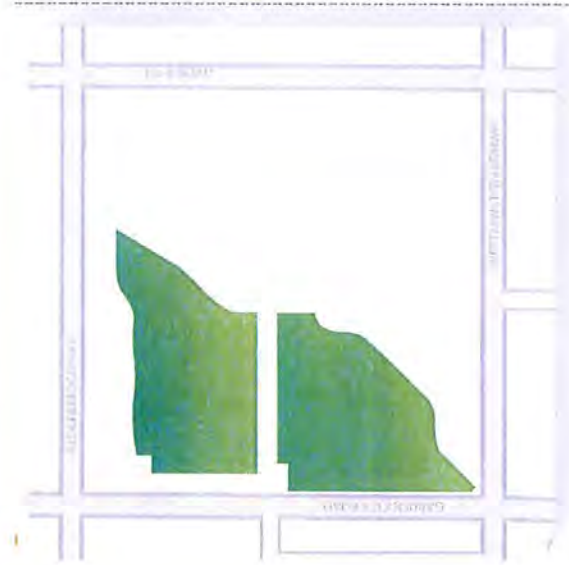
Multi-Functional Landscape



URBAN AGRICULTURE



CNCL - 32



OUTCOME:

A showcase for innovative and sustainable agricultural practices with community benefits within a public park setting.

NATURAL ENVIRONMENT



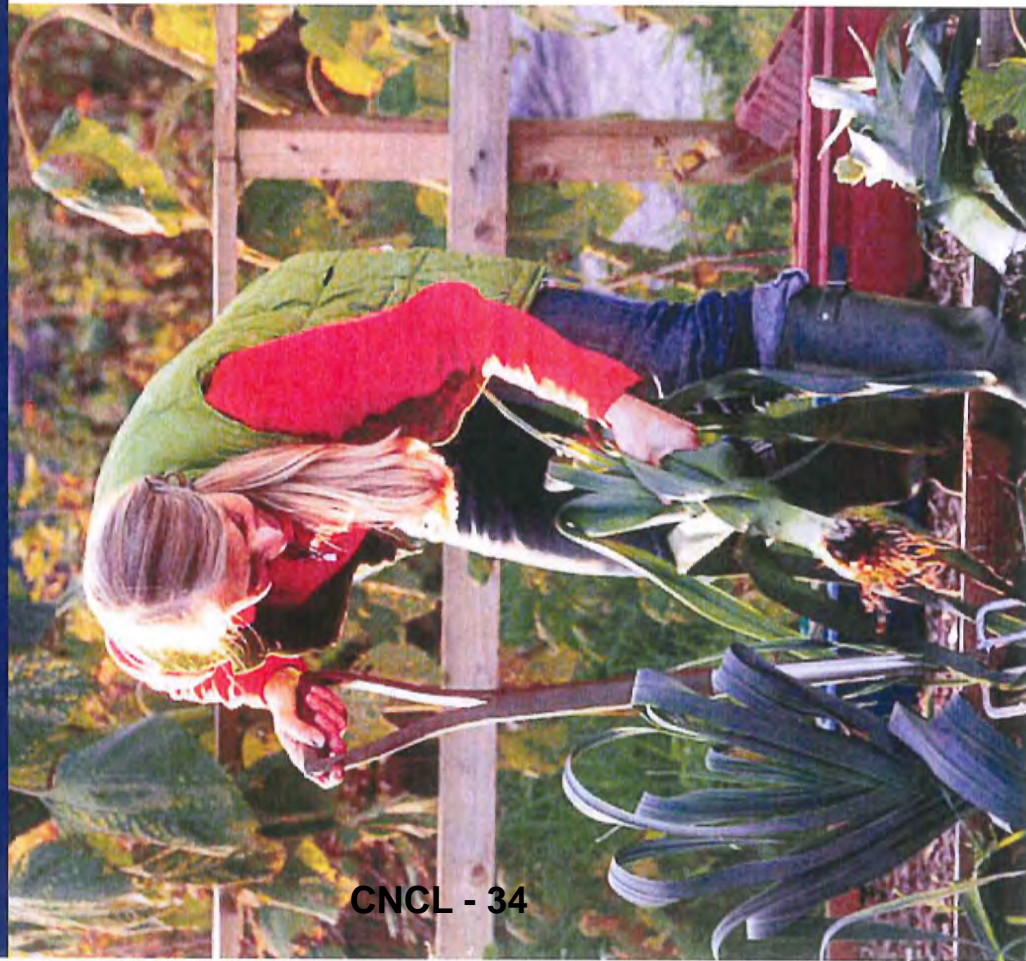
CNCL - 33



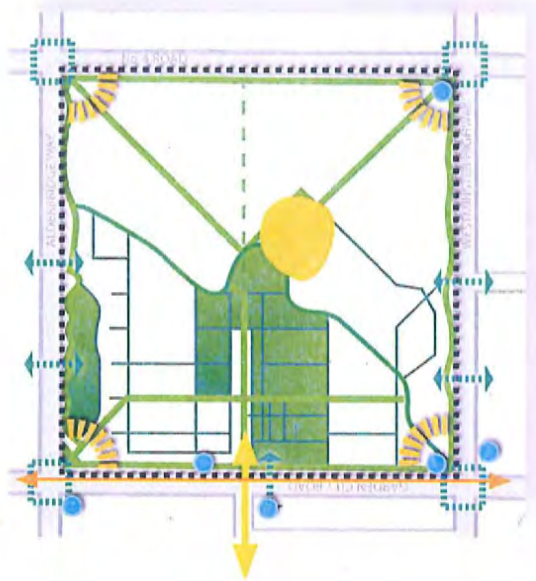
OUTCOME:

A highly valued, biologically diverse and resilient natural environment that reflects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.

COMMUNITY WELLNESS



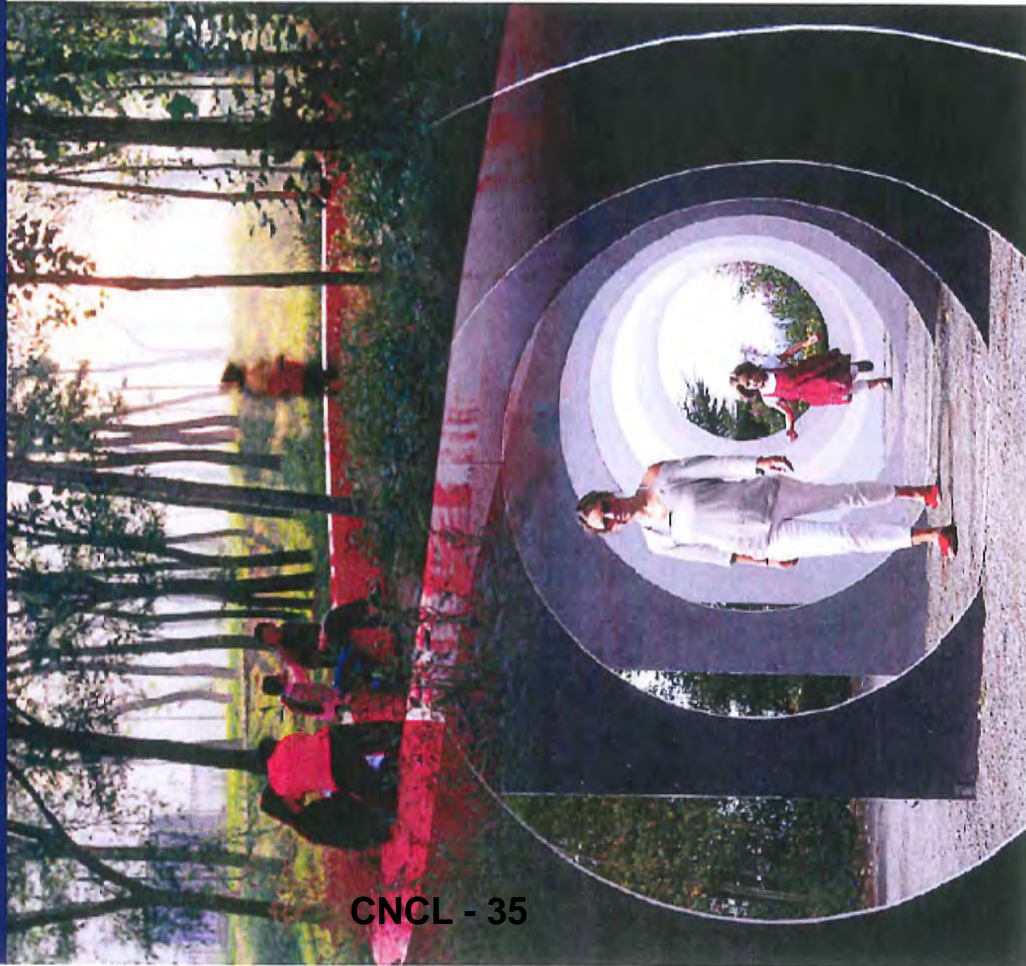
CNCL - 34



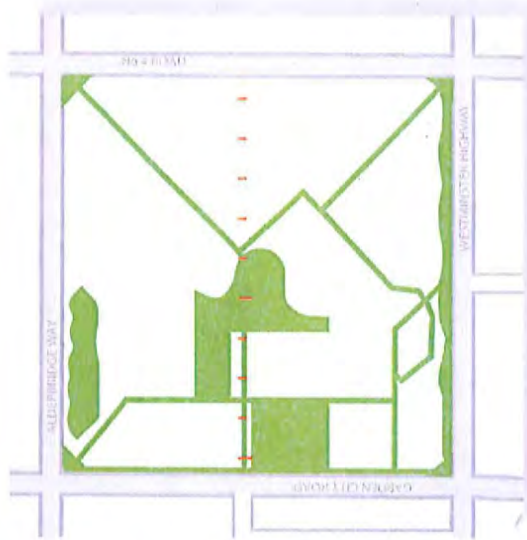
OUTCOME:

An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

CULTURAL LANDSCAPE



CNCL - 35



OUTCOME:

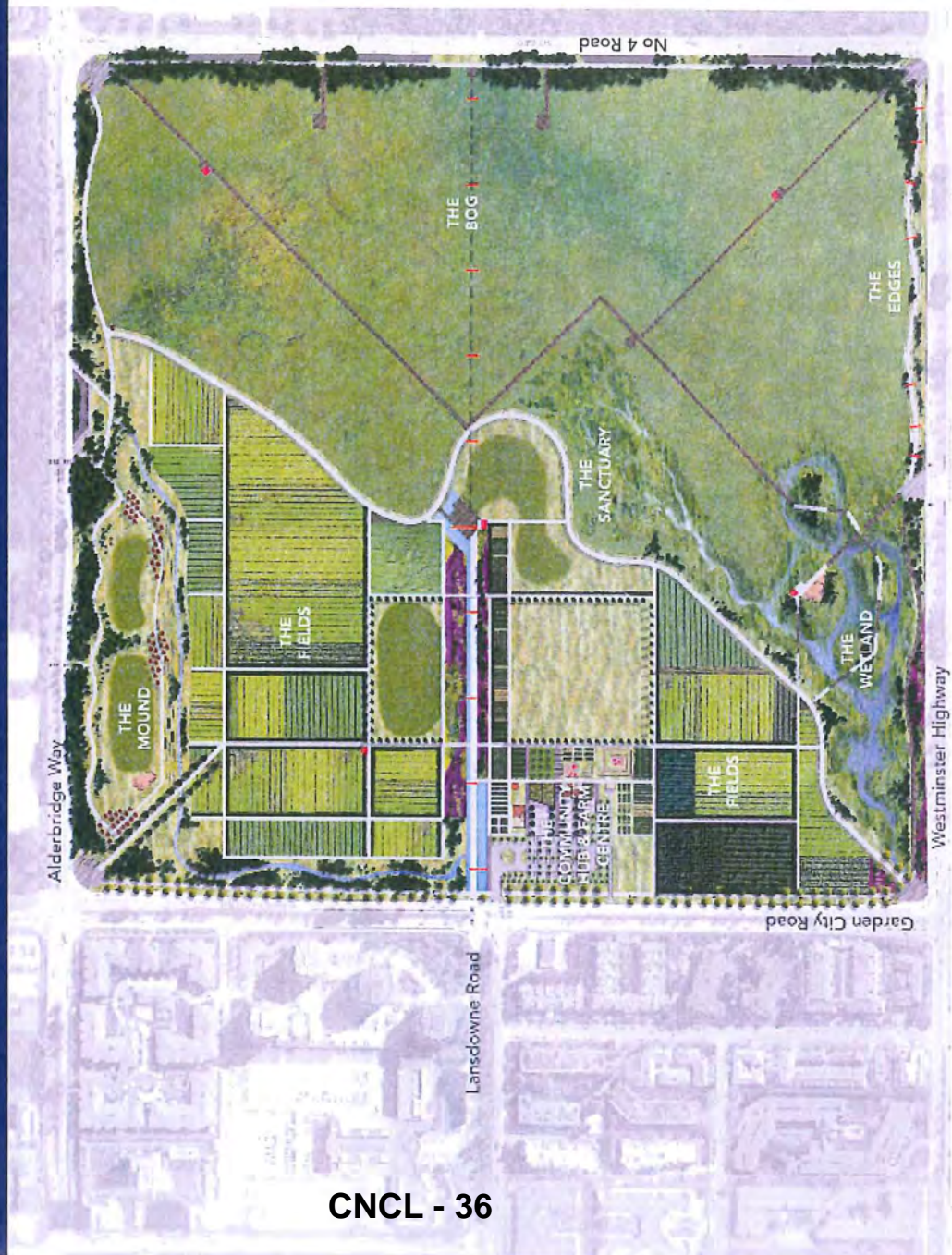
A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

LEGACY LANDSCAPE PLAN

THE LEGACY PLAN

LANDSCAPE ZONES

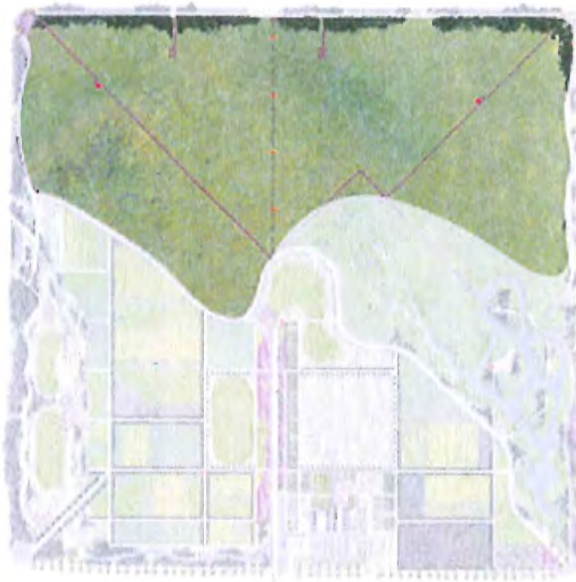
- The Bog
- The Mound
- The Fields
- The Sanctuary
- The Wetland
- The Community Hub & Farm Centre
- The Edges



THE BOG



CNCL - 37



- Eastern half of site
- Raised peat bog area
- Protect as a natural area
- Protect critical bog plants
- Boardwalks, lookouts, interpretation
- Raised earth dike to protect bog





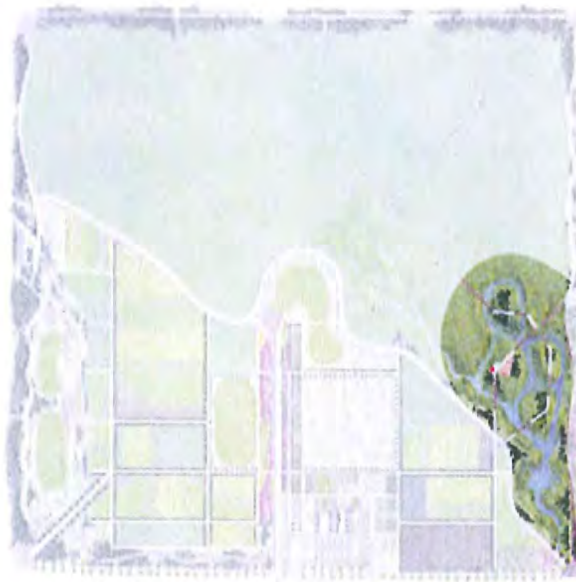
open fields



THE WETLANDS

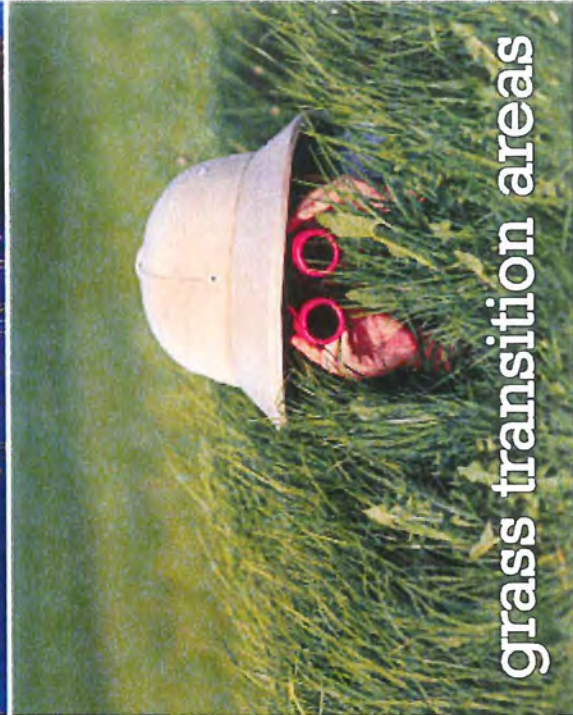


CNCL - 39

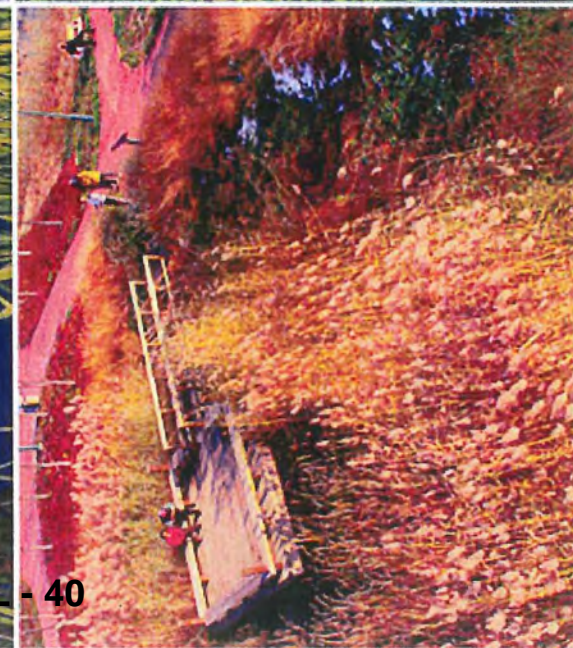


- Expansion of the bog watercourse
- Year round water
- Added biodiversity
- Potential rain & storm water retention
- Islands, lookouts, boardwalks
- Weirs to control water

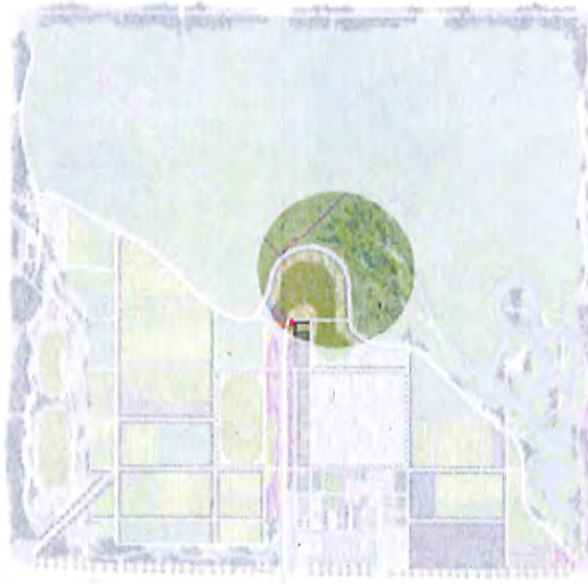




grass transition areas



THE SANCTUARY



- Centre of the site
- Quiet respite from traffic
- Ecologically sensitive area
- Larger moss patch
- Boardwalks, lookouts and interpretation



THE FIELDS



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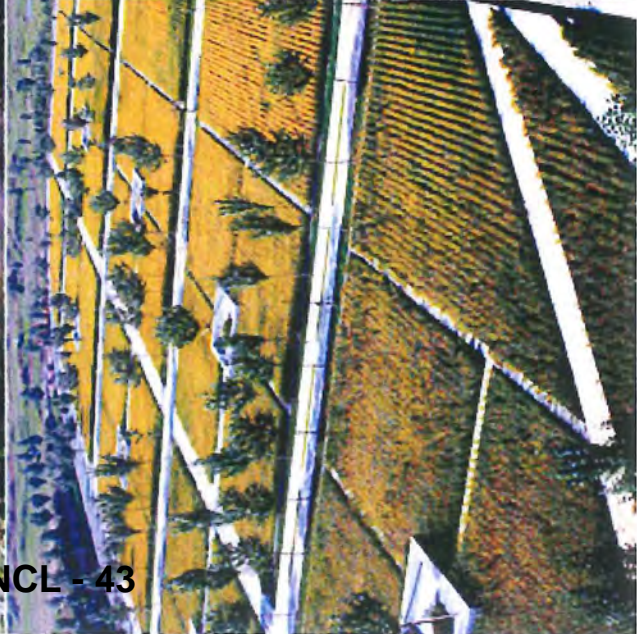
- Central and western part of site
- Allows for cultivation of crops, horticultural plants, tree nursery, flex fields, research and education
- Fields on a north-south grid
- A range of plot sizes
- Multi-use paths
- Drainage canals, fences, hedgerows

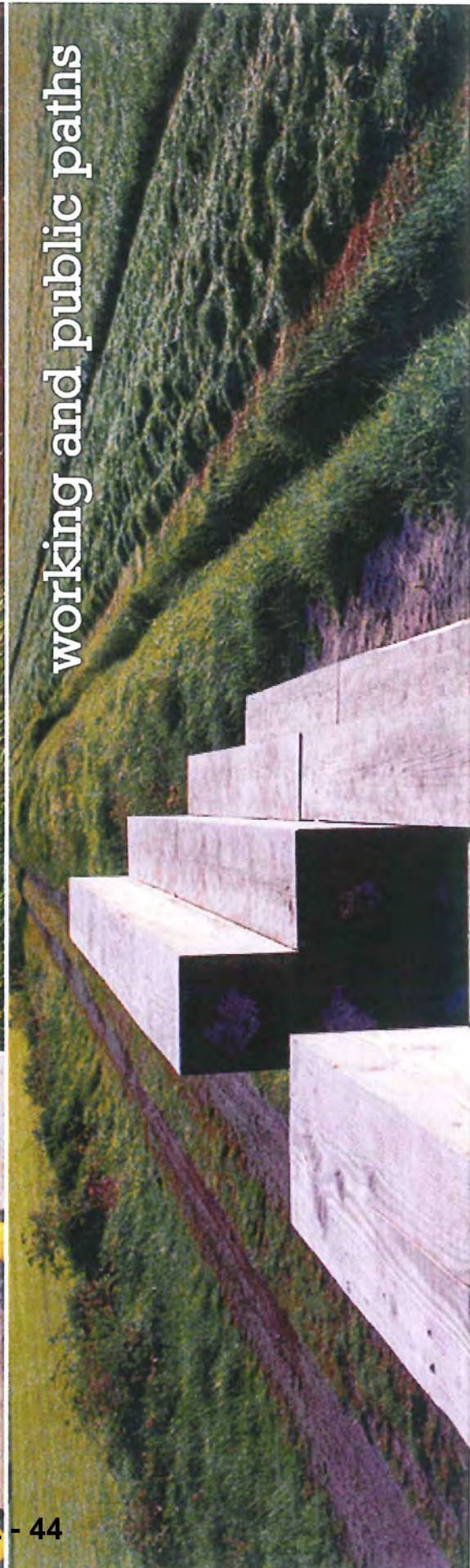


functional & aesthetic



multiple paths





working and public paths



THE MOUND



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- North edge along Alderbridge
- Existing landfill area
- Provides excellent views
- Flexible neighbourhood park space
- Trees area along street edge add biodiversity and a buffer zone.





THE COMMUNITY HUB / FARM CENTRE



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LEGEND

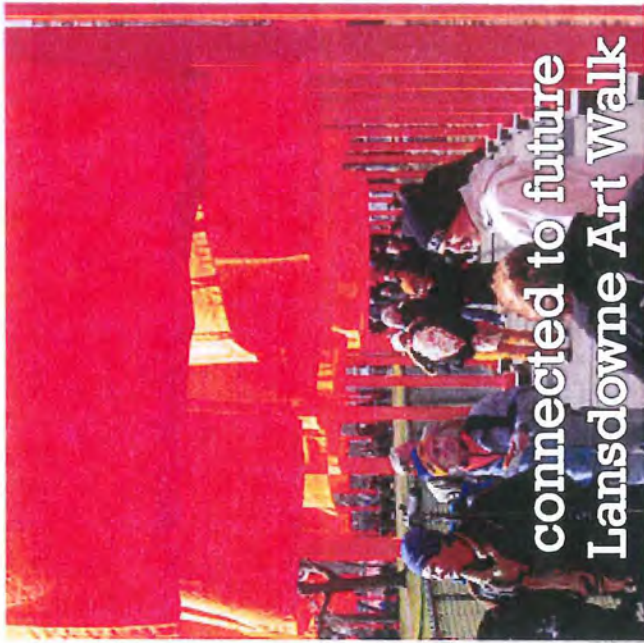
1. Orchard Parking (60-80 stalls)
2. Co-located Multifunctional Green Building
Welcome and Interpretation Centre,
Community Functions, Agricultural Centre
3. Informal Play
4. Event Field
5. Community Flex Plaza
6. Display Gardens
7. Picnic Orchard
8. Community Gardens
9. Demonstration Fields
10. Tree Nursery
11. Agricultural Field
12. Garden City Shared Use Greenway
13. Garden City Lands Main Entrance and
Lansdowne Terminus Water Feature
14. Agricultural Fields
15. Crosswalk and Site Entrance



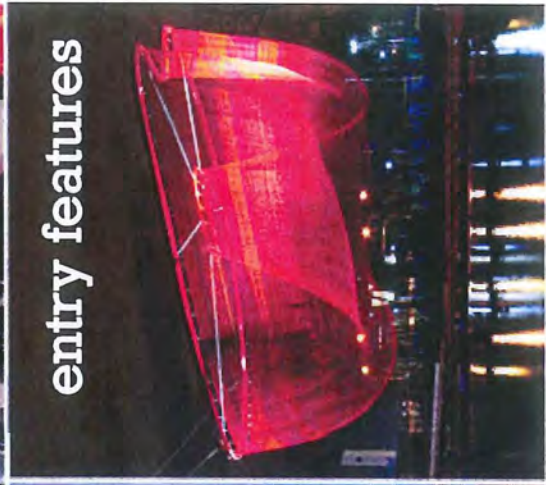
- Primary entry into site
- Connects with Lansdowne Road
- Multi-functional gathering area
- Demonstration, community gardens
- Farm produce sales
- Buildings to support farming, educational, and community uses



Garden City Road Greenway



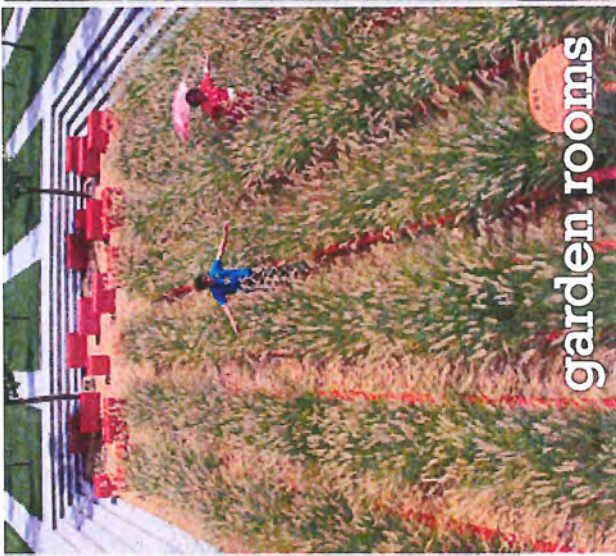
connected to future
Lansdowne Art Walk



entry features



harvest & culinary events



garden rooms



demonstration gardens



community gardens

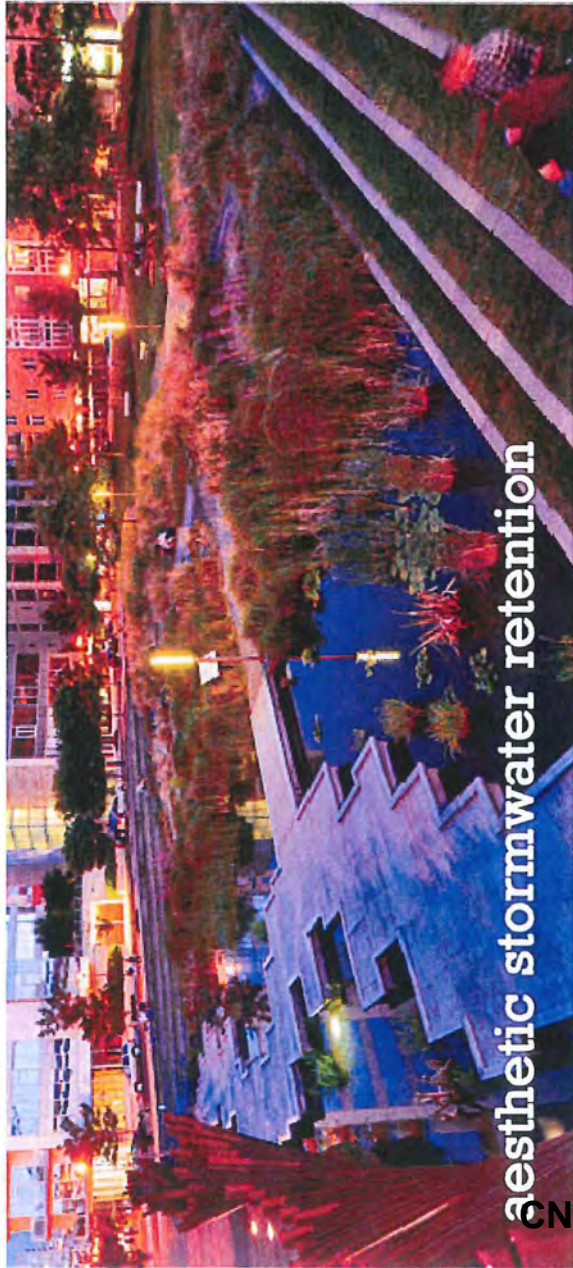
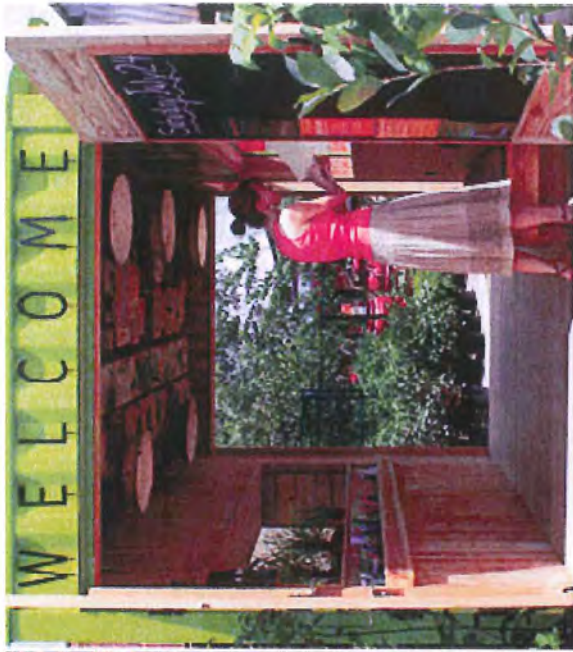


farm produce



locally grown food



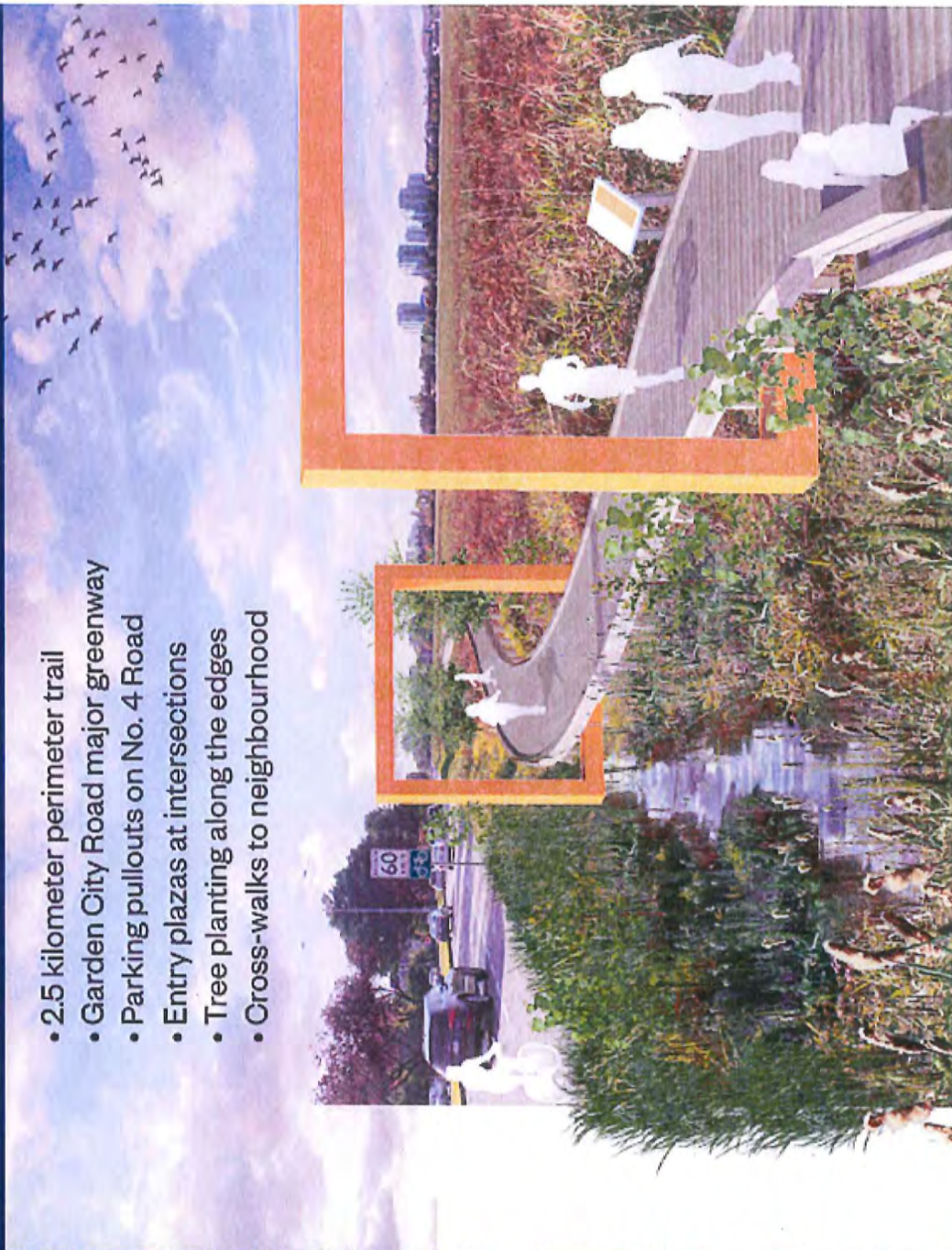


aesthetic stormwater retention



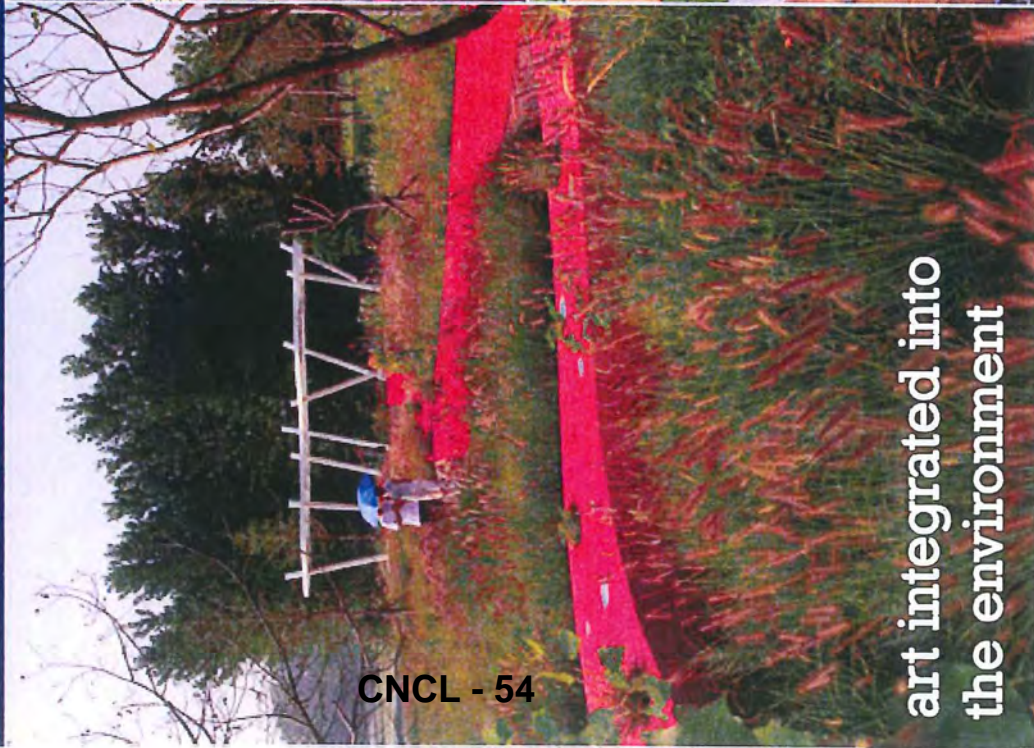
green and multi-functional buildings

THE EDGES

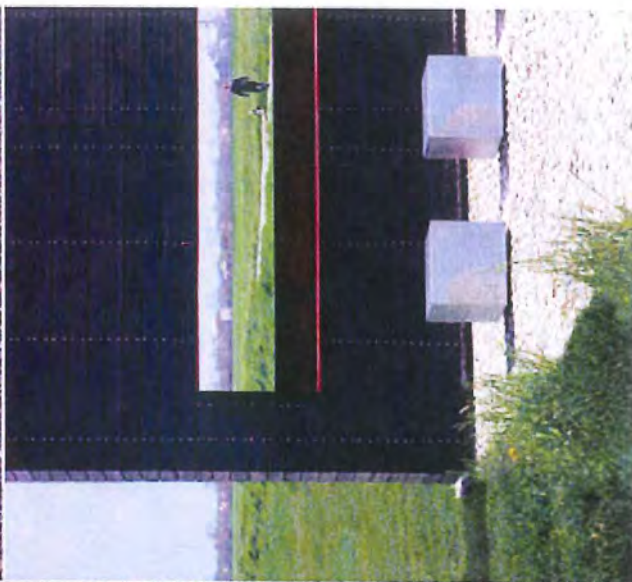


- 2.5 kilometer perimeter trail
- Garden City Road major greenway
- Parking pullouts on No. 4 Road
- Entry plazas at intersections
- Tree planting along the edges
- Cross-walks to neighbourhood

THE CULTURAL LANDSCAPE



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art integrated into
the environment



garden competitions



special events

KEY CONSIDERATIONS

A Long Term Perspective:

- It is a long term vision
- It has to be adaptable and flexible
- It will require an ongoing relationship with the Agricultural Land Commission
- Tread lightly and develop slowly

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NEXT STEPS

- Undertaking a **detailed hydrology monitoring** and testing
- Development of a **detailed resource management plan** for the site which will include site maintenance, water management and farm management.
- Development of a **funding strategy** and multi-year implementation plan
- Preparation of phased **multi-year capital submissions**
- Development of a **partnership strategy**
- Establishing an **interpretation program** and phased programming strategy for the lands



GARDEN CITY LANDS

Creating a Legacy



Councillor Steves and council members,

Garden City Conservation Society directors
Mike and Yvonne invited us to meet with them today, but we weren't able to manage it. We would have shared this with them, and now we'll share it with you too.

Garden City Conservation Society directors have come up with four improvements to recommend. For time reasons, I will mainly describe the *gaps* to fill.

We do all agree there has been further progress. Now, on to the four gaps.

First: On the Landscape Zones page (PDF page 59), we came across this image (which I've blurred for effect). There's a bulge of "Flex Field" into the bog area. I put a cutout of the bog area over the satellite image. The Flex Field includes part of the depression that enables the best sphagnum patch, which is labeled "Sphagnum bog sanctuary." The trail on the bog edge has to be a farm road with a diking role, and the construction equipment and the road's weight will affect the area. The route also needs to be well away from that sensitive spot to limit accidental damage by park users. The point is that *great* care is needed there. On the graphic, it is easy to fix, but we need to have the intent of *great* care too.

Second: Three pages into The Wetland part (PDF page 74), the plan still says "The predominant Scotch heather in the north-east corner is not native to Richmond, however, well suited to the bog environment." The heather has colonized far beyond that corner by now. After it moves into a sphagnum patch, it wipes out the sphagnum, which is the *keystone genus*. We can't have the ecosystem without the sphagnum (which we found lately is being quite resilient, but let's not press our luck). The legacy value of the bog would be lost. A decision whether to save the legacy is basic, so we recommend it be addressed now.

Third: In the Implementation part (PDF page 100), there's this: "selectively allow natural progression along the edges." There's been damage to world-class 180-degree panoramic natural views from the Garden City Lands area of the City Centre. We have a bit of a second chance because any edge trees can be planned to mitigate that loss of legacy and somewhat restore the legacy.

Fourth: The plan includes an ALR commitment that can become an ALR legacy, because the Lands are the best place in the world to celebrate it. However, that requires us to *embrace* the ALR on the Lands. The #22 and #23 fields still look like renamed areas for sports tournaments and large festivals that are not ALR uses. Also, the farmers market I heard about at an AAC meeting is not an ALR use. The future need is for a *farmgate* market, and that *is* an ALR use if half of what's sold is produced on the Lands. We recommend *celebrating the ALR* on the Lands.

TREES (PINE)

LODGEPOLE PINE (*Pinus contorta latifolia*)

Jack Pine - Black Pine

NOTE: the most commonly used name for this tree is jack pine. However this name is correctly used for *Pinus banksiana*, a close relative east of the Rockies and probably not extending into B.C.

SHORE PINE (*P. contorta contorta*) is recognized by some authorities as a closely related tree growing in poor soil or swampy ground close to the sea coast. Generally it is twisted and crooked in form with bushy, irregular limbs. In other features it very closely resembles lodgepole pine.

RANGE: A tree likely to be found almost any place in B.C. from middle mountain to sub-alpine elevations.

FORM: Under normal conditions a tall, slender tree to 18" in diameter and 100' high. The crown is narrow and rounded with the thin limbs often occurring only on the top third of the tree. Young trees are narrowly conical with regular whorls of bushy, up-pointing limbs.

BARK: Mottled, dark gray with some trees showing light brown areas. Light covering of small, loose scales.

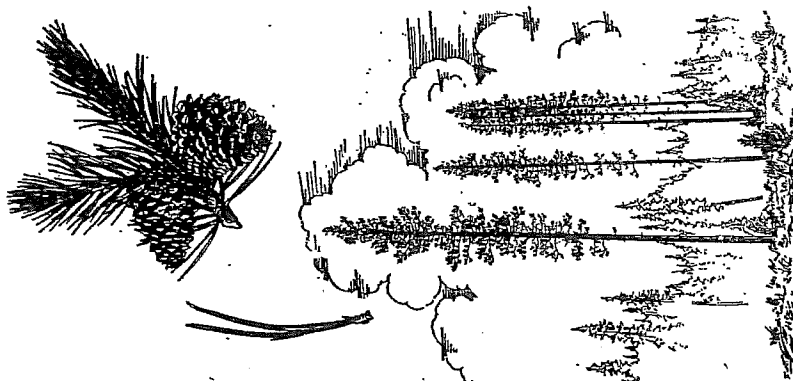
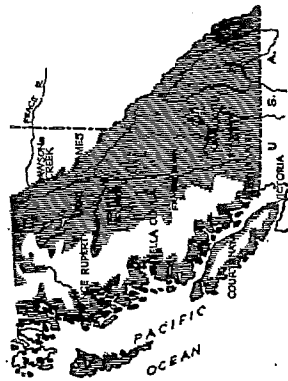
LEAVES: 2 needles to a bundle. 1 1/2" - 2 1/2" long, and often with yellowish-green tinge.

FRUIT: A hard oval cone, spiny, and up to 2" long. Usually clustered and often hanging unopened on tree for several years.

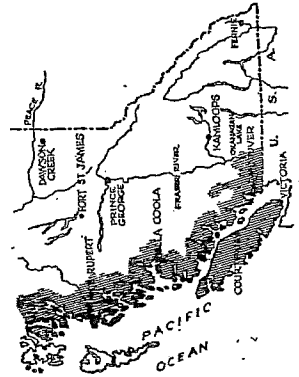
WOOD: A straight grained, light wood, pale in color. Generally regarded as a weed species in B.C. but gradually assuming importance because of abundance and accessibility. Used largely for railway ties, mine props and fuel.

DID YOU KNOW that most burned-over forests east of the Cascades grow up in a very dense stand of lodgepole pine. This is because the cones withstand fires and later open to release their seed.

QUICK CHECK: A two-needle pine, the only one in B.C.



TREES (CRABAPPLE)



PACIFIC CRAB-APPLE (*Malus diversifolia*) (*Malus fusca*)

Oregon Crab-Apple

RANGE: Coastal strip of entire Province including adjacent islands. Seeks low, damp places such as stream and swamp edges where it often forms an impenetrable thicket. Common on low ocean frontage.

FORM: A small, scraggly tree to 30' high and 12" in diameter or often shrublike with a number of straight, smooth stems an inch or two thick. Very bushy when growing in the open. It doesn't carry true thorns but numerous, stout and sharp spurs an inch or two long give a realistic limitation.

BARK: Very fissured, scaly and patchy on old trunks and branches.

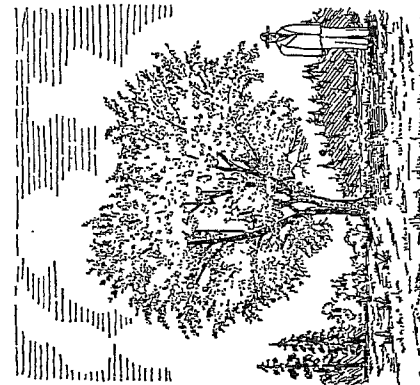
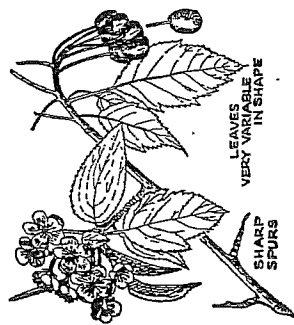
LEAVES: Much like those of apple trees except for tendency to produce irregular lobes and a variety of shapes. Thick, sharply toothed and with prominent veins. Mostly 2" - 3 1/2" long.

FRUIT: Clusters of white, fragrant, "apple blossoms" appear from April 15 to May 15. Followed by bunches of little, oblong apples about 1/2" long. These are first greenish in color but turn yellowish or blushed with red. They are edible but rather acid in flavor.

WOOD: Very compact and fine-grained. Sometimes used in small ornamental turnery because of toughness and brownish hue of wood.

DID YOU KNOW that beautiful autumn colors are produced from yellow and russet colored leaves?

QUICK CHECK: Wet land habitat, some lobed "apple" leaves, fragrant flowers, or clusters of small apples.



TREES (WILLOW)

* PACIFIC WILLOW (*Salix lasandera*)

Western Black Willow - Black Willow

PEACHLEAF WILLOW (*S. amygdaloides*) is listed in various works as a tree ranging along streams in southeastern B.C. However the writer doubts that it occurs in B.C. except in very limited localities. Its main characteristics are thin drooping branchlets and "peachlike" leaves. It can be confused easily with Pacific willow. Osoyoos Lake is one place where it is found.

RANGE: At lower elevations along stream banks and near other water sources. Extends eastward from Vancouver Island to the Kootenays but is confined to a southerly strip. Common in lower Similkameen Valley.

FORM: A crooked trunk branching into a number of upright limbs which produce a ragged, rounded outline to the crown. Seldom more than 30' high and 16" in diameter. The thin leaves and long slender twigs impart a graceful appearance.

BARK: A blackish in color and channelled into irregular, rough plates from many furrows and cross seams. The rather thick branchlets are smooth and orange brown in color, while new twigs are light green.

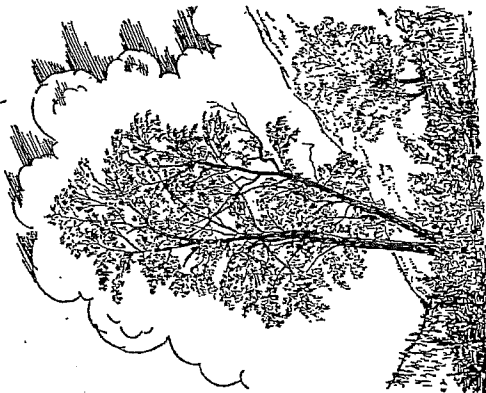
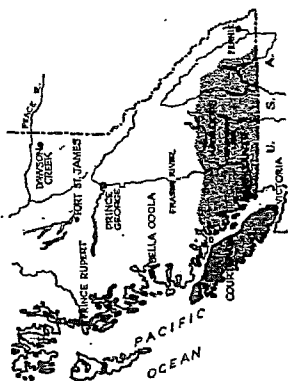
LEAVES: Quite distinctive because of a long thin point with a sideways twist. From 2" - 5" long and very finely toothed. A shiny, dark green above but with a whitish pallor beneath. Leaf stems are thickish and less than 1/2" long.

FRUIT: Thick catkins about 2" long and appearing with the leaves. A bright yellow color is characteristic at maturity followed by a fuzzy white cotton often showing on the trees until July.

WOOD: Pale brown and brittle. Very soft and not used for any specific purpose.

DID YOU KNOW that the liking for water often results in long rows of these trees outlining the margins of sloughs and streams. Sections of limbs stuck in wet ground will root easily and quickly. Most willows have two small "ears" or wings at the base of their leaf stems when the leaves are young. The two willows mentioned here are regarded as the only two "tree" willows in the Province.

QUICK CHECK: A black-barked, ragged tree growing near water. Shiny, dark green leaves with a long thin point usually twisted to the side



TREES (CHERRY)

* BITTER CHERRY (*Prunus emarginata*)

The tree form of this cherry sometimes is distinguished as a variety, *Prunus emarginata mollis*. It is found in the wetter parts of the range and has leaves to 4" long. This book treats them as one species. Be on the watch around towns and farms for hybrid forms resulting from cross pollination with domestic trees.

WILD RED CHERRY (*P. pensylvanica*) is supposed to range westward from the Rockies to the Kootenays. However the writer doubts that this tree is found in B.C. except for a slight intrusion along the Rockies. The leaves are much longer-pointed than the above and the berries each have a stem about 1" long.

RANGE: Lower elevations on Vancouver Island, southern Coastal Zone, to 3,000' through the Wet Interior extending to sub-alpine forest zone. Common on east slopes of mountains between Grand Forks and Nelson. Ootsa Lake.

FORM: Presents a wide variation depending on type of soil and climatic factors. At the Coast it is a slender tree up to 10' in diameter and 60' high. The branches are straight and point upwards. On drier sites and at higher elevations a low crooked shrub up to 10' high may be expected. Leaves grow along the branches rather than on side twigs, thus the tree framework is quite accurately outlined.

BARK: Dirty, lightly roughened and grayish-brown in color. Marked with grayish lenticels up to 2" long.

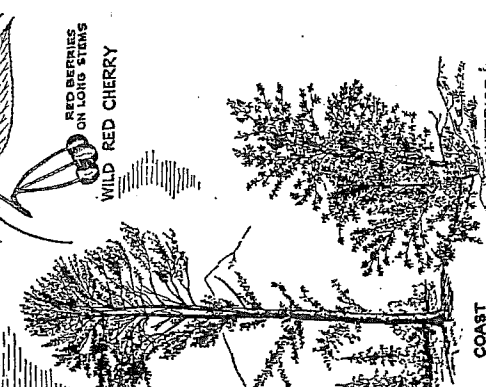
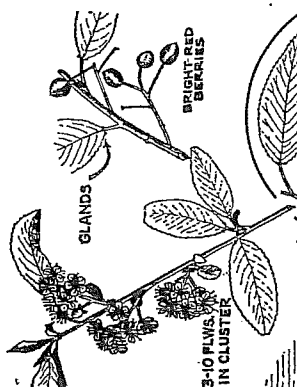
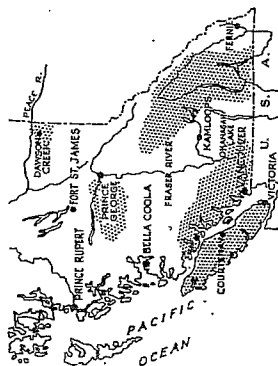
LEAVES: On shrubby trees, they vary from 1 1/2" - 3" long but in tall trees they may be 4" long. Blunt leaf points on older leaves, sharp on new growth; fine, rounded teeth and two small knobs or glands on the stem are other features.

FRUIT: The fragrant white flowers may be seen during April and May. They form rounded clusters toward limb ends and are replaced by pea-size bright red berries of extremely bitter taste. Each berry is on a short stem about 1/2" long. These stems branch from a stouter central stem from 1/2" - 1" in length.

WOOD: A brittle, quick-rotting wood sometimes cut for fuel.

DID YOU KNOW that the cherry bark can be peeled from the tree and polished to a rich red? Indians used strips of this bark in their basket weaving to give color to their work.

QUICK CHECK: From a distance the small narrow leaves outline the limb framework. Glands on dull-pointed leaf make it the bitter cherry. Rounded clusters of white flowers (5-10) or bright red berries on stems about 1/2" long.





PORT METRO
vancouver

McDonald and Point Grey Tidal Marsh Projects

Proposed McDonald and Point Grey Tidal Marsh Projects

Between May 26 and June 8, 2014 Port Metro Vancouver invites you to participate in a public engagement regarding the proposed McDonald and Point Grey Tidal Marsh Projects.

The proposed projects are initiatives of Port Metro Vancouver's Habitat Enhancement Program and involve the creation of intertidal marsh habitat to benefit fish and wildlife. The proposed McDonald Tidal Marsh Project site is located on Sea Island, north of Vancouver International Airport and upstream of the mouth of the McDonald Slough. The proposed Point Grey Tidal Marsh Project site is located along the eastern portion of the Point Grey Booming Grounds, near the mouth of the North Arm Jetty of the Fraser River.

We invite you to participate by:

- Reading the Discussion Paper and submitting a Feedback Form (in print or online at www.PortTalk.ca/HabitatEnhancement)
- Signing up for the PortTalk web forum:
www.PortTalk.ca/HabitatEnhancement
- Providing a written submission to:
habitat.enhancement@portmetrovancover.com
- Attending a public open house:

DATE	TIME	LOCATION
Monday, June 2nd	6:00 PM– 8:00 PM	Delta Vancouver Airport, 3500 Cessna Dr, Richmond B.C.
Wednesday, June 4th	6:00 PM– 8:00 PM	UBC: Liu Institute for Global Issues, 6476 NW Marine Drive, Vancouver B.C.

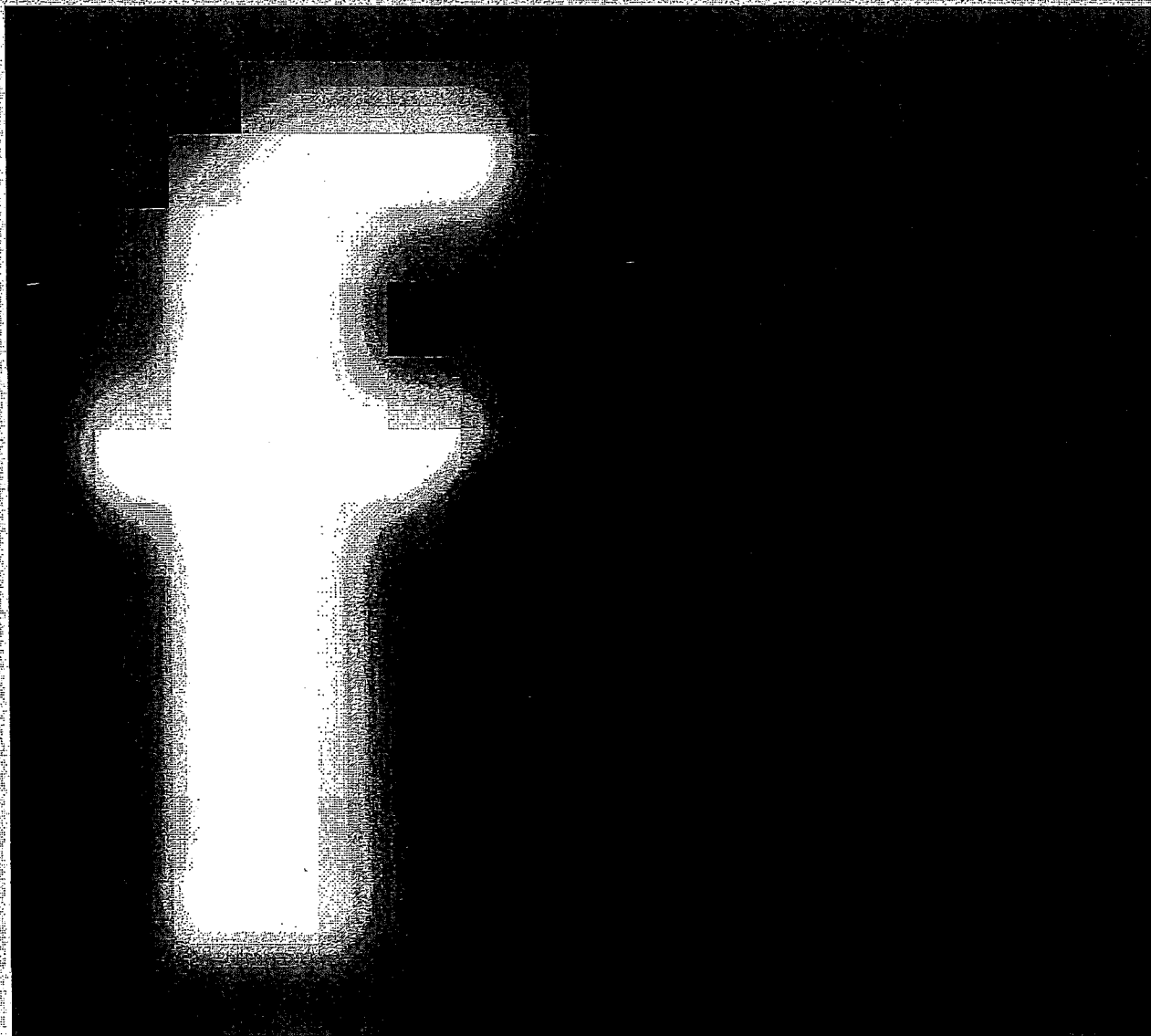
Engagement materials, including the Discussion Paper and Feedback Form, will be available online on May 26. The deadline for submitting a completed feedback form or providing a written submission is June 8, 2014.

All input received during the engagement period will be compiled in an Engagement Summary Report. Port Metro Vancouver will also prepare a Consideration Memo, demonstrating how feedback will be considered by the Port. For more information, please phone (604) 665-9066 or email habitat.enhancement@portmetrovancover.com.

MayorandCouncillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Port Metro Vancouver [habitat.enhancement@portmetrovancover.com]
Sent: Monday, 26 May 2014 12:10
To: MayorandCouncillors
Subject: Engagement Reminder and Habitat Enhancement Program Update
Categories: 01-0140-20-PMVA1 - Port Metro Vancouver (Vancouver Fraser Port Authority - VFPA)



Habitat Enhancement Program Update

Public Engagement: Proposed McDonald and Point Grey Tidal Marsh Projects

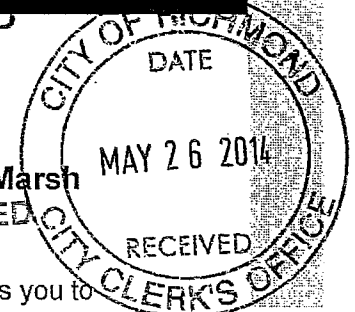
Starting today (May 26th) through June 6, 2014, Port Metro Vancouver invites you to

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participate in a public engagement regarding the proposed McDonald and Point Grey Tidal Marsh Projects.

The proposed McDonald Tidal Marsh Project site is located on Sea Island, north of the Vancouver International Airport and upstream of the mouth of the McDonald Slough. The proposed Point Grey Tidal Marsh Project site is located along the eastern portion of the Point Grey Booming Grounds, near the mouth of the North Arm Jetty of the Fraser River.

The proposed projects are initiatives of Port Metro Vancouver's Habitat Enhancement Program and involve the creation of intertidal marsh habitat to benefit fish and wildlife.

We invite you to participate by:

- Reading the Discussion Paper and Submitting a Feedback Form (in print or online at www.PortTalk.ca/HabitatEnhancement)
- Signing up for the PortTalk web forum: www.PortTalk.ca/HabitatEnhancement
- Providing a written submission to habitat.enhancement@portmetrovancover.com
- Attending a public open house (details below)

Open House Details:

- **Monday, June 2, 2014**, 6PM - 8PM, Delta Vancouver Airport (3500 Cessna Drive, Richmond, B.C.)
- **Wednesday, June 4, 2014**, 6PM - 8PM, Liu Institute for Global Issues (University of British Columbia) (6476 NW Marine Drive, Vancouver, B.C.)

The deadline for submitting a completed Feedback Form or providing a written submission is June 8, 2014.

All input received during the engagement period will be compiled in an Engagement Summary Report. Port Metro Vancouver will also prepare a Consideration Memo, demonstrating how feedback will be considered.

For more information, please phone (604) 665-9066 or email habitat.enhancement@portmetrovancover.com.

Glenrose Tidal Marsh Project: Ongoing Construction Update

- Habitat enhancement work commenced at the Glenrose Downstream site on April 22, 2014. All work has been completed until the fish window of least risk reopens mid-June (including slope protection, perimeter berm and select pile removal). Sand infill is expected to take place near the end of June.
- Work at the Glenrose Cannery site commenced on May 5. Brushing, select pile removal and rip rap blanket construction was completed May 22. Sand infill is expected to be completed when the fish window of least risk reopens.
- Dredging for sand infill and construction of the Gunderson site is expected to take place mid-June.

Field Studies Information: June 2014

Port Metro Vancouver is continuing field studies as part of ongoing environmental and

technical work for the Habitat Enhancement Program. Information regarding field studies being undertaken in June 2014 is available in the Information Centre at www.PortTalk.ca/HabitatEnhancement.

Regards,

The Habitat Enhancement Program Team

PORT METRO VANCOUVER
100 The Pointe
999 Canada Place
Vancouver, BC V6C 3T4



General Purposes Committee

Date: Monday, June 2, 2014

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITION

It was moved and seconded

That "Washroom Facilities at the Britannia Heritage Shipyards Seine Net Loft" be added to the agenda as Item 1A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Tuesday, May 20, 2014, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

1. REVIEW OF SIDEWALK VENDING SERVICES PILOT PROJECT

(File Ref. No. 10-6360-03-04) (REDMS No. 4168379 v.2)

Discussion ensued regarding (i) maximum sidewalk vending licences, (ii) preferable locations for sidewalk vending operations, and (iii) developing categories and guidelines to attract services that would maintain and enhance the quality of life in Richmond.

In reply to queries from Committee, Cecilia Achiam, Director, Administration and Compliance, accompanied by Aida Sayson, Manager, Corporate Compliance, advised that the pilot site at No. 3 Road and Westminster Highway posed access and size concerns for the vending services, and that, pending Council's direction, staff will be holding discussions, including preferred locations, with approximately six interested parties. It was noted that staff would work directly with the applicant to find a suitable location that would not be in direct competition to existing business within the area and that Council approval would be required.

It was moved and seconded

That a Mobile Vending Program on City-owned or City-controlled property be endorsed as an ongoing City initiative.

The question on the motion was not called as in response to a query from Committee regarding the use of local, organic, and non-genetically modified product, Ms. Achiam advised that specifics with regard to the use of local B.C. product was included in the Expression of Interest. Committee requested that staff confirm whether the existing sidewalk vendors were using local product. The question on the motion was then called and it was **CARRIED.**

1A. WASHROOMS AT THE BRITANNIA HERITAGE SHIPYARD SEINE NET LOFT

(File Ref. No.)

It was moved and seconded

That the provision of washroom facilities in the Seine Net Loft and Phoenix Gillnet Loft be referred to staff to explore options.

The question on the referral was not called as Committee directed staff to examine the washroom requirements for the entire Britannia Shipyard site. The question on the referral was then called and it was **CARRIED.**

General Purposes Committee
Monday, June 2, 2014

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:15 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
2, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Finance Committee

Date: Monday, June 2, 2014

Place: Anderson Room
Richmond City Hall

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

Call to Order: The Chair called the meeting to order at 4:16 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on Monday, May 5, 2014, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DEPARTMENT

1. 2013 ANNUAL DEVELOPMENT COST CHARGES

(File Ref. No. 03-0905-05-01) (REDMS No. 4234366)

In response to a query from Committee, Jerry Chong, Director, Finance, accompanied by Cindy Gilfillan, Manager, Financial Reporting, noted that information regarding the Development Cost Charges (DCC) is available on the City website.

Finance Committee
Monday, June 2, 2014

Joe Erceg, General Manager, Planning and Development, advised that the DCC information would be shared with local small home builders, as well as with the Greater Vancouver Home Builder's Association.

It was moved and seconded

That the staff report titled, 2013 Annual Development Cost Charges, dated May 16, 2014, from the Director, Finance be received for information.

CARRIED

2. 2013 ANNUAL REPORT AND 2013 ANNUAL REPORT – HIGHLIGHTS

(File Ref. No.) (REDMS No. 4224011)

In reply to a query from Committee, Jerry Chong, Director, Finance, accompanied by Ted Townsend, Senior Manager, Corporate Communications, commented that, in light of the current equity and reserve amounts, the City is in a favourable financial position.

Committee directed staff to provide copies of the 2013 Annual Report and 2103 Annual Report – Highlights to the Richmond Chamber of Commerce.

It was moved and seconded

That the reports titled, City of Richmond 2013 Annual Report and the 2013 Annual Report – Highlights, dated May 13, 2014, from the General Manager, Finance and Corporate Services, be approved.

CARRIED

RICHMOND OLYMPIC OVAL CORPORATION

3. 1ST QUARTER 2014 – FINANCIAL INFORMATION FOR THE RICHMOND OLYMPIC OVAL CORPORATION

(File Ref. No.) (REDMS No. 4233897)

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporation for the first quarter ended March 31, 2014 from the Controller of the Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4.24 p.m.).

CARRIED

Finance Committee
Monday, June 2, 2014

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 2, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



Planning Committee

Date: Tuesday, June 3, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Linda Barnes
Councillor Harold Steves

Absent: Councillor Chak Au

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Wednesday, May 21, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, June 17, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that Clean Energy Vehicle Incentive Program and Sakamoto Guidelines be considered as Items No. 1A and 1B.

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY AM-PRI DEVELOPMENTS (2012) LTD. FOR REZONING AT 9580, 9600, 9620, 9626, 9660 AND 9680 ALEXANDRA ROAD FROM “SINGLE DETACHED (RS1/F)” AND “TWO-UNIT DWELLINGS (RD1)” TO “TOWN HOUSING (ZT67) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**
(File Ref. No. RZ 13-649999) (REDMS No. 4160454 v.5)

Wayne Craig, Director, Development gave an overview of the proposed application highlighting the following:

- the proposed application will have a Floor Area Ratio (FAR) of 0.65;
- the applicant will provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund;
- the proposed development includes greenways, wildlife corridors and trails within the site;
- the proposed development provides vegetation buffers along the perimeter of the site and will provide additional planting within the Alderbridge Way median; and
- access to the potential development site to the west is included in the proposed development.

In reply to queries from Committee, Mr. Craig noted that the Statutory Right-of-Way and the linear greenway on the northwest portion of the site will be 20 metres in width. Also, he advised that the site is designated for 0.65 FAR density or 0.75 FAR with affordable housing provided.

Mr. Craig advised that the orphaned lot at 9560 Alexandra Road would have a 0.65 FAR base density and 0.75 FAR with affordable housing provided. He added that the adjacent lot at 9540 Alexandra Road is designated as park land in the Area Plan.

The Chair referred to correspondence received from Balkar Bhullar, owner of the property at 9560 Alexandra Road, dated, June 2, 2014, (attached to and forming part of these minutes as **Schedule 1**) and commented on the possible acquisition of the orphaned lot. In reply to queries from Committee, Mr. Craig advised that the applicant was unsuccessful in reaching a resolution with Mr. Bhullar to acquire the lot.

Mr. Craig advised that the orphaned lot can be developed with the same densities as the proposed application and could potentially accommodate approximately 18 townhomes.

Discussion ensued with regard to the proposed site's access to Alexandra Road and future land acquisitions by the City.

Planning Committee

Tuesday, June 3, 2014

In reply to queries from Committee, Mr. Craig advised that the new intersection on Alderbridge Way will have traffic signals. Also, he noted that there are no current plans to build a land bridge across Alderbridge Way for wildlife.

Discussion ensued with regard to the sustainability features of the proposed application and in reply to queries from Committee, David Brownlee, Planner 2, noted that the rezoning considerations include requirements to comply with EnerGuide 82 standards and have rough-in provisions for solar hot water heaters. He added that the sustainability features of the proposed application will be detailed during the development permit process.

Amit Sandhu, Am-Pri Developments (2012) Ltd., spoke of the sustainability initiatives planned for the proposed development, noting that it is anticipated to achieve an EnerGuide equivalent rating of 82. Mr. Sandhu added that the applicant is working with the City to add public art on site.

In reply to queries from Committee regarding affordable housing units, Mr. Sandhu advised that it is more feasible to provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund. He added that managing the affordable housing units is not feasible for smaller development companies.

Mr. Sandhu commented on the attempts made by the applicant to acquire the orphaned lot at 9560 Alexandra Road and read from his submission (attached to and forming part of these minutes as **Schedule 2**).

In reply to queries from Committee, Mr. Sandhu noted that a conceptual development plan has been submitted that shows the potential redevelopment of 9560 Alexandra Way. Also, he added that details of incorporating sustainability initiatives in the proposed development are dependent on their costs.

Discussion ensued with regard to alternative energy sources such as solar and geothermal energy.

It was moved and seconded

That Richmond Zoning 8500, Amendment Bylaw No. 9136,

- (1) To Amend "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" Zone to reduce the minimum front yard setback for 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road to 4.5 m; and*
- (2) To rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" as amended;*

be introduced and given first reading.

Planning Committee
Tuesday, June 3, 2014

The question on the motion was not called as discussion ensued with regard to (i) efforts by the applicant to acquire the orphaned lot at 9560 Alexandra Road; (ii) the proposed sustainability features associated with the proposed development; and (iii) the architectural concepts for possible future development of the orphaned lot at 9560 Alexandra Road.

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

Discussion ensued with regard to the type of contributions smaller developers can make towards affordable housing in the city.

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

It was moved and seconded

That staff examine different options for smaller developers to contribute to affordable housing in the city and report back.

CARRIED

1A. CLEAN ENERGY VEHICLE INCENTIVE PROGRAM

(File Ref. No.)

Discussion ensued regarding a letter from Metro Vancouver, dated May 23, 2014, (attached to and forming part of these minutes as **Schedule 3**), requesting for the continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program.

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

It was moved and seconded

That staff examine Metro Vancouver's request for the continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program and report back.

CARRIED

1B. SAKAMOTO GUIDELINES

(File Ref. No.)

Discussion ensued with regard to the design criteria (Sakamoto Guidelines) for the Steveston Village area (attached to and forming part of these minutes as **Schedule 4**).

Discussion then ensued regarding (i) buildings in the area that have incorporated the design criteria; (ii) amending the Steveston Area Plan to ensure that Sakamoto Guidelines are better reflected in the Area Plan; (iii) amending the Sakamoto Guidelines to reflect a more contemporary interpretation of the neighbourhood's architecture and use of more modern building materials; and (iv) areas of the Steveston Village where the Sakamoto Guidelines would apply.

Planning Committee
Tuesday, June 3, 2014

Discussion further ensued with regard to the preference to keep the area's architecture historical. It was noted that staff are preparing a submission to designate Steveston as a UNESCO World Heritage Site. It was suggested that in order to retain the area's heritage character, the Sakamoto Guidelines be re-implemented.

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

It was moved and seconded

That staff examine ways to incorporate the Sakamoto Guidelines in the Steveston Area Plan and report back.

CARRIED

2. MANAGER'S REPORT

(i) Metro Vancouver Regional Growth Strategy Amendment – City of Pitt Meadows

Terry Crowe, Manager, Policy Planning, spoke of a proposed Metro Vancouver 2040 Regional Growth Strategy Amendment for the City of Pitt Meadows. He advised that since the amendment does not affect the City, no formal response is required.

(ii) Sustainability Initiative on Alberta Road

Mr. Craig commented on the installation of solar panels on a development on Alberta Road. He noted that currently, only one unit has the solar panels installed, and stated that, due to the added costs, there has been little interest for this unit.

Mr. Craig indicated that the developer has invited Council to tour the development. Staff were then directed to arrange a tour of the development for Council.

Discussion ensued with regard to the annual energy cost savings of incorporating sustainability features into new developments, as well as the possibility of requiring the inclusion of such features in future developments.

(iii) Funding Agreement for Canada Line Capstan Station

Joe Erceg, General Manager, Planning and Development, spoke of the successful agreement to fund the Canada Line Capstan Station.

Planning Committee
Tuesday, June 3, 2014

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:43 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 3, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Planning Committee meeting held
on Tuesday, June 3, 2014.

TO: MAYOR & COUNCIL
COUNCIL OF
FROM: CITY CLERK'S OFFICE

From: balkar bhullar <balkar01@hotmail.com>

Date: June 2, 2014 at 6:26:38 PM PDT

To: wayne craig <wcraig@richmond.ca>

Subject: FW: RZ 13-649999 Re 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

PC: Wayne Craig
Joe Orcey

Re: Item 1
Planning Committee
June 3, 2014

> Date: Mon, 2 Jun 2014 17:34:43 -0600

> From: leungja@shaw.ca

> To: balkar01@hotmail.com

> Subject: RZ 13-649999 Re 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

>

> Dear Sirs,

> I am Balkar Bhullar. I have a contract on the orphaned lot 9560 Alexandra Road. To the contrary of what I have read from the Staff Report, the applicant never offered to acquire my property despite my several attempts to sell them my property in order to develop the townhouse site as a whole. I am prepared to sell them my property for 6.5% less than what they paid for the lots applying for rezoning. However, the applicant refused. It is not fair to orphan my lot in the circumstances.

> Thank you.

> Balkar Bhullar

>

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June 3^d, 2014

**Planning Committee
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1**

RE: RZ 13-649999 Re 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

Dear Planning Committee,

I'm writing on behalf of the applicant Am-Pri Developments (2012) Ltd. in response to the email received by city staff dated June 2nd from Balkar Bhullar, the real estate investor that has 9560 Alexandra Road under contract from the original owner.

We purchased the development properties at 9580 – 9680 Alexandra Road from Mr. Bhullar in 2012. In February 2013, Mr. Bhullar notified us that he had 9560 Alexandra under contract and was looking to assign the contract to other developers in the area. He mentioned that although we were not the only party, he was looking to sell so we should hold off on our rezoning and development application with the hopes that we could reach an agreement for the sale of 9560 Alexandra Road. Acting in good faith we continued with our due diligence and site investigations for the development with the inclusion of 9560 Alexandra in our plans.

What followed was a lengthy negotiation with a moving target. We made several attempts to negotiate a contract of purchase and sale of the property at fair market value but Mr. Bhullar had unreasonable prices and terms that simply were not feasible for us. When we would agree to one term others would change and it was a frustrating experience for us.

Since the initial purchase of the development properties in November of 2012, we have incurred significant financial costs in trying to acquire the property from Mr. Bhullar including the holding costs for our development properties including interest and the additional work we have commissioned on 9560 Alexandra Road. Trying to negotiate the purchase of this property has set us back at least six months and has cost us hundreds of thousands of dollars.

We have made all reasonable efforts to accommodate Mr. Bhullar's demands but have been unable to justify his valuation on the land. We have developed a complete conceptual architectural package for 9560 Alexandra Road to show how this property can be developed on its own. I would appreciate the Planning Committee note that we made every effort possible to acquire this site in order to include it within our development.

Sincerely,

Amit Sandhu
CEO
Am-Pri Construction Ltd.

Prepared by for:

June 3rd, 2014

Planning Committee, City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Please find below a series of events that pertain to the attempted purchase of 9560 Alexandra Road in good faith by the applicant Am-Pri Developments (2012) Ltd. (herein referred to as "Ampri").

November 30th, 2012

Ampri completed the purchase of the current assembly 9580-9680 Alexandra Road (herein referred to as "the development properties"). The development properties were purchased from Balkar Bhullar as he held them under contract.

February 12th, 2013

Ampri was presented with an opportunity to acquire 9560 & 9540 Alexandra Road, which Balkar Bhullar held under contract since January 30th, 2013.

Ampri would delay its rezoning application submission to negotiate in good faith with Balkar Bhullar for the assignment and purchase of the 9560 Alexandra contract. From this point on a lengthy negotiation played out between Ampri and Balkar Bhullar. Both parties were unable to come to an agreement at fair market value.

February to September 2013

Ampri carried out arborist and biologist reviews and site surveys for the development lands as well as 9560 Alexandra Road in the anticipation of an agreement being made on the purchase of that property.

Ampri commissioned several reports from these investigations including the property 9560 Alexandra Road, this work included the following:

- i. Arborist Report by Arbortech Consulting
- ii. ESA Assessment by Stantec Consulting
- iii. Site Survey and Topographic Survey by Milner Surveying
- iv. Several Concept Site Plans by Yamamoto Architecture
- v. Concept landscape drawings for the 20m Greenway by Stantec Consulting

All these reports had to be revised to accommodate the removal of 9560 Alexandra Rd.

September 17th, 2013

Ampri's make's another attempt to purchase 9560 as instructed by Wayne Craig. Ampri's offer made at \$4.6 Million, Ampri's understanding of the fair market value of the property on September 17th, 2013 for a potential increase in yield by 23 units across the entire 5-acre assembly. **This offer is the only signed and enforceable document from either party in the course of the negotiations and was signed by Paramjit Sandhu, the owner of Am-Pri Developments (2012) Ltd. and delivered to Balkar Bhullar both by email and to his home address in Richmond on September 18th, 2013.**



September 23rd, 2013

A copy of the above offer was sent to Wayne Craig at that time and Ampri notified Wayne that we would proceed with a rezoning application without 9560 Alexandra Road.

January 17th, 2014

Planner David Johnson requests that Ampri revisit the inclusion of 9560 Alexandra Road and attempt to purchase the property. Param Sandhu speaks with Balkar Bhullar to try and make a deal, no agreement was reached.

January 20th, 2014

Balkar sends Ampri a new unsigned offer to sell 9560 Alexandra Road for \$5 Million. Ampri did not feel this was fair market value for the property and decided to continue moving the rezoning application forward.

March 27th, 2014

Planner David Brownlee requests that Ampri try one last time to include 9560 Alexandra Road in the development. Further telephone discussions with Balkar Bhullar were had and no agreement was reached.

May 2014

Ampri prepares conceptual plans for the lot 9560 Alexandra Road including site plan with all required dedications, vehicle and emergency access points, all individual unit floor plans with detailed information on the distribution of floor space to accommodate the maximum allowable density of .75 FAR.



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SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Schedule 3 to the Minutes of the
Planning Committee meeting held

TO: Mayor Tuesday, June 3, 2014
COUNCILLOR
FROM: CITY CLERK'S OFFICE

	DW	
	MJ	
	DB	
✓	HB	HB

PC Suzanne Burchett
Robert Gonzalez

Office of the Chair
Tel. 604 432-6215 Fax. 604 451-6614

File: CP-02-02-GHGR-02

Ref: RT-5239

MAY 23 2014

Mayor Malcolm Brodie and Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Council:

Re: Letter of Request for Continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program

At its May 2, 2014 regular meeting the Greater Vancouver Regional District Board of Directors adopted the following resolution:

That the GVRD Board:

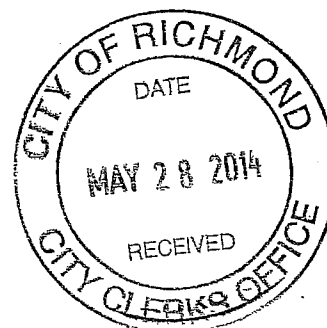
- a) *send a letter to the B.C. Minister of Energy, Mines and Responsible for Core Review requesting continuation of the Clean Energy Vehicles (CEV) for British Columbia Program; and*
- b) *forward a copy of this report to the Mayor and Council of each member municipality, and Chief and Council of Tsawwassen First Nation, for their consideration in making a similar request.*

Zero-emission vehicles are important in supporting our local and regional climate change targets and air quality goals. Attached is the letter sent by Metro Vancouver to Minister Bill Bennett requesting the resumption of the Clean Energy Vehicles program, for your consideration in making a similar request to the Province.

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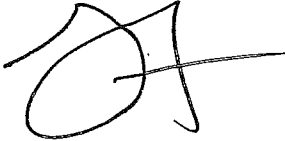
CNCL - 82

4330 Kingsway, Burnaby, BC, Canada V5H 4G8 • 604-432-6200 • www.metrovancover.org

Greater Vancouver Regional District • Greater Vancouver Water District • Greater Vancouver Sewerage and Drainage District • Metro Vancouver Housing Corporation

If you have questions, please have your staff contact Eve Hou, Air Quality Planner, Planning, Policy and Environment, at (604) 451-6625 or eve.hou@metrovancover.org.

Yours truly,

A handwritten signature in black ink, appearing to be 'GM', with a horizontal line extending to the right.

Greg Moore
Chair, Metro Vancouver Board

GM/AN/rq

Attachments:

1. May 23, 2014, Letter from Chair Moore to Minister Bennett re: CEV Program
2. March 10, 2014, Staff report titled "Letter of Request for Continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program", to Environment and Parks Committee date April 3, 2014.



Office of the Chair

Tel. 604 432-6215 Fax. 604 451-6614

File: CR-12-01

Ref: RT-5239

MAY 23 2014

The Honourable Bill Bennett
Minister of Energy and Mines and Responsible for Core Review
PO Box 9069, Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Bennett:

Re: Letter of Request for Continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program

At its May 2, 2014 regular meeting the Greater Vancouver Regional District Board of Directors adopted the following resolution:

That the GVRD Board:

- a) send a letter to the B.C. Minister of Energy, Mines and Responsible for Core Review requesting continuation of the Clean Energy Vehicles (CEV) for British Columbia Program; and*
- b) forward a copy of this report to the Mayor and Council of each member municipality, and Chief and Council of Tsawwassen First Nation, for their consideration in making a similar request.*

In 2008, the Province adopted the Local Government (Green Communities) Statutes Amendment Act, which mandates that greenhouse gas (GHG) reduction targets, policies, and actions be included in regional growth strategies and official community plans. In response, Metro Vancouver adopted regional GHG reduction targets of 33% below 2007 levels by 2020 and 80% by 2050. Addressing personal automobiles is critical in making progress on these goals as light duty vehicles contribute one third of the region's GHGs.

Metro Vancouver's "Integrated Air Quality and Greenhouse Gas Management Plan" also contains goals to "protect human health and the environment" and "improve visual air quality". Light duty vehicles are responsible for one quarter of the smog-forming pollutants in our region. In addition to shifting vehicle travel to more sustainable modes, such as walking, biking and transit, the remaining vehicular trips can be made more sustainable through transition to zero-emission vehicles.

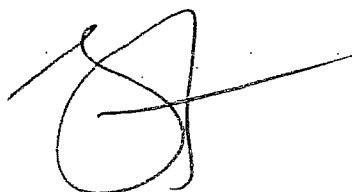
Since its inception, the CEV Program has facilitated the purchase or lease of almost 600 electric vehicles (EVs) and hundreds of public EV charging stations within our region. While EVs are still a small segment of the marketplace, BC is leading Canada in EV sales per capita, due in no small part to the CEV Program. This growth is expected to continue; however, the loss of incentive funding represents a significant setback. Purchase incentives help reduce the upfront capital cost of these vehicles and mitigate the perceived risk of buying a newer technology. The EV industry is still in its infancy, and financial incentives have been shown to be critical in jurisdictions that have any significant market penetration. For this reason, the Quebec and Ontario governments continue to provide up to \$8,000 and \$8,500 per vehicle in purchase incentives, respectively, in programs that will continue beyond March 2014.

In partnership with staff in your Ministry and in other organizations, Metro Vancouver has been developing an EV public outreach campaign, which is set to launch in June 2014 and continue at least until the end of the year. The objective of this campaign is to raise awareness in the general public of the availability and benefits of electric vehicles, with the ultimate goal to increase uptake of this cleaner technology. A reinstitution of purchase incentives for EVs in our province would support and be supported by this outreach campaign.

Due to the importance of this program in supporting the goals of Metro Vancouver's *"Integrated Air Quality and Greenhouse Gas Management Plan"* and the BC Climate Action Plan, we request that the Minister reinstate the CEV program as soon as practicable and maintain the incentives for several years. It is expected that as uptake increases in the future, clean energy vehicle prices will begin to drop and the need for incentives will decrease.

In the meantime, Metro Vancouver staff will continue to work with the Province and member municipalities to explore other means of providing incentives for the uptake of electric vehicles. If you have questions, please have your staff contact Eve Hou, Air Quality Planner, Planning Policy and Environment, at (604) 451-6625 or eve.hou@metrovancouver.org.

Yours truly,



Greg Moore
Chair, Metro Vancouver Board

GM/AN/rq

cc: The Honourable Minister Mary Polak, Minister of the Environment
Metro Vancouver Mayors and Councils



To: Environment and Parks Committee

From: Eve Hou, Air Quality Planner, Planning, Policy and Environment Department

Date: March 10, 2014 Meeting Date: April 3, 2014

Subject: **Letter of Request for Continuation of the Provincial Clean Energy Vehicle (CEV) Incentive Program**

RECOMMENDATION

That the GVRD Board:

- a) send a letter to the B.C. Minister of Energy, Mines and Responsible for Core Review requesting continuation of the Clean Energy Vehicles (CEV) for British Columbia Program; and
- b) forward a copy of this report to the Mayor and Council of each member municipality, and Chief and Council of Tsawwassen First Nation, for their consideration in making a similar request.

PURPOSE

The purpose of this report is to request that the Board send a letter to the Minister of Energy and Mines and Responsible for Core Review in support of continued funding for the *Clean Energy Vehicles (CEV) for British Columbia Program*, which has played an important role in helping vehicle owners in Metro Vancouver reduce their fossil fuel consumption and greenhouse gas emissions.

BACKGROUND

Since 2011, the Clean Energy Vehicles (CEV) for British Columbia Program has facilitated the purchase or lease of over 900 electric vehicles across the province, at a cost of \$2.26 million to the Province. This program provides point-of-sale incentives for the purchase or lease of new electric vehicles, hydrogen fuel cell vehicles and natural gas vehicles. The intent of this program is to encourage and accelerate clean energy vehicle deployment and technology innovation within the province. Incentive funds are depleted and the program ended on March 31, 2014.

Due to the importance of this program in supporting Metro Vancouver's *Integrated Air Quality and Greenhouse Gas Management Plan* and member municipality Community Energy and Emissions Plans (CEEPs), staff recommend that the Board urge the Minister to continue this program in future years.

DISCUSSION

Personal automobile use accounts for 3 out of every 4 trips in our region and contributes a third of the region's greenhouse gases (GHGs), a quarter of the smog-forming pollutants and about half of all carbon monoxides. Through efforts in the *Regional Growth Strategy*, Metro Vancouver aims to shift a substantial portion of this travel to more sustainable modes, such as walking and biking. The remaining vehicular trips can be made much more sustainable through transition to non-emitting vehicles, such as electric vehicles.

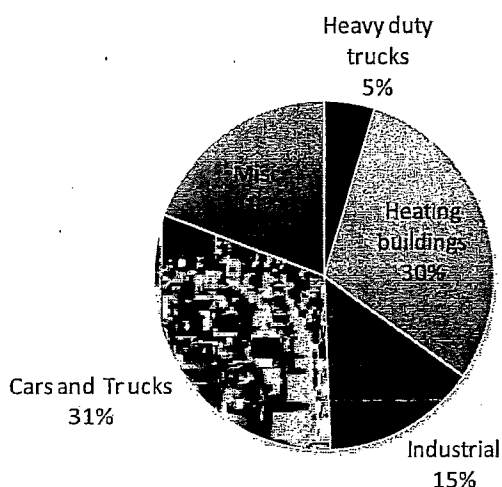


Figure 1: Greenhouse Gas Emissions by Source in Metro Vancouver, 2010

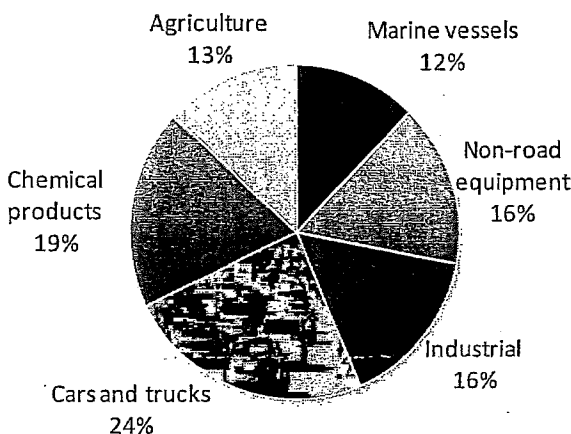


Figure 2: Smog-Forming Pollutants by Source in Metro Vancouver, 2010

A switch to electric vehicles will reduce greenhouse gas emissions and eliminate tailpipe emissions of harmful air pollutants. Over a 12-year lifespan, an EV that travels 20,000 km annually will save:

- 46.8 tonnes of GHGs;
- 1.32 kg of common air contaminants; and
- \$20,000 in fuel costs.

Based on these assumed averages, the 900 electric vehicles purchased through the CEV for BC program will prevent 42,120 tonnes of GHGs from being released into the atmosphere over their lifetimes. The cost-effectiveness of this program works out to under \$54/per tonne, which compares favorably to other projects.

Metro Vancouver and partner municipalities have been facilitating the uptake of electric vehicles through direct provision of public electric vehicle charging stations and efforts to increase the number of public stations hosted by private businesses. With provincial support, BC's charging network has grown to nearly 1,000 public charging stations and 12 fast chargers. Additionally, several member municipalities have been supporting EV uptake by requiring developers of new multi-family buildings to provide infrastructure in parkades. City of Vancouver has requirements on single detached residential buildings as well. In 2014, an outreach campaign led by Metro Vancouver and participating member municipalities is set to launch in our region to increase public awareness and acceptance of electric vehicles.

As a result of these combined efforts sales have grown significantly in BC. Between 2012 and 2013, sales in BC grew by 78%. While EVs are still a small segment of the marketplace, BC is leading Canada in EV sales per capita. This growth is expected to continue, however, the loss of incentive funding represents a significant setback. As a new technology with limited distribution, electric vehicles are more expensive than comparable conventional vehicles (to illustrate, the MSRP for the all-electric Nissan Leaf is \$31,700 compared with a \$17,000 mid-level gasoline Nissan Versa). Purchase incentives help reduce the upfront capital cost of these vehicles and mitigate the

perceived risk of buying a newer technology. As uptake increases, vehicle prices will begin to drop and incentives will no longer be required; however, the electric vehicle industry is still in its infancy, and financial incentives have been shown to be critical in jurisdictions that have any significant market penetration.

Many other provinces and states continue to provide incentives for electric vehicles. The Quebec and Ontario governments provide up to \$8,000 and \$8,500 per vehicle in purchase incentives, respectively, and both programs are continuing beyond March 2014. In the U.S., the government provides a federal tax credit of up to \$7,500 for the purchase of an electric vehicle.

ALTERNATIVES

1. That the GVRD Board:
 - a) send a letter to the B.C. Minister of Energy, Mines and Responsible for Core Review requesting continuation of the Clean Energy Vehicles (CEV) for British Columbia Program; and
 - b) forward a copy of this report to the Mayor and Council of each member municipality, and Chief and Council of Tsawwassen First Nation, for their consideration in making a similar request.
2. That the Environment and Parks Committee provide alternate direction to staff.

FINANCIAL IMPLICATIONS

Metro Vancouver currently leases six electric vehicles, which have benefitted from the CEV incentive program. Should Metro Vancouver continue to purchase electric vehicles for our corporate fleet, availability of incentives funds will have a positive financial impact.

SUMMARY / CONCLUSION

In the short and medium term, personal automobiles will continue to be the dominant mode of transportation and the largest single source of greenhouse gas emissions in our region. Although costs for electric vehicles are falling, the price gap between electric and fossil-fueled vehicles remains substantial. The Clean Energy Vehicles (CEV) for BC Program helps to close this gap. This program ended March 31, 2014, and there are no announced plans to renew. Through collective efforts on the part of local government and the Province, electric vehicle sales are rising in our region. This momentum could be hindered by the loss of purchase incentives. Alternative 1 is recommended, calling for the continuation of the CEV for BC Program beyond March 2014.

8599975



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Senior Manager, Parks

Re: **Garden City Lands Legacy Landscape Plan**

Date: May 5, 2014

File: 06-2345-20-
GCIT1/Vol 01

Staff Recommendation

That the Garden City Lands Legacy Landscape Plan as detailed, and attached to the report "Garden City Lands Legacy Landscape Plan," dated May 5, 2014, from the Senior Manager, Parks, be endorsed as a guide for future detailed planning and development of the Garden City Lands.

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On October 29, 2013, three concept plans for the future development of the Garden City Lands were presented to the Parks, Recreation and Cultural Services Committee and the following was approved by Council on November 12, 2013:

That the Concept Plans as detailed in the report “Garden City Lands – Phase Two Concept Plan Options” from the Senior Manager, Parks dated October 15, 2013, be received for information.

In November 7, 2013, the three concept plans were presented at an all day Open House in Lansdowne Mall. Public feedback was sought through surveys, Lets Talk Richmond and social media. This feedback, together with the adopted Vision and Guiding Principles, was then used to develop a preferred option which was presented to Parks, Recreation and Cultural Services Committee on March 25, 2014, and Committee referred the following:

That the Garden City Lands Legacy Landscape Plan be referred back to staff to consider the comments of Committee members including:

1. *Forwarding the Plan to the Agricultural Advisory Committee, the Advisory Committee on the Environment, Kwantlen Polytechnic University, and other stakeholders for comments;*
2. *Revising the Plan to reflect a north/south grid orientation; and*
3. *Investigating the need for the wetland and the expansion of the bog.*

The purpose of this report is to present a summary of the feedback in response to the referral and to present the revised Garden City Lands Legacy Landscape Plan for adoption as a guide for the future detailed planning and development of the Garden City Lands. In addition, this report directly relates to the achievement of the following Council 2011-2014 Term Goal No. 7.4 Managing Growth and Development:

7.4 Complete the Garden City Lands Planning process by 2014.

Analysis

The Garden City Lands Vision and Legacy Plan was presented, in a staff report, to the March 25, 2014, Parks, Recreation and Cultural Services Committee. The report outlined the results of the communication consultation process; a summary of the Vision adopted by Council, the land use framework, and the key landscape zones of the Legacy Landscape Plan (Attachment 2).

Legacy Landscape Plan Revision

The Legacy Landscape Plan is intended as an illustrative concept plan of how the vision, the land use framework, and the program elements could be implemented at the Garden City Lands. The concept as presented on March 25, 2014, reflected an ‘Off the Grid’ perspective in which the agricultural fields, the community hub and the pathways were laid out on a diagonal axis

(Attachment 1). Concern was expressed over the practicality of this layout for efficient agriculture and farming practices.

The diagonal focus of the Legacy Landscape Plan has been revised to show a north-south orientation of the agricultural fields that still allows for the bog conservation area. In addition, the proposed wetlands have been relocated to the southern edge of Garden City Lands and will be designed to complement the existing bog drainage system. The feasibility and sustainability of creating a wetland in this area will be reviewed as further hydrology studies are conducted and the flow and retention of water in the bog is better understood.

The revised plan responds to the existing knowledge of the site, the community input, the vision and guiding principles and land use framework and is fully described in Attachment 3. The new Garden City Legacy Landscape Plan is designed to meet the following land use framework outcomes:

1. Urban Agriculture – A showcase for innovative and sustainable agriculture practices within a public park setting.
2. Natural Environment – A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.
3. Community Wellness and Active Living – An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.
4. Cultural Landscape/Place-Making – A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

Consultation

Staff presented the revised Garden City Legacy Landscape Plan to the Advisory Committee on the Environment, the Agricultural Advisory Committee, staff at Kwantlen Polytechnic University, Dr. Art Bomke, University of British Columbia, Faculty of Land and Food Systems. An extensive dialogue was held with each group and the plan was received positively with comments on specific issues such as:

- Ensuring safe pedestrian access across the major roads surrounding the site;
- Providing proper access and circulation within the site for farm vehicles;
- The need for a caretaker on the site especially if there are animals kept on the Lands;
- A strategy for the protection of crops from vandalism and theft;
- The priority of providing adequate irrigation;
- The need to supply adequate parking if this is to be a destination site with farmer markets;
- The importance of partnerships; and

- Understanding the hydrology first and then making decisions about water and natural resource management of the site.

Staff are continuing to communicate with Kwantlen Polytechnic University regarding their proposal for access to a portion of the Garden City Lands to support their degree program in Sustainable Agriculture.

A draft concept of the plan was presented and reviewed by the Agricultural Land Commission (ALC). Attachment 4 is a letter from the ALC titled Garden City Lands Concept Plan Review and Preliminary Comments. This letter summarises preliminary comments regarding the plan and provides an initial positive review of the Garden City Lands vision and concept direction.

Next Steps and Implementation Focus:

Attachment 3 includes a proposed Implementation and Actions Timeline for the Garden City Lands. Priority actions identified for 2014-2016 include:

- Development of a detailed resource management plan for the site which will include site maintenance, water management and farm management;
- Undertaking a detailed hydrology monitoring and testing;
- Construction and design of the perimeter trail;
- Development of a funding strategy and multi-year implementation plan;
- Preparation of phased multi-year capital submissions;
- Development of a partnership strategy; and
- Establishing an interpretation program and phased programming strategy for the Lands.
- Building upon the success of the on-site Ideas Fair, an information event will be hosted on the Lands in 2015.

Financial Impact

There are no immediate financial implications as a result of this report. Ongoing resource management, operational, planning and capital submissions for consideration will be prioritized as part of annual budgeting processes.

Conclusion

Garden City Lands is a legacy project for the City as it was expressed by many people through the public planning process conducted by the City in 2013. Uniquely located in the City Centre and surrounded by increasing urban development on three sides, and natural and agriculture lands on the fourth side, it has the potential to be an incredible green oasis for residents and visitors as well as an important ecological and urban agriculture showcase site. The Garden City Legacy Landscape Plan is a long term plan that reflects the intrinsic values of the land and the community, and promotes Richmond as a sustainable and healthy City.



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

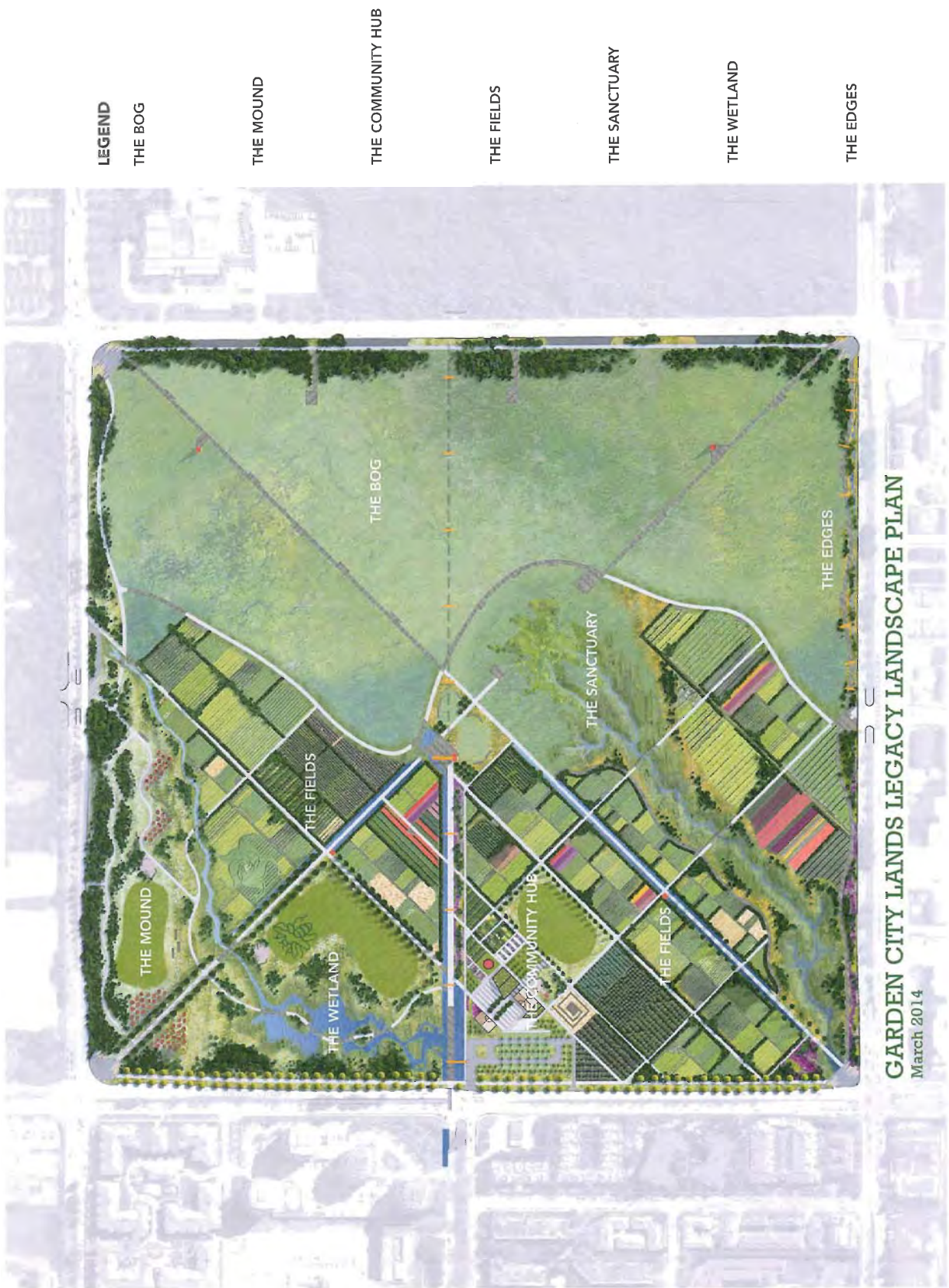


Yvonne Stich
Parks Planner
(604-233-3310)

May 5, 2014

- 5 -

- Att. 1: 'Off the Grid' Concept Plan – Garden City Lands Legacy Landscape Plan, dated March 2014
2: Garden City Lands Legacy Landscape Plan Report, dated March 2014
3: Revised Garden City Lands Legacy Landscape Plan, May 2014
4: ALC Letter of Support, dated April 2014







City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Senior Manager, Parks

Re: **Garden City Lands Legacy Landscape Plan**

Date: March 11, 2014

File: 06-2345-20-GCIT1/Vol
01

Staff Recommendation

1. That the Garden City Lands Vision and Legacy Landscape Plan as detailed and attached to the report "Garden City Lands Legacy Landscape Plan," dated March 11, 2014 from the Senior Manager, Parks, be adopted to guide the future detailed planning and development of the Garden City Lands.

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

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Communications	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO

Staff Report

Origin

On July 22, 2013 the following resolution was adopted by Council:

That the Vision and Guiding Principles as detailed in the staff report titled Garden City Lands – Phase One Vision and Guiding Principles from the Senior Manager, Parks dated July 8, 2013, be endorsed as the basis for Garden City Lands future planning, Phase Two – Concept Development.

Three concepts for the Garden City Lands were developed and presented to the Parks, Recreation and Cultural Services Committee on October 29, 2013 and the following was approved by Council on November 12, 2013:

That the Concept Plans as detailed in the report “Garden City Lands – Phase Two Concept Plan Options” from the Senior Manager, Parks dated October 15, 2013, be received for information.

In November 2013, public feedback was sought again through Lets Talk Richmond, social media and an all day open house which helped to refine the three concepts into one concept for the Garden City Lands.

The purpose of this report is to present the Garden City Lands Legacy Landscape Plan for adoption to guide the future detailed planning and development of the Garden City Lands. In addition, this report directly relates to the achievement of the following Council 2011-2014 Term Goal 7.4:

Complete the Garden City Lands Planning process by 2014.

Finding of Fact

The Garden City Lands (the Lands) are located at 5555 No. 4 Road between Westminster Highway, Garden City Road, Alderbridge Way and No. 4 Road (Map Attachment 1). The Lands are approximately 136.5 acres (55.2 hectares) within and on the eastern edge of Richmond’s City Centre. In addition, a sliver of the visible grass and wetland areas along the western edge lies within a separate address, 5040 Garden City Road, a right-of-way created for the construction of Alderbridge Way in the 1980s.

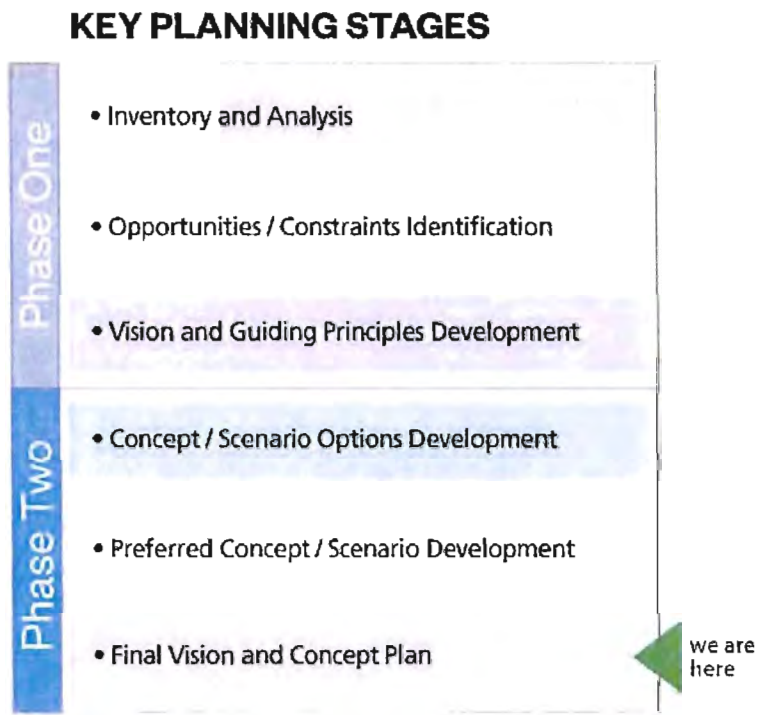
In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands, 5555 No.4 Road, and portions of 5040 Garden City Road, are designated as ‘Conservation’. This is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. Both properties are zoned AG1 – Agriculture, and are within the designated Agricultural Land Reserve (ALR).

The Metro Vancouver 2040 Regional Growth Strategy has designated the 136.5 acre Garden City Lands ‘Conservation and Recreation’.

Analysis

The Planning Process:

Very few cities in the world have the opportunity to plan and implement such a large civic space within a city centre context. Soon after acquisition of the Garden City Lands, Richmond City Council established a Council 2011-2014 Term Goal 7.4 "*Complete the Garden City Lands Planning process by 2014.*" A planning process with the key steps approved by City Council on October 22, 2014 is outlined in the following chart:



Key Planning Stages:

Phase One:

Phase One of the Planning project involved a 'getting to know the land' technical review of the Lands. Consultants were hired to conduct a biophysical inventory and analysis on the site that included an agricultural assessment of the site as well as a heritage study.

Phase Two:

Phase Two was the development of a series of concepts that were taken to the public for review. The Legacy Landscape Plan presented in this report has been developed based on all public input, the technical and the background information, and the vision and guiding principles adopted by Council on July 22, 2013.

Consultation:

Early in the planning process for Garden City Lands, City Council committed to developing a communication program and providing a variety of opportunities for public engagement. While Garden City Lands have been the subject of much debate in the past, there were still many local residents unaware of the history of the site or that the City had purchased the Lands for community use.

Both quantitative and qualitative information was gathered throughout the process. The quantitative tools allowed us to capture a snapshot of overall trends and preferences. The qualitative tools, such as the written comments in the surveys, provided an interpretation of what the public meant when rating or ranking an item and allowed people to express ideas in their own words.

Opportunities for the public to be involved in the planning process occurred in a number of ways:

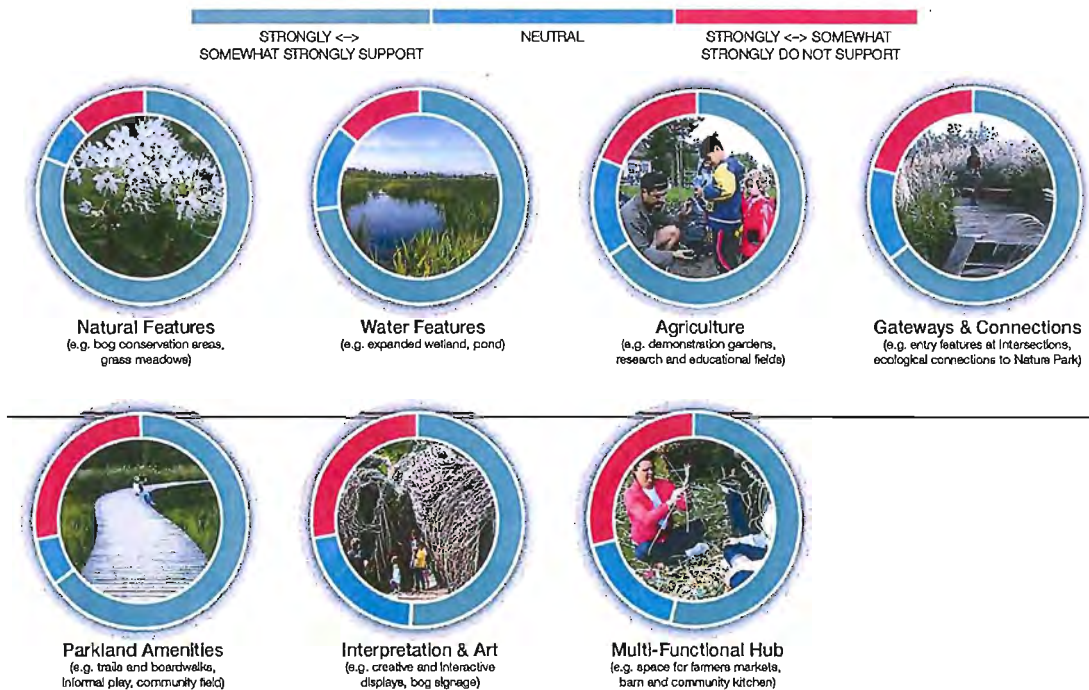
- A dedicated website, **creategardencitylands.ca**, was created along with a supporting Facebook page and Twitter account. The project website was launched in early May, 2013 with ongoing information about the Lands uploaded as it became available.
- An Ideas Fair was located on the Garden City Lands on Saturday, June 1, 2013. This provided over 650 people who attended a chance to learn and experience the Lands for the first time and express their ideas and visions for the future.
- A focus workshop was held on Thursday June 6, 2013 with representatives of a number of community based groups that could provide input from their specialized areas.
- On November 7, 2013 three Concept Plans supported by background information boards were presented for review at an Open House which was held at the Lansdowne Mall from 11 a.m. to 9 p.m. Approximately 1000 people attended with 72 percent being new to the project.
- Surveys were available at the Ideas Fair, Open House and on Let's Talk Richmond.

The results of the November 7, 2013 Open House and Let's Talk Richmond platform closely echoed the vision and ideas from the previous open house and focus group. Three Concept Plans (Attachment 2) were presented and the public was asked to rank them and/or choose the option of 'None of the Above' through a survey.

Of the people who filled out surveys at the November 7, 2013 Open House and LetsTalk Richmond online feedback platform, 76 percent of respondents chose one of the three concepts as their preferred ranking. 'None of the Above' was the response from 24 percent of respondents. The number one ranked plan was the 'In Nature' followed by 'Off the Grid'.

The support for the proposed plan elements and the written comments were analyzed in more detail in order to better understand the concerns of people who had voted for 'None of the Above.' The main concerns revolved around the Community Hub and the Community Field uses. Comments were made that these uses did not meet the Agricultural Land Commission permitted uses or that it was perceived to take land away from nature and agricultural uses.

In summary, there still was a strong support for natural features, water features, and agriculture as shown below:



One of the strongest and most consistent messages through the entire planning process was that people saw the Garden City Lands as a green oasis in the City. The importance of preserving nature and the contrast to the surrounding urban environment was often mentioned. As people became familiar with the site and fully understood that the City owned the Lands there was a real excitement about the possibilities.

In total since June 1, 2013 input was received from 1600 people attending the two public forums, 445 hand written surveys were completed, 835 visitors to Let's Talk Richmond to review concept plans, many informal conversations with the community, and 191 online surveys completed.

Other Consultation

Detailed submissions were received from the Garden City Lands Conservation Society outlining their vision for the lands, along with visions and plans/sketches from other residents. The Richmond Sports Council forwarded a copy of the 1986 City vision for the Lands detailing a sports complex scheme as envisioned in support of the 1994 Commonwealth Games bid.

Prior to developing the three Concept Plans and the final Legacy Landscape Plan, meetings were held separately with the Agricultural Land Commission (ALC) staff, the Scientific Advisory Panel for Burns Bog, and a Faculty of Land and Food Systems representative from University of British Columbia, to provide guidance and input into furthering our understanding of the Garden City Lands site conditions, management, program and site layout considerations.

The Vision:

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages. The input together with the key findings from the background inventory and analysis provided a solid basis for the development of an overall Vision and Guiding Principles that was adopted by Council on July 22, 2013. The following Vision and Guiding Principles have been incorporated into the final Landscape Legacy Plan:

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.

Guiding Principles:

- Encourage Community Partnerships and Collaboration
- Respect Agricultural Land Reserve
- Foster Environmental Sustainability
- Promote Community Wellness and Active Living
- Maximize Connectivity and Integration
- Allow for Dynamic and Flexible Spaces
- Develop Science-based Resource Management Plans

Garden City Lands Legacy Landscape Plan

Land Use Framework:

The land use framework is the overarching direction for future planning and development on the Garden City Lands. The draft Garden City Lands Legacy Landscape Plan (Attachment 3) is based on the overall Land Use Framework that outlines:

1. Urban Agriculture

The intent is to demonstrate that agriculture can be a successfully integrated into the urban and ecological fabric of the City.

All of Garden City Lands is within the Agricultural Land Reserve and has the potential with active management to be farmed. However, through the process of the background research and listening to the community, it has been determined that there are many values inherent in the Lands as well as within the community.

The Legacy Landscape Plan proposes an integration and balance of uses that allow for the cultivation of up to a maximum of 50 acres of land with a focus on smaller more intensely farmed plots.

Outcome: Garden City Lands will be a showcase for innovative and sustainable agriculture practices within a public park setting.

2. Natural Environment

The intent is to protect and enhance the significant natural resources of the Lands and showcase that ecological values can be creatively and successfully integrated with the other site program elements.

Garden City Lands is valued for its visible diversity of plant communities, wildlife habitat, the 'unseen' ecological functions and services that a bog environment provides, and its role as part of a significant Ecological Network. Comprehensive baseline hydrological studies will be undertaken in order to understand the existing hydrological regime within the Lands. This information will be used to inform the long term sustainability of the bog habitat as well as site planning.

Nature conservation is an acceptable use within the Agricultural Land Reserve. The Legacy Landscape Plan proposes that 73 acres of the site be dedicated as a natural environment with an emphasis on taking an ecological approach and integration with other proposed uses.

Outcome: A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.

3. Community Wellness and Active Living

The intent is to attract people to the Lands year round and encourage healthy and sustainable lifestyles and community pride with a suite of amenities and programs that respond to the uniqueness of the site.

The Agricultural Land Reserve allows for limited community amenities and infrastructure. The Legacy Landscape proposes finding innovative solutions to provide amenities that stretch beyond the conventional allowed uses while still protecting and adding value to the ALR mandate.

While the whole site provides community benefit, approximately 15 acres are for flexible community use integrated with natural and agriculture features.

Outcome: An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

4. Cultural Landscape /Place-Making

The intent is to create a 'Great Place', an awe-inspiring and evocative landscape that attracts residents and visitors and celebrates the existing richness uniqueness of the Lands.

In themselves, the Lands are attractive with the open sky and the large expanse of a green landscape. As the Lands begin to be developed for public access and use within its sensitive environment, there is an opportunity to provide a layer of interpretation, enhanced community vibrancy and heighten the aesthetic pleasure and delight in the site.

Place-making, adding character and meaning to a place will occur throughout the site and be integrated as opportunities arise.

Outcome: A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

Plan Description:

The Legacy Landscape Plan has been designed to respond to the existing knowledge of the site, the community input, the vision statement adopted by Council and the land use framework. The plan features 7 landscape zones with over 37 proposed program elements. These key zones include:

The Bog:

The existing raised remnant peat bog area and its critical plant species in the eastern half of the site will be protected as a natural area. Raised boardwalks, lookouts and interpretation areas will be designed and located in a manner that supports the ecological integrity of the site.

The Mound:

The existing raised mound area along the north edge provides excellent views over the Lands. It

will be a flexible space for neighbourhood and community uses with seating and picnicking, pathways, open grass meadow areas, fruit and woodlot trees. Dense planting of trees along Alderbridge Way will create a buffer and backdrop to the Lands.

The Community Hub:

A multi-functional community gathering area located along Garden City Way at the terminus of Lansdowne Road. It will be the primary entrance into the Lands and contain special features that will also connect it to Lansdowne Road, a future ceremonial street. It will be comprised of gathering and festival spaces, storm water features, play elements, community and demonstration gardens, and a cluster of buildings that will serve community, educational, and agricultural needs.

The Fields:

Agricultural fields are located predominately in the central and western part of the site and will allow for the cultivation of crops, horticultural plants, tree nursery, art crops and flex fields. These fields will be on a grid system and will be criss-crossed with public paths.

The Sanctuary:

This is located near the centre of the site, where traffic noise is diminished, providing a welcome respite from the hustle and bustle of the surrounding urban context. This is also an ecologically important and sensitive area within the bog environment.

The Wetlands:

The existing wetland areas will be expanded to allow for year round water to serve as wildlife habitat, an aesthetic recreational amenity and as potential storm water retention and filtering ponds. They will also be used to help monitor water levels to protect the bog.

The Edges:

The edges of the Lands highlight the site as an entryway into the City Centre and provide a welcome to visitors. Perimeter trails will provide off street walking and cycling and connections to surrounding areas.

Key Considerations:

- It is a long term vision – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.
- It has to be adaptable and flexible – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment?”
- It will require an ongoing relationship with Agricultural Land Commission – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and

relationship between different site elements that may 'push the envelope' while respecting the ALR. Finding the right balance of amenities and programs that best serves the community will require ongoing discussion.

- Tread lightly and develop slowly – Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and will require further study and an ongoing monitoring program. Further research and discussion will be needed to develop both a short-term and long-term Management Strategy.

Next Steps and Implementation Focus:

Attachment 3 includes a proposed Implementation & Actions Timeline for the Garden City Lands. Priority actions identified for 2014-2016 include:

- Development of a detailed resource management plan for the site which will include site maintenance, water management and farm management.
- Undertaking a detailed hydrology monitoring and testing
- Development of a funding strategy and multi-year implementation plan
- Preparation of phased multi-year capital submissions
- Development of a partnership strategy
- Establishing an interpretation program and phased programming strategy for the lands

Financial Impact

There are no immediate financial implications as a result of this report. Ongoing resource management, operational, planning and capital submissions for consideration will be prioritized as part of annual budgeting processes.

Conclusion

Garden City Lands is a legacy for the City as was expressed by many people through the public planning process conducted by the City in 2013. Uniquely located in the City Centre and surrounded by increasing urban development on three sides and natural and agriculture lands on the fourth side, it has the potential to be an incredible green oasis for residents and visitors as well as an important ecological and urban agriculture showcase site. The Garden City Legacy Landscape Plan is a long term plan that reflects the intrinsic values of the land and the community and promotes Richmond as a sustainable and healthy city.



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March 11, 2014

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Att. 1: Map

Att. 2: Preliminary Concept Plans

Att. 3: Draft Final Garden City Lands Legacy Landscape Plan



LEGACY
LANDSCAPE PLAN
MAY 2014



ACKNOWLEDGEMENTS

This document was prepared by the City of Richmond Community Services Department.

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Our thanks to the many members of the public who provided their time and vision during the process and the staff across the City who collaborated on this project.

GARDEN CITY LANDS

A LEGACY LANDSCAPE - SECURING OUR FUTURE

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1 INTRODUCTION

CREATING GARDEN CITY LANDS

Richmond residents have a unique opportunity to create a new legacy for their community on the Garden City Lands (the Lands), an extraordinary 55.2 hectares (136.5 acres) of open space in the heart of Richmond, between Westminster Highway, Alderbridge Way, Garden City Road and No. 4 Road.

The City of Richmond recently acquired the Lands in 2010 from the Federal government who had owned it since 1903. The 'big sky' experience of the vast bog and meadow landscape, the location and the ability for the community to access nature of this size within an urban setting, and the Agricultural Land Reserve designation makes Garden City Lands truly unique in Richmond and the region.

Richmond has dramatically changed over the years and has more recently become an emerging and dynamic urban city. With a corporate vision to be "the most appealing, livable and well-managed community in Canada" and a commitment to sustainability, Garden City Lands provides an unprecedented opportunity to provide much needed open space for the burgeoning population.

The Garden City Legacy Landscape Plan has been created to guide the future development of the Lands.

Legacies are created with bold moves. Acquiring Garden City Lands for community use is one of those moves ensuring that Richmond is a sustainable and livable city. As the land is slowly and carefully opened up for public use the legacy will only continue to grow and be enjoyed for generations to come.



SITE DESCRIPTION

The Garden City Lands are located within and at the eastern edge of Richmond's City Centre at 5555 No. 4 Road. In addition, to the one large parcel of land, a sliver of the visible grass and wetland areas along the western edge lies within a separate address, 5040 Garden City Road, a road right-of-way created for the construction of Alderbridge Way in the 1980's (Appendix A).

In the current 2041 Official Community Plan (OCP) Land Use Map, the Garden City Lands at 5555 No. 4 Road and portions of 5040 Garden City Road, are designated as 'Conservation'. This is defined as being natural and semi-natural areas with important environmental values that may also be used for recreation, park, agricultural and food production purposes. Both properties are zoned AG1-Agriculture.

This property and the Lands are located within the provincially designated Agricultural Land Reserve (ALR). The Metro Vancouver 2040 Regional Growth Strategy has designated the 136.5 acre Garden City Lands 'Conservation and Recreation'.

The term Garden City Lands or the Lands refer to the one parcel at 5555 No. 4 Road. The Garden City Lands Legacy Landscape Plan, however, includes those portions of 5040 Garden City Road that are integrated into the overall design. This adds a little over 2 acres to the 136.5 acre site.



CITY POLICIES AND RELEVANT STRATEGIES

In November 2012, the City of Richmond adopted the 2041 Official Community Plan (OCP) Bylaw 9000. The focus in the 2041 OCP Plan is for Richmond to be a sustainable and healthy city which is reflected in the following Plan Vision statement:

“In 2041, Richmond has become a more sustainable City—a place of great spaces and experiences, whose greatest assets include its thriving downtown, diversified economy, healthy, distinct and connected neighbourhoods, its island shoreline, open spaces, and protected and productive agricultural lands. Richmond has adaptable and prosperous businesses that enrich people, the community, the natural environment, the world and future generations.”

In addition, the OCP outlines a series of goals, objectives, policies, guidelines and land use designations that reflect overall community values and support the vision.

The 2041 OCP and many other City strategies and initiatives including the recently adopted 2022 Parks and Open Space Strategy (POSS) have influenced and are reflected in the development of the Garden City Lands Legacy Landscape Plan.

In the Section 2-Background of this document, key relevant goals, objectives and policies from the 2041 Official Community Plan and the 2022 Parks and Open Space Strategy have been identified.

“The community planning decisions which municipalities make have as much or more of an impact on the health of people than the decisions which doctors and hospitals make”. These decisions include providing opportunities for affordable housing, child care, recreation, parks, trails, densification, walkability, access to nature and healthy lifestyles.”

Dr. Patrick O'Connor,
Vice President, Medicine,
Quality, and Safety,
Vancouver Coastal Health,
June 2012.



THE PLANNING PROCESS AND METHODOLOGY

Very few cities in the world have the opportunity to plan and implement such a large civic space within a city centre context. After acquisition of the Garden City Lands, the City of Richmond Council established a Council 2011-2014 Term Goal 7.4 “Complete the Garden City Lands planning process by 2014.”

A two phased planning process with the key milestones was approved by City Council in October, 2012.

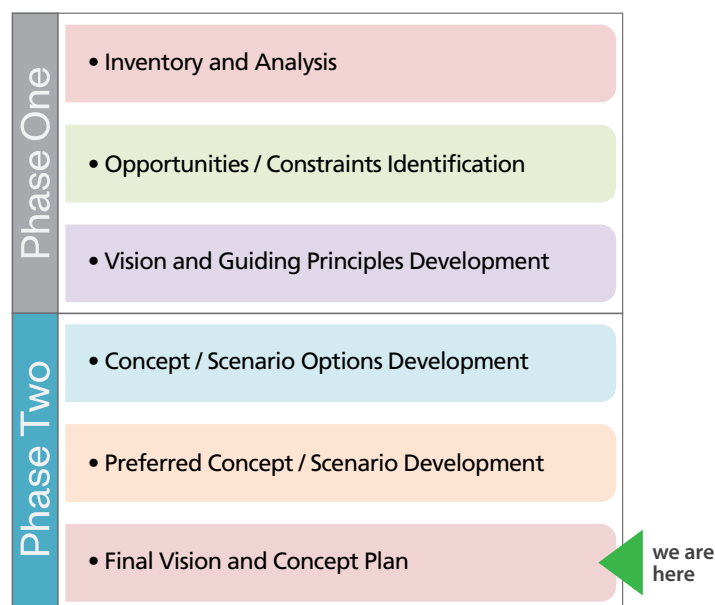
Phase One of the planning project involved ‘getting to know the land’, a technical review of the Lands. Consultants were hired to undertake a heritage study and conduct a preliminary biophysical inventory and analysis on the site that included an agricultural assessment. A vision statement and guiding principles were then developed and adopted by City Council in July 2013.

Phase Two was the development of concept design options based on public input, the background information and the vision and guiding principles. A landscape architectural firm was hired to assist in developing the concepts and final Legacy Landscape Plan.

A comprehensive and inclusive community participation process was undertaken during both phases. Further information on the public consultation is in Section 3- Community Involvement and on the City website.

Throughout the process a multi-department city staff team provided input and support for the project. In addition, advice and input was provided by outside experts in local agriculture and bog environments.

KEY PLANNING STAGES





**TOUR
STARTS
HERE**

A white rectangular sign with blue text is planted in a field of tall green grass. The sign is oriented vertically and reads "TOUR STARTS HERE" in bold, blue, sans-serif capital letters. The grass is dense and reaches up to the top of the sign. In the background, a blue sky with some clouds is visible.

2

BACKGROUND CONTEXT

HISTORY

THE ENVIRONMENT

AGRICULTURE

THE SURROUNDING
COMMUNITY

COMMUNITY WELLNESS
AND ACTIVE LIVING

PARKS AND OPEN SPACE

ARTS, CULTURE AND
PLACE-MAKING



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HISTORY

The history of Garden City Lands has been influenced by changes in Richmond as an evolving city. The existing landscape is the result of both human activities and natural processes. Overtime the stories and memories of the land can quickly get lost.

The following is a brief history of some of the key events and milestones that have shaped the Lands and have influenced the development of the vision and concept plan for the site. A more complete history is outlined in the Garden City Lands Heritage Study July 2013.

Richmond as we know it is geologically young. The islands that make up Richmond formed after the retreat of the glaciers around 10,000 years ago. The first ancestors of the Musqueam Indian Band likely arrived here soon after to fish, hunt and harvest. The Lands are located within the Musqueam Indian Band's traditional territory, however, there are no First Nations archaeological features known to exist on the land.

The first recorded description was in 1859, when Joseph Trutch, the Royal Engineer responsible for surveying all of Richmond, wrote:

"...fine growth of red-top grass of the best quality, especially along the west boundary, and by the patch of willows in the centre of the block. The southeast portion is a cranberry swamp with low pine bush mostly deadened by fire".

In 1903, the Government of Canada acquired the Lands and became the single owner for over 100 years until 2010 when the City purchased the property.

The Vancouver Rifle Range was established on Garden City Lands in 1904 and operated until 1928. It was used recreationally and for tournaments. The land was cleared, drained and structures put in place to support the Rifle Range. During World War 1, Canadian soldiers used the range for training.



Pavillion 1905-1914. City of Richmond Archives

In the 1930's and 1940's, there were many peat fires of long duration recorded on the land. In an effort to manage and prevent the fires the Lands were mown and cleared. This management approach was continued through the following decades resulting in the landscape seen today.

From 1949-1994 communications and navigation towers were located on the land for Coast Guard purposes. Their concrete bases are still evident on the site.

In 1974, the Lands were included in the Agricultural Land Reserve (ALR). This early provincial designation of the Lands strongly influences the development of the current vision and Legacy Landscape Plan.

For many years, the City has been interested in the recreational use of the lands. In 1986, Council established a Task Force to review the potential of a major sports complex on the Lands with the additional intent of hosting the 1993 Canada Games and the 1994 Commonwealth Games. In the end, the Games were held in another city.

When the Federal Government determined the Lands were surplus in 2001 a new era of negotiations and planning began. From 2005 to early 2009, the Musqueam Indian Band, the City and the Canada Lands Company worked together to share and jointly establish a plan for the site. Sixty-five acres of the site were to become a City park and open space.

A key condition, though, was the removal of the Lands from the ALR to allow for the proposed range of land uses. Two exclusion applications were made in 2006 and 2008 and were not supported by the Agricultural Land Commission.

Throughout that time there was an extensive public hearing process with many views heard by Richmond City Council. A number of community groups such as the Garden City Lands Coalition Society, Richmond Sports Council, Kwantlen Polytechnic University and the Food Security Society came forward with concept plans for alternative uses.

In 2010, Richmond City Council made a landmark decision to acquire all 136.5 acres of Garden City Lands for community use and the planning for the future legacy of the Lands began in 2012.



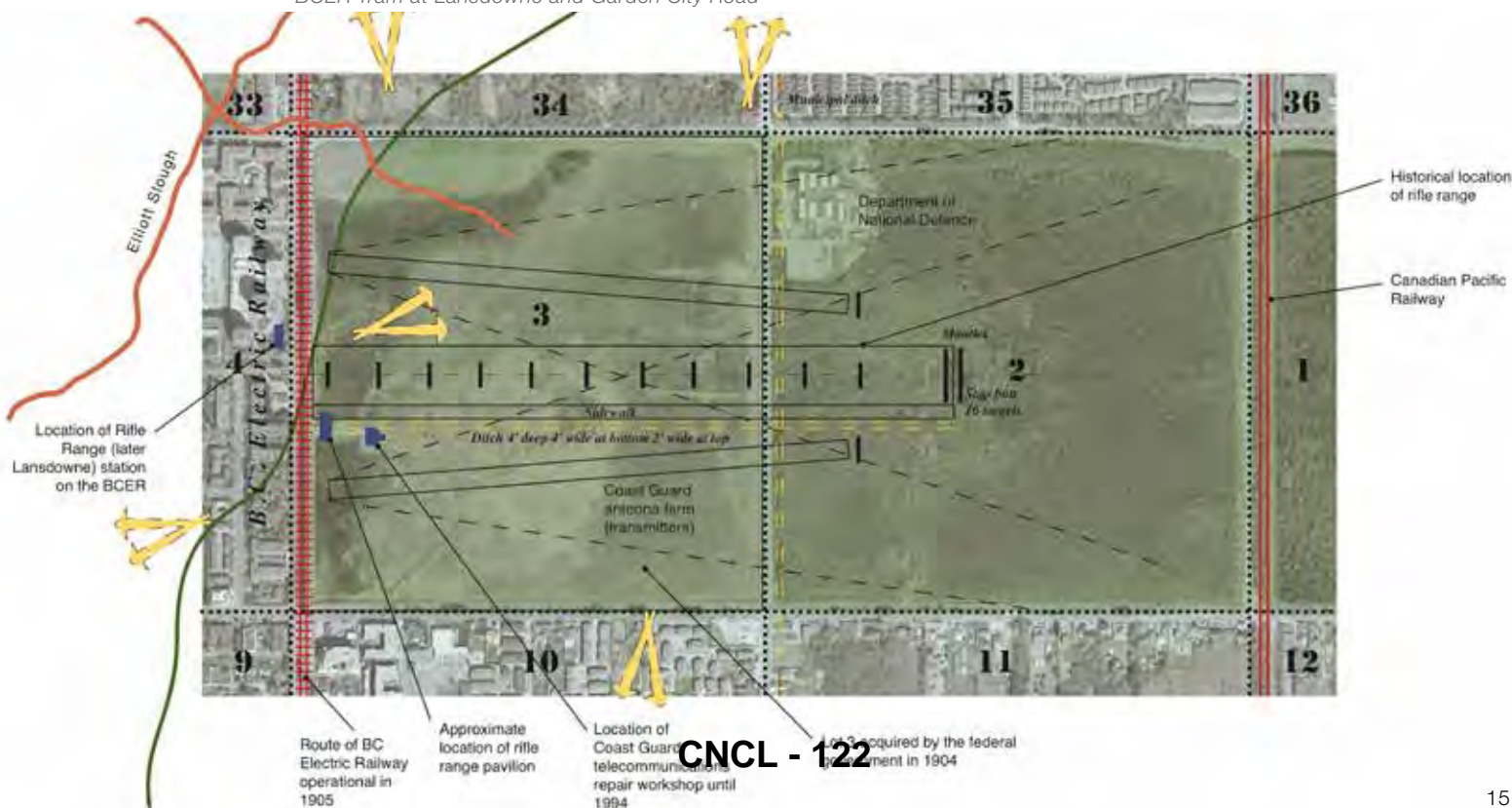
Participants in the international rifle match for the Walker Cup between the 6th Regiment, the Duke of Connaught's Own Rifles and National Guard of Washington 1907. City of Vancouver Archives

"It would be a pity to let it fall into private hands and ... hope to hear some day that Richmond has secured it." ~ J.S. Matthews

After 82 years, Major Matthews, later the Vancouver City Archivist and secretary of the Rifle Association, got his wish.

The rifle range on the Garden City Lands spanned 3.2 Km (2 miles) long and 0.8 km (0.5 miles) wide. Richmond City Council minutes in 1921 described a City Councilor's concern for pedestrians and vehicles being at risk from bullets crossing over No. 4 Road and Shell Road.

BCER Tram at Lansdowne and Garden City Road



THE ENVIRONMENT

To some people the Garden City Lands may appear flat and seemingly vacant, however, a closer look reveals a web of complex ecological function and life. The subtle changes in the topography, the soil conditions, and 100 years of management have resulted in a unique and bio-diverse landscape.

In 2013, a biophysical inventory and analysis was undertaken to provide further understanding of the existing site conditions. The site ecology, soil profile, hydrology and agricultural capability were assessed in relationship to each other, the surrounding area, and potential land use scenarios. This work was undertaken through the winter, early spring and summer seasons of 2013.

All natural processes are complex and evolve over time. Further research and monitoring are required in order to establish long term management strategies. However, this preliminary overview provided a good foundation for identifying opportunities and challenges on the site.

EXISTING SOIL CONDITIONS



EXISTING PLANT ECOLOGY



Sedges



Rushes



WETLAND



Heather



Crocus



Daffodils



DISTURBED AREAS



Sphagnum Moss



Labrador Tea



Hardhack



Velvet Blueberry

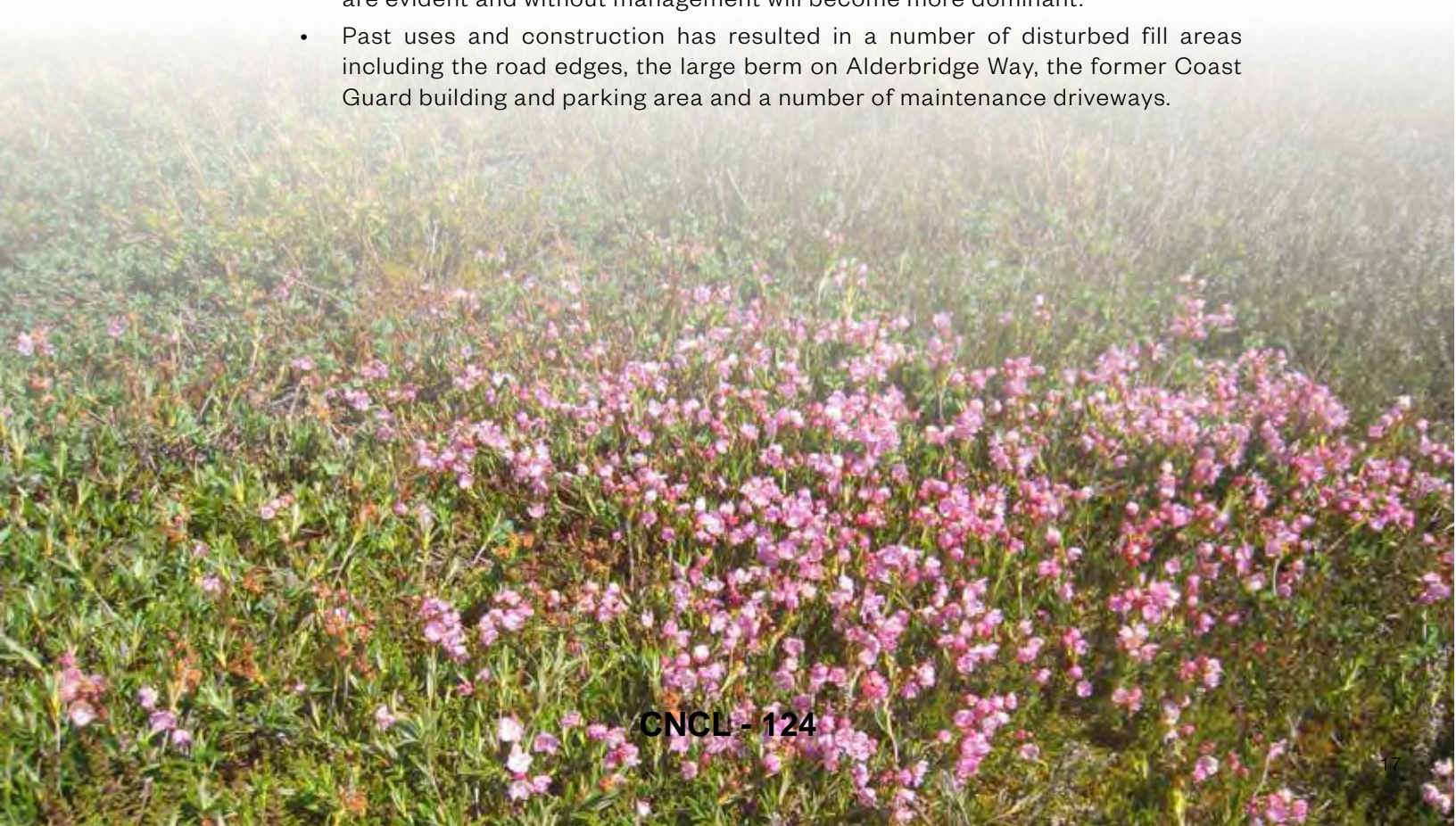


BOG

EXISTING SITE CONDITIONS

The following is a summary of the key ecological and environmental features of the Lands. Further details can be found in the Garden City Lands Biophysical Inventory and Analysis July 24, 2013.

- Garden City Lands soil and vegetation patterns show that this was a transitional area between the pre-diking river tidal influences and the Greater Lulu Island peat bog area.
- The Lands contain the leading thin edge of a natural raised peat bog which once covered over 2000 acres.
- The bog peat in the Lands is 50-100 cm in depth and with its high acidity and unique hydrology supports plant and wildlife that are adapted to these specific conditions.
- Throughout the winter, the water is at or near the surface creating pooled water areas, specifically in the western half of the site. This is a result of the natural drainage patterns on the site and the higher surrounding road elevations that block movement of the water.
- The wetland areas provide nesting, perching, refuge, and foraging habitat for wildlife.
- Over the last 110 years, the Lands have been mown, cleared, and naturally and intentionally, set on fire which has slowed the natural succession to shrubs and trees evident on the adjacent Department of National Defence lands and Richmond Nature Park.
- The open site has a predominance of low-growing plants such as mosses, lichen, grasses, sedges, ferns, and small shrubs adapted to the bog environment.
- Invasive plants such as blackberry, reed canary grass and Japanese knotweed are evident and without management will become more dominant.
- Past uses and construction has resulted in a number of disturbed fill areas including the road edges, the large berm on Alderbridge Way, the former Coast Guard building and parking area and a number of maintenance driveways.



ECOLOGICAL NETWORK FUNCTION

The City promotes and supports an Ecological Network of natural areas that provide critical ecological services.

The eco-system services intrinsic to the raised peat bog and the wetlands include contributions to biodiversity, storing and filtering rain and storm water, sequestering and storing carbon from the atmosphere, and enriching the health and well-being of residents especially within the urban setting of City Centre.

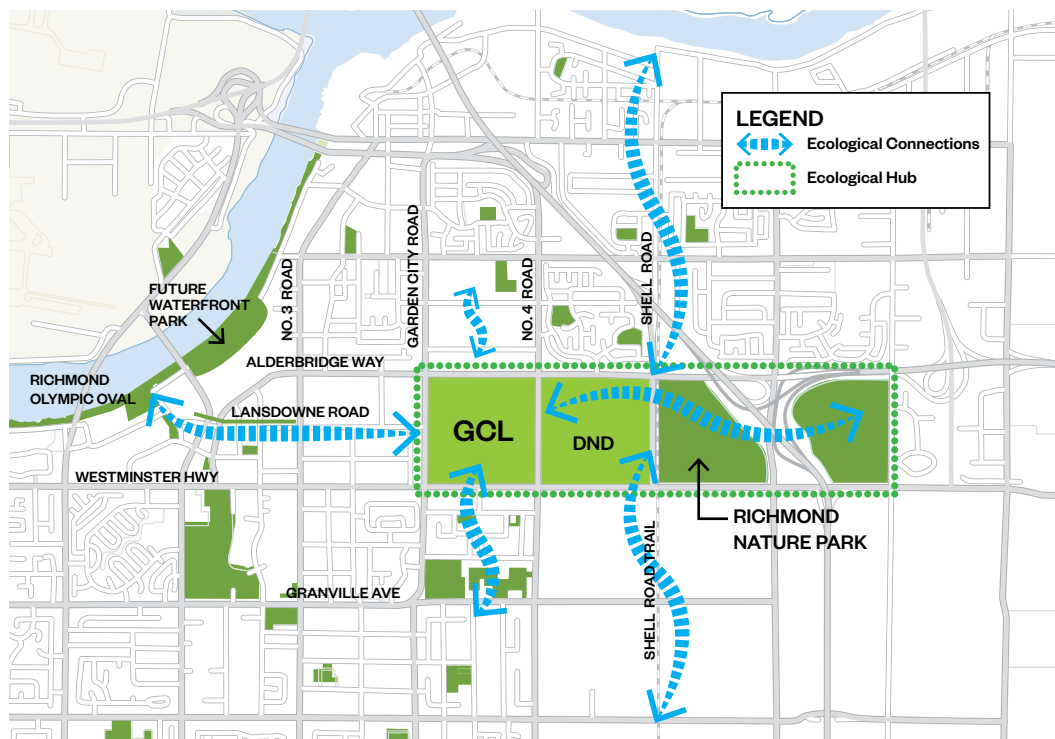
Bogs which are disappearing through land development have more recently become recognised for their environmental contribution as a carbon sink in helping to combat global climate change.

ECOLOGICAL CONNECTIONS

The east side of Garden City Lands has the greatest diversity of bog plants. The habitat value is also high due to the immediate connectivity to the naturalized Department of National Defence lands and Richmond Nature Park. Together these blocks of land create a significant 472 acre ecological hub within the City with Shell Road Trail providing eco-corridors to the north and south arm of Fraser river.

To the west, Lansdowne Road will be developed as a major pedestrian and ceremonial street with eco-service features that will connect Garden City Lands to the Oval and Fraser River Middle Arm.

To the south and north the Lands will link to a series of existing and future parks in the Alexandra and McLennan North areas.



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KEY CONSIDERATIONS

The most important consideration in maintaining a healthy bog environment is the management of the sensitive water regime within the site. The bog relies on a high water table and as the site is developed with other uses this has the potential to impact the existing drainage patterns.

Active farming that may require management practices such as modifying the soil pH levels or adding nutrients, could impact the existing bog soil chemistry and associated plant communities. Buffering between the land uses will need to be carefully planned.

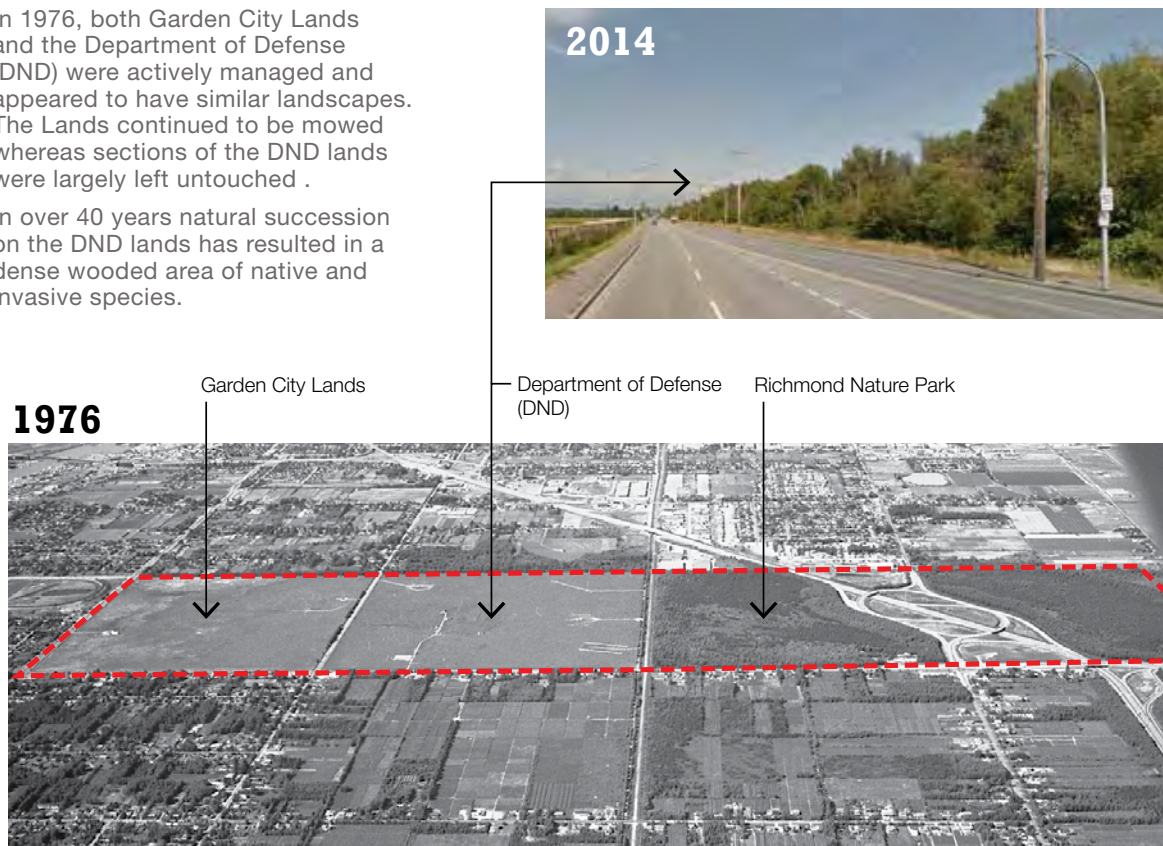
Garden City Lands has been a 'disturbed' site for over a hundred years. Management, in particular, mowing of the Lands has strongly influenced the openness of the site and the predominance of low growing plants. Continued mowing, as one type of management strategy, may be required to maintain many of these plant communities.

Impacts of climate change to the bog environment should be considered and monitored as the changing weather patterns may impact the site hydrology and vegetation over time.

PLANT SUCCESSION

In 1976, both Garden City Lands and the Department of Defense (DND) were actively managed and appeared to have similar landscapes. The Lands continued to be mowed whereas sections of the DND lands were largely left untouched.

In over 40 years natural succession on the DND lands has resulted in a dense wooded area of native and invasive species.



AGRICULTURE

The Garden City Lands are within the provincial Agricultural Land Reserve, a designation established in 1974 to protect British Columbia's supply of agricultural land. According to historic land records, there is no evidence that Garden City Lands has ever been actively farmed.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. The Agricultural Land Commission has two key mandates: to protect the land supply and to promote active farming of the land. Richmond has established many policies within the 2041 Official Community Plan (OCP) to also protect agricultural land and increase farm viability.

Some of key objectives and policies within the 2041 OCP Section 7.0 Agriculture and Food that can be applied to Garden City Lands include:

- "Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)
- Maintain the existing ALR boundary and do not support a loss of ALR land unless there is a substantial net benefit to agriculture and the agricultural community is consulted
- Increase public awareness of farming practises, farm products and support educational programs that provide information on agriculture and its importance to the local economy and local food systems
- Encourage environmentally sound agricultural practices
- Continue to seek out opportunities to collaborate with others to increase urban agriculture, the number of community gardens, edible landscapes and food-bearing trees
- Strengthen the local food system to contribute to the economic, ecological and social well being of the City
- Support locally grown food
- Increase access to affordable, healthy food for residents
- Develop an educational program to promote awareness around food production, health, and impacts on the community."

AGRO-ECOLOGY

Agro-ecology has many definitions, however, it is universally considered a multi-system or disciplinary approach to creating a truly sustainable food system. It applies ecological principles such as working within an existing landscape and its biodiversity. Some farmers have taken on the role of environmental stewardship as part of a sustainable farm practice. It also looks at the relationship between all aspects of food production, the consumer, and society.



AGRICULTURAL LAND RESERVE (ALR)

The ALR Act sets out land uses which are permitted in the ALR. In addition to farming (the cultivation of crops and animals), other types of land uses are permitted such as:

- Ecological reserves
- Passive recreation
- Open Parkland
- Horticulture and nurseries
- Education and Research
- Construction of buildings necessary for farming
- Storage and farm retail sales of agricultural products if they are produced on the farm on which the storage and sale is taking place
- Agri-tourism

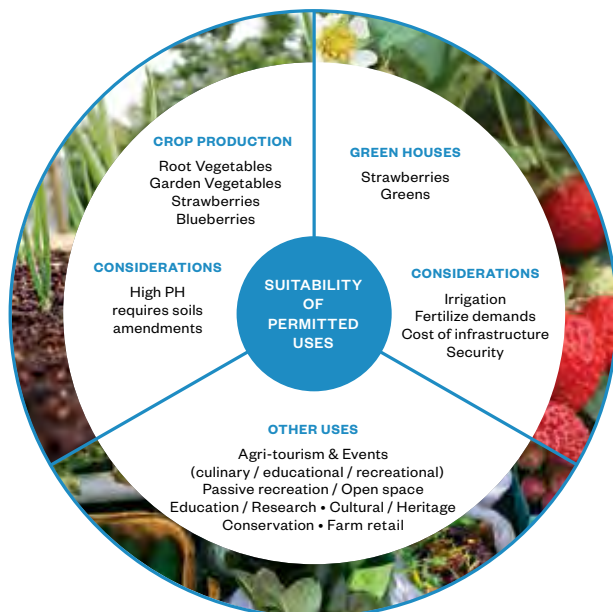
Permissible uses with the ALR have evolved over the years. For example, golf courses, once considered an acceptable use within the reserve, are now considered unacceptable. These uses continue to evolve subject to new rulings and direction from the Agricultural Land Commission, the provincially-appointed agency that oversees the land reserve.

AGRICULTURAL CAPABILITY

As part of the Garden City Lands Biophysical Inventory and Analysis study, an agricultural and soil assessment was conducted on-site with soil samples also sent to a laboratory to determine soil fertility for agricultural capability.

The Agriculture Capability rating system, a national standard used by the Agriculture Land Commission, was used to identify crop suitability and note challenges to the farming on the site. The soils are grouped into Seven (7) classes of which Class 1-4 are considered capable of sustained agricultural production of most crops.

The Garden City Lands soils were assessed to be Organic(O) Class 3 and Organic(O) Class 4 and with improvements could be higher at O Class 2 and O Class 3. All of GCL is therefore rated as high value for agriculture. This is aligned with the ratings provided by the Agricultural Land Commission in 2009.



EXISTING USES IN THE ALR IN RICHMOND



KEY CONSIDERATIONS

The Agricultural Capability rating system makes a number of assumptions such as water being available for irrigation and that it will be managed typically as a largely mechanized private system. The City Centre location and community ownership of Garden City Lands requires an innovative and creative way to look at agriculture.

The overall challenge will be how to make farming productive and sustainable on the Lands. Some of the key site challenges are:

- A high water table requiring drainage to bring water table below crop rooting depth
- The reverse need for water sources in the drier summer months for irrigation
- Quality of water e.g. unfiltered storm water can carry pollutants
- Cost of metered city water if required
- Cost of making improvements as there is no existing farm infrastructure
- Economic viability of farming given the lack of infrastructure
- Loss of peat soil over time as drainage and cultivation brings aeration resulting in faster decomposition of the organic material

Another impact of amending the soil and importing outside sources of water is the potential change in the unique and sensitive bog soil chemistry and nutrient levels which in turn will impact the existing bog plant communities. Also, metered water is not permitted to enter into the City's storm water system.

Determining what is suitable and viable for agriculture on these lands, balancing an active farm site with preserving natural features requires innovative and creative ways to look at agriculture.

The City owns a number of other sites at Terra Nova Rural Park, the Gilbert Road City Nursery site, and the Gardens (the former Fantasy Gardens) that currently or will soon support farming programs and partnerships. Consideration will need to be given to how Garden City Lands complement these other existing City lands and programs.

THE SURROUNDING COMMUNITY

Growth in the City Centre is booming. It has a strong business and employment base, convenient transportation access, rapid residential growth, waterfront setting, and proximity to natural areas.

Goals for the growth and development of the City Centre include:

- *Build a vibrant, healthy, and inclusive community;*
- *Build a “green” and sustainable downtown;*
- *Build economic vitality; and*
- *Build a proud legacy for today and future generations*

The Garden City Lands are uniquely located within the City. The Lands are in an area of transition between a rapidly growing urban environment on three sides and the large natural and agricultural area to the east.

It is highly visible being surrounded by four major arterial roads that bring thousands of people in and out of the city every day. On a typical Saturday afternoon, at peak travel time there are 20,000 cars per hour travelling through the four intersections surrounding the Lands.

This degree of openness and visibility to the Lands is unique in Richmond's open space system. Other extremely popular city-wide parks such as Garry Point or Terra Nova Rural Park are at 'road ends' and do not have the same degree of visibility. With so many eyes on Garden City Lands, it acts as an important gateway into Richmond's City Centre.

2016 PROJECTED POPULATION



Over the next 20 years, the City Centre's residential population is expected to double, from 45,000 to 90,000 residents.

The majority of City Centre residents will be within a 2 kilometer distance of Garden City Lands. Over 33,000 people live in the adjacent quarter-sections, an easy walking distance to the Lands. With many people living in higher density dwellings, consideration must be given to how Garden City Lands will be used to meet the area's growing park, public open space, and environmental needs.

Garden City Lands is also surrounded by commercial and institutional uses with Kwantlen Polytechnic University a short distance away on Lansdowne Road. These uses draw people to the area and also provide a potential opportunity for partnerships and stewardship programs.



In addition to the major roads surrounding the site, there is an opportunity for the Lands to have an important role as the terminus/entrance to Lansdowne Road.

Lansdowne Road is envisioned to become the City Centre's civic ceremonial spine: a unique, 2 kilometre-long ribbon of major, public open spaces, amenities, and institutions that links Richmond's downtown core, Richmond Olympic Oval on the river, and Garden City Lands.



GATEWAY INTO DOWNTOWN:
WESTMINSTER HWY LOOKING WEST TOWARDS CITY CENTRE

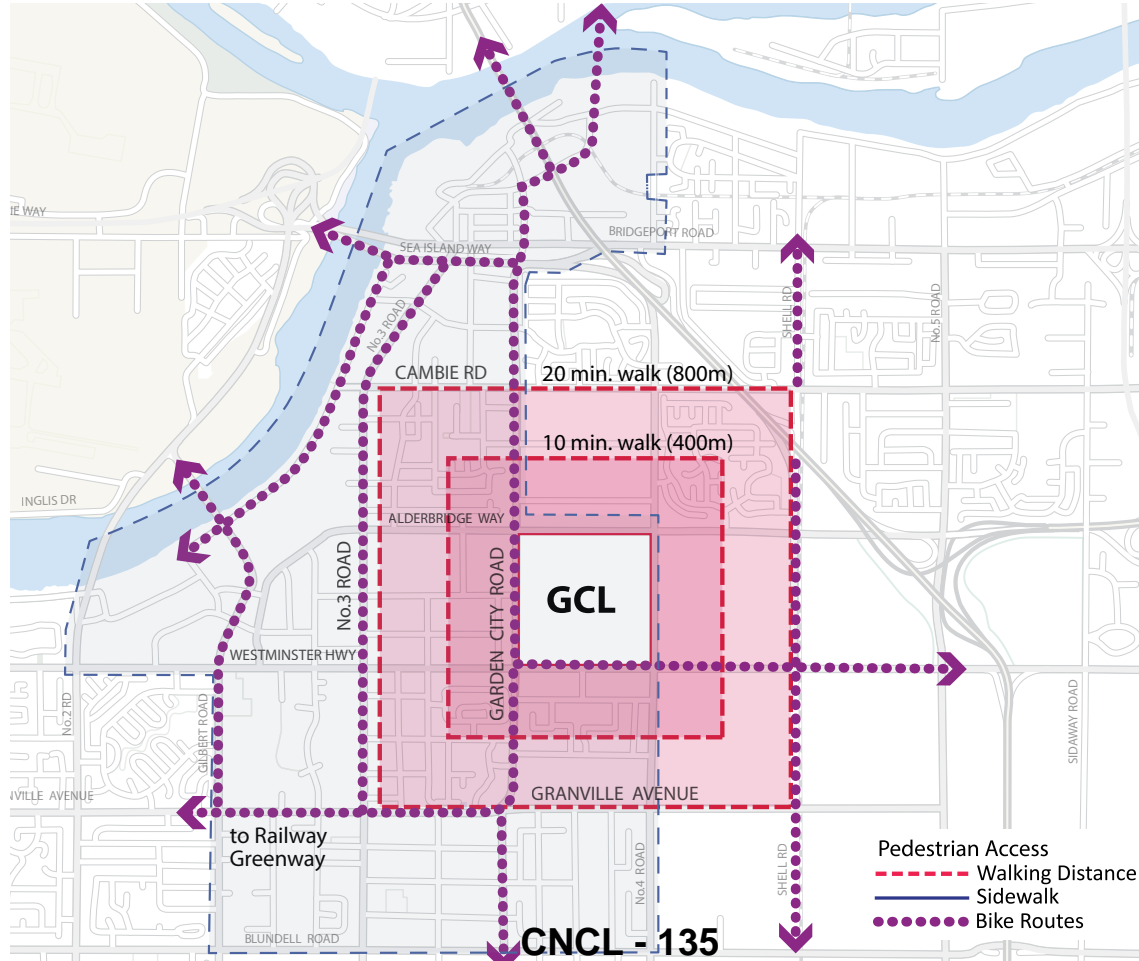
COMMUNITY WELLNESS AND ACTIVE LIVING

Providing a wide range of parks and recreation services and programs encourages residents to be physically active and healthy, nurture a commitment to wellness, and feel increasingly connected to their community.

Being physically active in many different ways from gardening to active sports can help increase overall fitness and increase the likelihood of adopting healthy lifestyles. In the 2010 Ipsos Reid Recreation and Physical Fitness Survey results Richmond citizens indicated that:

- 84% felt access to paths, trails and green spaces are important to their physical fitness
- The top three types of outdoor activities are walking, socializing outdoors and attending outdoor community events.
- In response to the questions “what do you like best about living in Richmond?” the strongest response was its “natural setting”.

GARDEN CITY LANDS





This reinforces the results from the PROS Community Needs Assessment (2009) in which the number one stated recreational activity in Richmond was walking.

Ensuring that there are excellent connections to and within the Lands will help promote a culture of walking and cycling.

Community wellness is strengthened by opportunities to engage in informal social contact, to play together, and by promoting shared experiences. Opening up Garden City Lands for community use will help support the following 2041 OCP and 2022 Parks and Open Space Strategy policies and outcomes:

- “Residents of every neighbourhood have equal access to safe, appealing places to engage in healthy, active lifestyles.
- Provide opportunities to connect with neighbours, feel a sense of belonging, and engage in lifelong learning.
- Ensure that people have opportunities to connect with the physical environment through stewardship and other engagement activities.
- Invest in parks and recreation infrastructure to support active and healthy living objectives.
- The parks and open space system includes a range of green spaces that support recreation, social interaction and psychological and spiritual renewal.”

PARKS AND OPEN SPACE NETWORK

At 136.5 acres, Garden City Lands is the largest public open space within City Centre and second largest in Richmond (the Nature Park is 212 acres). Very few cities have an opportunity to plan and implement such a large and unique space that links urban and natural settings.

The majority of Richmond residents have had little opportunity to access Garden City Lands. Owned by the Government of Canada for over 100 years, then left vacant for many years and only recently purchased by the City, its full potential has not been realized. The City Centre is the fastest growing neighbourhood in Richmond and with the changing demographics and increased density there will be a need for more parks and open space that the Lands can now help to address.

Both the 2041 Official Community Plan and the 2022 Parks and Open Space Strategy (POSS) provide policies that support developing the Garden City Lands as a major public amenity to service not only the City Centre neighbourhood but all of Richmond.

OPEN SPACE COMPARISON





With the appropriate development, Garden City Lands can support the following key outcomes identified in the 2022 Parks and Open Space Strategy:

- “The city’s unique landscape, food, arts, culture and signature events are supported and showcased.
- Richmond’s natural and cultural heritage are brought to life through active engagement, education and interpretation.
- There are well established pedestrian and cycling connections between every element of the city.
- The system provides a variety of diverse open spaces that are flexible and able to respond to changes and community need.
- Our Parks and open space system inspires shared stewardship among multiple stakeholders.
- The parks and open space system contributes significantly to the health of the ecological network.”

Garden City Lands will provide an opportunity for unique experiences that will be completely different and complementary to other public spaces in the City Centre and the City. It will be destination site and serve as open space for the surrounding neighbourhoods.

ARTS, CULTURE AND PLACE-MAKING

A great public space cannot be measured simply by physical attributes, it must serve people as a vital place. Richmond wants to strengthen its sense of place and distinct identity that generate, in residents and visitors alike, clear, unique images, exciting expectations and happy memories.

Place-making is a popular term used by many communities- for a good reason! It is about focusing on creating spaces that people enjoy, that are not only comfortable and safe but also memorable, vital, and build pride.

Here is how people have described place-making in *Project for Public Spaces*:

- “creating an environment that people gravitate to”
- “the process of giving space a story that is shared by many”
- “purposely creating character and meaning in a public space”
- “leaving a legacy for our children”

The opportunity for creativity and art can be integral to creating a great place. Creative design and Public Art can be incorporated into functional infrastructure such as benches or bridges, serve as landmarks and way-finding, interpret the world around us, and create a distinct identity to a place.

In a unique landscape like Garden City Lands, arts and culture can be expressed not only in permanent structures but also in seasonal and temporary programs such as festivals, land art competitions, mazes, plant based installations, and horticultural displays.





Programs and interpretation can be designed to connect people with each other, the unique site ecology, the City's agricultural and horticultural heritage, urban farming and culinary arts.

Located at the terminus/entrance to Lansdowne Road, there is an opportunity to extend the concept of being a ceremonial street and a dynamic civic space with an artwalk into the Garden City Lands.

Policies within the OOP Section 4.0 Vibrant City and the 2022 Parks and Open Space Strategy supporting the inclusion of arts and culture within the framework of Garden City Lands include:

- “create opportunities for people to experience art in everyday life
- enhance, preserve and celebrate the built, natural and cultural heritage of Richmond and ensure it is visible and accessible
- promote animated public spaces and places where people can gather and celebrate through: art friendly public spaces and facilities that connect communities
- recognize the importance of community festivals in the community's cultural life, and support and encourage their production through community groups and organizations
- work with the community to develop several unique signature festivals and events that become a tourist draw to the City”.



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3 CONSULTATION PROCESS

"I grew up on Lansdowne Road. My mother used to send me to the bog with a little pail to pick some blueberries and she would bake a pie. In December I would take an axe in the bog and pick out a nice scotch pine for the Christmas tree... hunters used to hunt pheasants in the bog and practice with clay pigeons..."

"The land was actually among the few things that attracted me to reside in Richmond in the first place. I'd like to see it still be there when I am old and my children bring back their children in the future."

"In 2006, when I was in ESL class, we had a discussion about this land. I said we could build a business centre, but now I say "NO WAY!" "

"I do biking a lot... I like this wild place. It's hard to find such a place in urban area... the green grass, the blue sky, the yellow wild flowers and the birds together make a picture, which makes me happy."

COMMUNITY INVOLVEMENT

Early in the planning process for Garden City Lands the City committed to developing a communication program and providing a variety of opportunities for public engagement.

While Garden City Lands has been the subject of much debate in the past, there were still many local residents unaware of the history of the site and that the City had purchased the Lands for community use.

Both quantitative and qualitative information was gathered throughout the process. The quantitative tools allowed us to capture a snapshot of overall trends and preferences. The qualitative tools, such as the written comments in the surveys, provided an interpretation of what the public meant when rating or ranking an item and allowed people to express ideas in their own words.

COMMUNICATION

To bring more prominence to this project, a unique logo and visual identity were developed that emphasized the concept of working together to 'create' a vision for the future. The origami inspired bird in the logo was intended to represent a number of ideas such the nature and wildlife on the site and the idea of taking a square piece of paper (the shape of the Lands) and creating something beautiful out of it.



A dedicated website, **creategardencitylands.ca**, was created along with a supporting Facebook page and Twitter account. The project web site was launched in early May, 2013 with background information about the Lands.

All the materials from the Ideas Fair on June 1st, 2013 and the Open House on November 7th, 2013 were uploaded to the creategardencitylands.ca site and posted on the City's Let's Talk Richmond on-line engagement platform.

A community-wide media information campaign was initiated that included numerous newspaper advertisements, special briefings conducted by staff and the Mayor, and extensive media coverage from local and regional news outlets (Appendix B). Over 3000 invitations were also directly mailed to the surrounding residents.

IDEAS FAIR JUNE 1, 2013

An Ideas Fair was located on the Garden City Lands on Saturday, June 1, 2013. This provided people who attended an opportunity to experience the Lands for the first time. The ability to access the site was genuinely appreciated by the public, generating excitement about the possibility of future access and use of the Lands.

The objectives of the Ideas Fair were to engage with people and inform them about the opportunities and limitations inherent in the Lands, and provide a range of tools such as surveys, games, video interviews to allow for individuals to create and express their ideas for the future.

Over 650 people attended the fair and 220 questionnaires were filled in and an additional 112 from the Let's Talk Richmond platform.

The information gathered indicated that the top priorities were amenities and activities supporting passive recreation – walking, boardwalks and birdwatching - followed by creating an ecological reserve. Park amenities that supported community gathering areas and site related education and research were also strongly supported.



Picture
yourself
here in the
future

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WHAT WE HEARD... JUNE 1, 2013



Ecological Reserve
(e.g. Richmond Nature Park)



Passive Recreation
(e.g. walking trails, boardwalks, bird watching, picnics)



Open Parkland
(e.g. community gathering spaces, community gardens)



Site-related Education and Research
(e.g. sustainability centre)



Crop Production
(e.g. root and green vegetables)



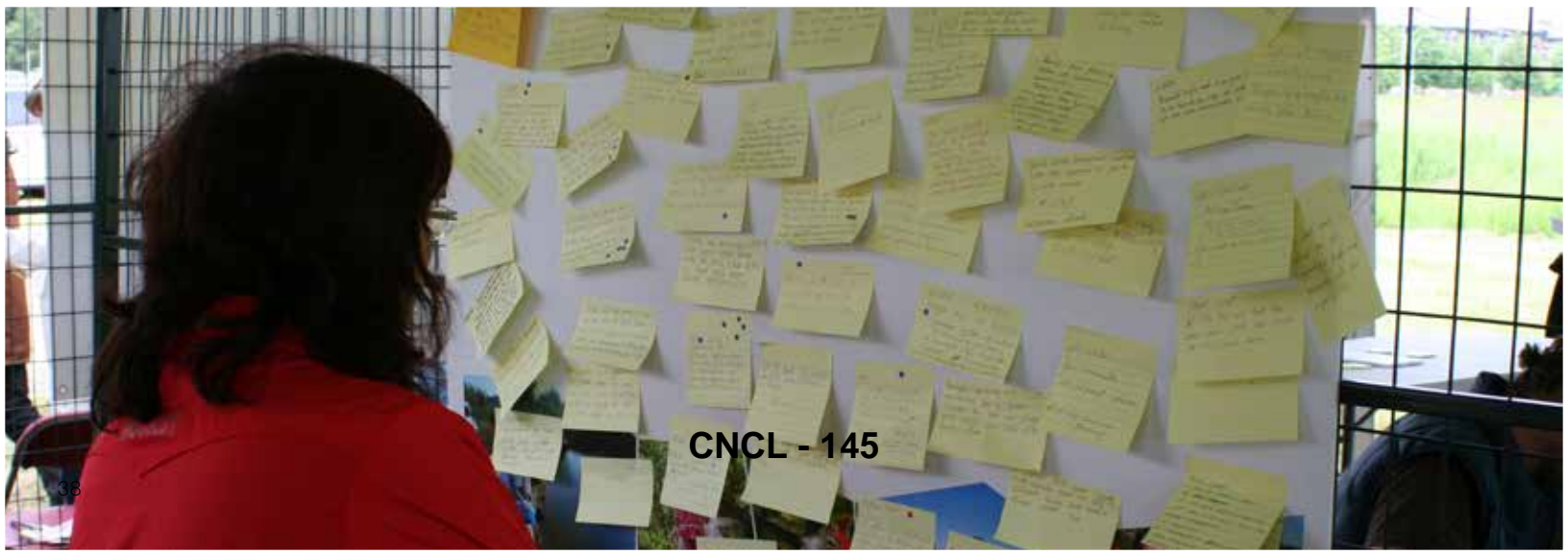
Agricultural Tourism
(e.g. farmers markets, farm tours)



Leave As Is
(e.g. for future generations)

QUESTION:

Tell us which of the following farm and non-farm activities permitted on the ALR you would support?

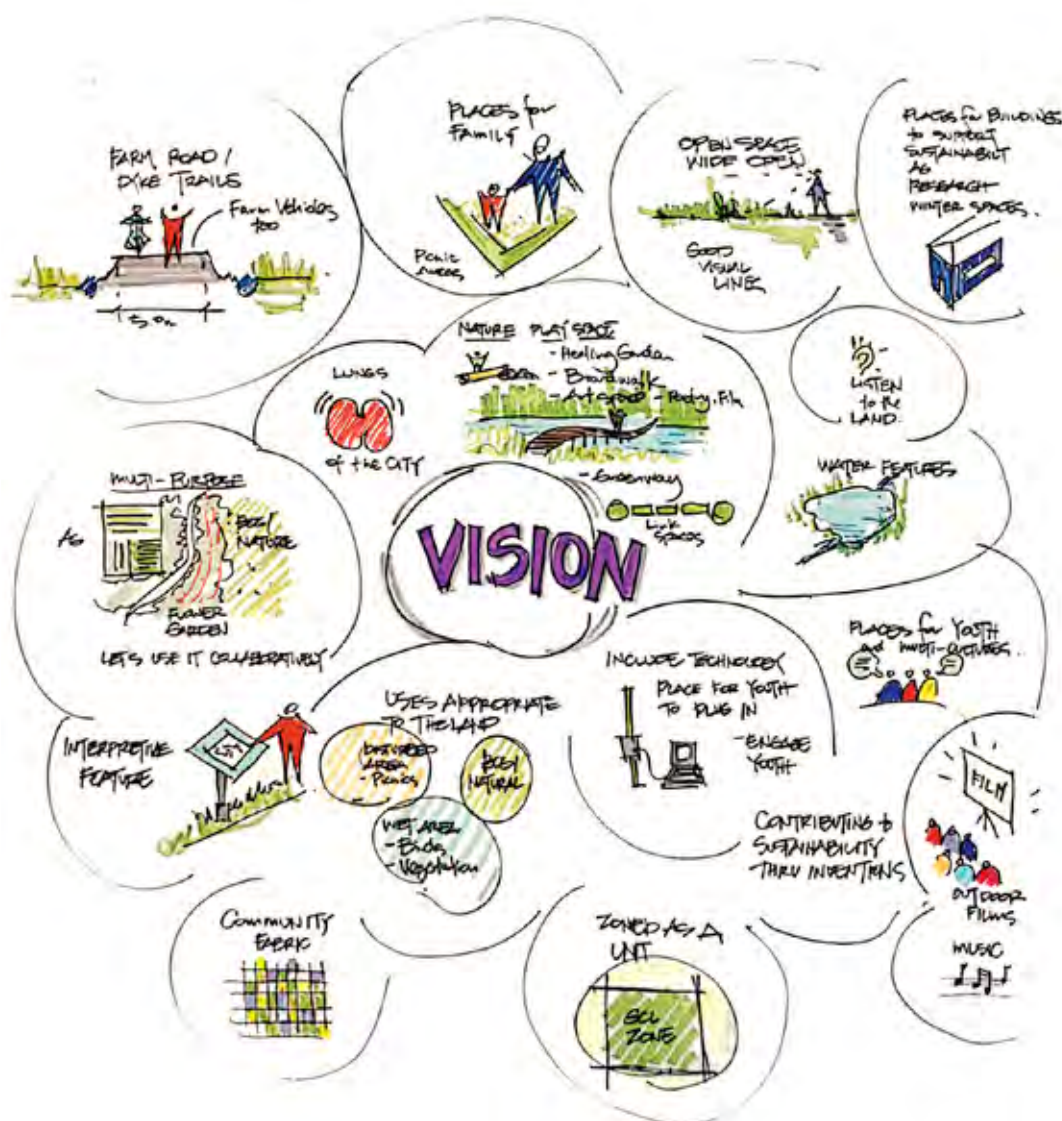


FOCUS WORKSHOP JUNE 6, 2013

A focus workshop was held on Thursday June 6, 2013 to obtain ideas and input from a number of groups that could provide specialized insights. The intention was to build a shared understanding of the Lands and the various opportunities and constraints, and allow for the representatives to express their values and visions for the site.

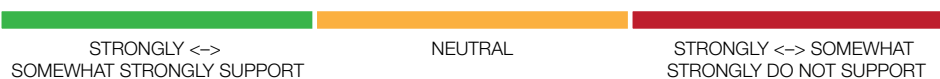
Representatives attended from a number of community groups including the; Advisory Committee on the Environment; Garden City Lands Conservation Society; the Heritage Commission; Public Art Advisory Committee; Richmond Food Security Society; Richmond Nature Park Society; Richmond Poverty Response Committee; Richmond Sports Council; S.U.C.C.E.S.S.; and Vancouver Coastal Health.

Participants spoke to why Garden City Lands was important to them or their group and provided specific ideas to be integrated into the development of a plan. Many of the values from the group discussion echoed those expressed by the Ideas Fair participants.

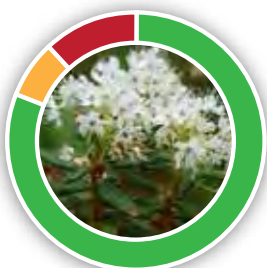




WHAT WE HEARD... NOVEMBER 7, 2013



QUESTION:
Each concept has been designed with a menu of 38 proposed Elements. I support the following major elements...



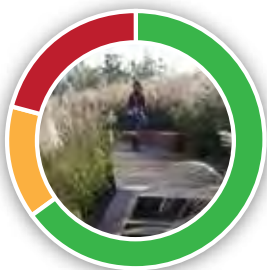
Natural Features
 (e.g. bog conservation areas, grass meadows)



Water Features
 (e.g. expanded wetland, pond)



Agriculture
 (e.g. demonstration gardens, research and educational fields)



Gateways & Connections
 (e.g. entry features at intersections, ecological connections to Nature Park)



Parkland Amenities
 (e.g. trails and boardwalks, informal play, community field)



Interpretation & Art
 (e.g. creative and interactive displays, bog signage)



Multi-Functional Hub
 (e.g. space for farmers markets, barn and community kitchen)



CONCEPT OPTIONS OPEN HOUSE NOVEMBER 7TH, 2013

The next step in the Garden City Lands planning process was the development of concepts that explored different scenarios for the future of the Lands in keeping with the Vision. Three concept plans were presented and a survey asked the public to rank the concept plans and provided a fourth option of choosing none of the concepts.

The Open House was held from 11 a.m. to 9 p.m. in the atrium at Lansdowne Mall. It is estimated that over 1000 people came through and reviewed the boards. This surpassed the number who attended the June 1st Ideas Fair and many of the participants were new to the project.

At the Open House 222 surveys were filled out with others mailed in. The Concept Plans and survey were posted on Let's Talk Richmond until mid-January and had 835 visitors with 79 people filling out the survey.

Of the people who filled out surveys, 76 percent of respondents chose one of the three concepts as their preferred ranking. 'None of the Above' was the response from 24 percent of respondents. The number one ranked plan was the 'In Nature' followed by 'Off the Grid'.

BY THE NUMBERS:

- 1600 people attended two public forums
- 445 hand written surveys completed
- 835 visitors to Let's Talk Richmond
- 191 online surveys completed



NATURE CONCEPT



ON THE GRID CONCEPT



OFF THE GRID CONCEPT



NOVEMBER 7, 2013 OPEN HOUSE

These three concept plans were presented at the Open House located in Lansdowne Mall. Approximately 1000 people attended the all day event. Participants were asked to rank these concepts and given the option of selecting "None of the Above".



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OTHER CONSULTATION

Detailed submissions were received from the Garden City Lands Conservation Society outlining their vision for the Lands along with visions and plans/sketches from other residents.

The Richmond Sports Council forwarded a copy of the 1986 City vision for the Lands detailing a sports complex scheme as envisioned in support of the 1994 Commonwealth Games bid.

Meetings have also been held with representatives from the Kwantlen Polytechnic University to discuss the request for a Sustainable Agriculture Research and Education Laboratory Farm at Garden City Lands as part of the newly formed Applied Science in Sustainable Agriculture program.

Prior to developing the three concept plans for the November 7th Open House, meetings were held separately with the Agricultural Land Commission (ALC) staff, the Scientific Advisory Panel for Burns Bog, and a Faculty of Land and Food Systems representative from University of British Columbia, to provide guidance and input into furthering our understanding of the Garden City Lands site conditions, management, program and site layout considerations.

CREATING A LEGACY NOW

One of the strongest and most consistent messages was that people saw Garden City Lands as a green oasis in the city. The importance of preserving nature and the contrast to the surrounding urban environment was often mentioned. As people became familiar with the site and fully understood that the City owned the Lands there was a real excitement about the possibilities.

Many times, in many ways the public stated that they saw themselves, their families, and future generations enjoying the Lands. People expressed a strong desire to have access to Garden City Lands and begin creating that legacy now.





4 LEGACY LANDSCAPE

VISION STATEMENT

THE LAND USE
FRAMEWORK

THE LEGACY PLAN

PLAN ELEMENTS AND
DIRECTIVES

VISION STATEMENT

The synthesis of the community aspirations, values and ideas gathered through the public engagement process provided clear and consistent messages. That together with the key findings from the background inventory and analysis provided a solid basis for the development of an overall Vision adopted by City Council.

The Garden City Lands located in the City Centre is envisioned as an exceptional open space legacy for residents and visitors.

Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown and a place of transition and transformation from the rural to the urban.

Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration.

It is inclusive with a range spaces, amenities and uses that encourage healthy lifestyles, social interaction and a strong sense of shared community pride

7 GUIDING PRINCIPLES

To guide the future development of Garden City Lands in a manner consistent with the public input and the Vision statement, the following principles were established:

ENCOURAGE COMMUNITY PARTNERSHIPS AND COLLABORATION

Working together with others to achieve a common vision is critical to creating a productive and sustainable legacy for the Lands. Success will be a result of the coordinated efforts and commitment to a vision by many stakeholders.

RESPECT AGRICULTURAL LAND RESERVE

Respect the agricultural designation and encourage viable and sustainable agricultural uses that benefit the community. Find creative and innovative ways to allow for a full range of other permitted uses on the Lands while ensuring agricultural viability. Applying *agro-ecology* sustainability principles will ensure the careful and thoughtful integration of ecology, wildlife, culture, economics, and society with agricultural production.

STRIVE FOR ENVIRONMENTAL SUSTAINABILITY

The conservation and restoration of the higher ecological value bog areas and the unique bog plants and wildlife represents a green legacy for future generations to enjoy and learn from. Managing the existing biodiversity of the site and enhancing the wetland ecology will increase the ecosystem or natural services that the Garden City Lands provide and position the City well for climate change resiliency. Green

infrastructure such as stormwater detention ponds can also add biodiversity to the site and provide recreational and aesthetic benefits. In addition to looking at the environmental values of the site itself, there is an opportunity to develop strong ecological connections with the surrounding areas.

PROMOTE COMMUNITY WELLNESS AND ACTIVE LIVING

Well designed and placed amenities and infrastructure will foster access to year round activities and provide people with access to enjoy the fresh air, open skies, views and the changing seasons. Innovative programs and creative interpretation features will encourage ongoing discovery and learning. The amenities and infrastructure will have a distinct design and character that respects and reflects the unique landscape and history of the lands. This will be a place of social interaction and community cohesiveness where new memories and traditions will be created.

MAXIMIZE CONNECTIVITY AND INTEGRATION

There will be seamless connection and integration with the surrounding urban, natural and rural landscapes through physical, visual and ecological links and networks. Recreation, ecological areas, and agriculture functions on the site will be integrated in a way that is respectful and beneficial. A culture of walking and cycling will be promoted. Access from the surrounding neighborhoods will be safe, comfortable, and clearly delineated.

ALLOW FOR DYNAMIC AND FLEXIBLE SPACES

Spaces will be dynamic and able to adapt- expand or contract- depending upon seasons, community interests and needs over the years, new innovative programs and cultural opportunities. The Lands will allow for a range of experiences - quiet spots for serenity and contemplation to areas that encourage vibrancy and excitement through community celebrations, performances, inspiring and engaging programs, and social interactions. Carefully and strategically placed permanent and/or temporary art/landscape installations will add another layer of interest to the Lands and help create a distinct character.

DEVELOP SCIENCE-BASED RESOURCE MANAGEMENT PLANS

Natural processes are complex and evolve over time. The bog environment is very sensitive to changes in soil conditions and relies on a strictly maintained hydrology regime. The potential enhancement of the current seasonal wetland areas to permanent water features will need to be carefully considered. An integrated eco-systems approach will be applied to short term and long term enhancement projects. Changes to the land will require ongoing monitoring and research. The lifecycle of physical infrastructure will also be considered in planning, design and construction of amenities.

LAND USE FRAMEWORK

In 2007, City Council endorsed three major themes in thinking about potential uses and amenities for Garden City Lands – Urban Agriculture, Community Wellness and Enabling Healthy Lifestyles, and Environmental Sustainability. At that time only 65 acres of land were being considered for public open space. Since then, the City has acquired the whole 136.5 acre parcel and is working within the Agricultural Land Reserve designation.

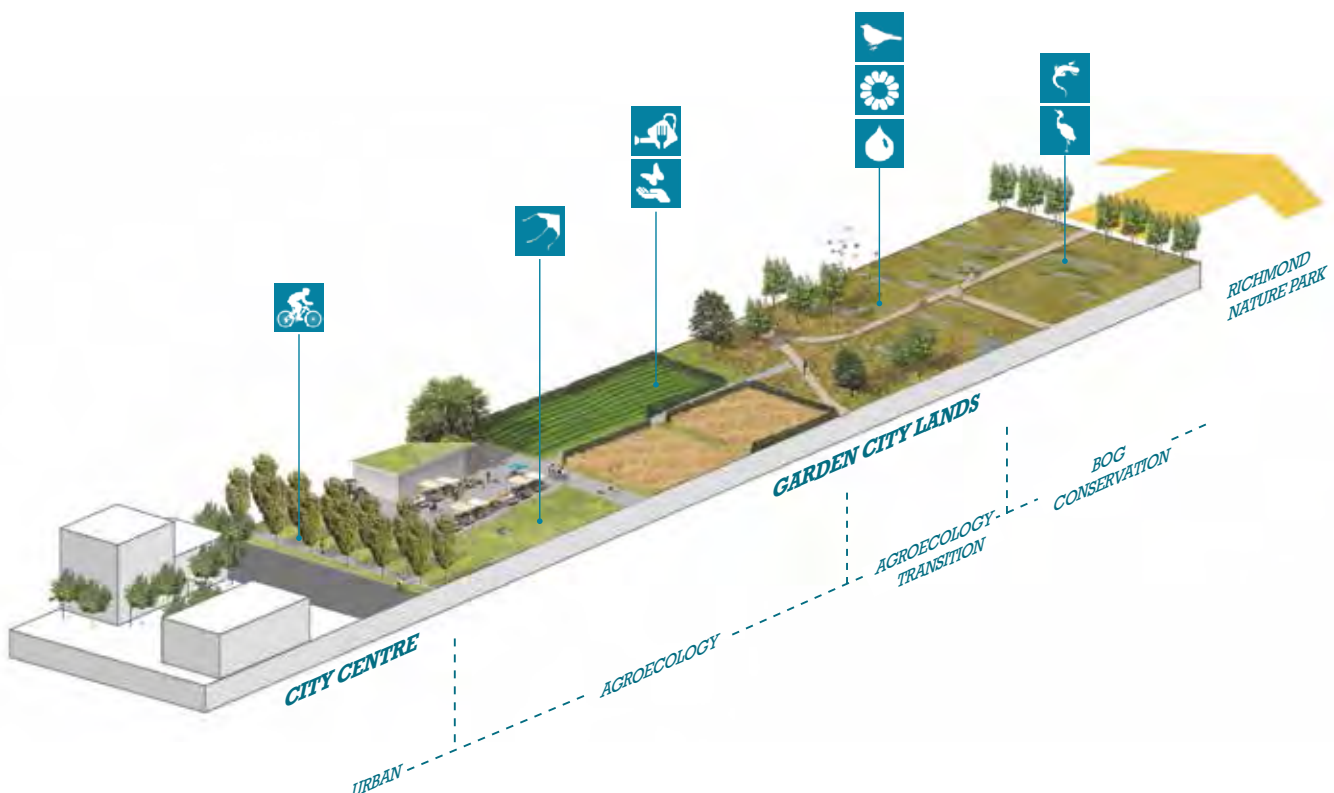
As part of the 2013 planning process, these themes were reviewed to determine if they were still relevant, how they would be applied, and if there was something missing.

The background technical review and the community input have shown that the land use themes are still relevant and, in addition, a fourth theme of Cultural Landscapes-Placemaking has been added that considers Garden City Lands location within the urban City Centre. The theme names have been slightly modified to create clarity for the Land Use Framework.

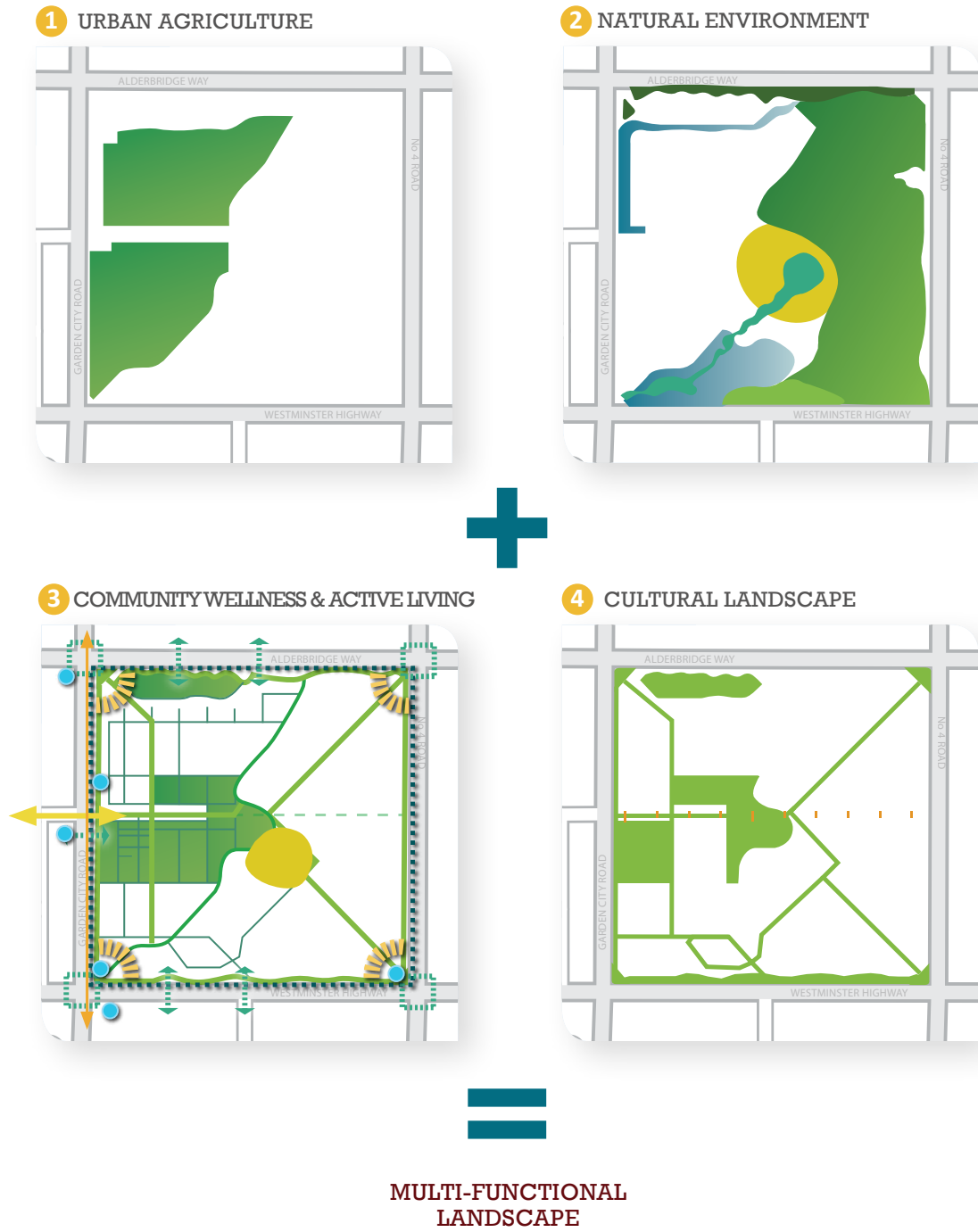
LAND USE GRADATION

Situated on the eastern edge of the city centre, Garden City Lands is bordered by dense residential and commercial uses on three sides and naturalized lands to the east.

The Garden City Lands will blend those urban, rural, and natural land use typologies through a gradual and complementary gradation over the site.



OVERALL LAND USE MAPPING





1. URBAN AGRICULTURE

INTENT

The intent is to demonstrate that agriculture can be a successfully integrated into the urban and ecological fabric of the City.

All of Garden City Lands is within the Agricultural Land Reserve and has the potential with active management to be farmed. However, through the process of the background research and listening to the community, it has been determined that there are many values inherent in the Lands as well as within the community.

The Legacy Landscape Plan proposes an integration and balance of uses that would allow for the cultivation of up to a maximum of 50 acres of land with a focus on smaller more intensely farmed plots.

OUTCOME

A showcase for innovative and sustainable agricultural practices with community benefits within a public park setting.

2. NATURAL ENVIRONMENT

INTENT

The intent is to protect and enhance the significant natural resources of the Lands and showcase that ecological values can be creatively and successfully integrated with the other site program elements.

Garden City Lands is valued for its visible diversity of plant communities, wildlife habitat, the 'unseen' ecological functions and services that a bog environment provides, and its role as part of a significant Ecological Network Hub.

Nature conservation is an acceptable use within the Agricultural Land Reserve. The Legacy Landscape Plan proposes that approximately 70 acres of the site be dedicated as a natural environment with an emphasis on taking an ecological approach and integration with other proposed uses.

OUTCOME

A highly valued, biologically diverse and resilient natural environment that reflects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.



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3. COMMUNITY WELLNESS AND ACTIVE LIVING

INTENT

The intent is to attract people to the Lands year round and encourage healthy and sustainable lifestyles and build a sense of community through shared experiences.

The Agricultural Land Reserve allows for limited community amenities and infrastructure. The Legacy Landscape proposes finding innovative solutions to provide amenities that stretch beyond the conventional allowed uses while still protecting and adding value to the ALR mandate.

While the whole site provides community benefit, approximately 15 acres are for flexible community use integrated with natural and agriculture features.

OUTCOME

An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

4. CULTURAL LANDSCAPE /PLACE-MAKING

INTENT

The intent is to create a 'Great Place', an awe inspiring and evocative landscape that attracts residents and visitors and celebrates the existing rich uniqueness of the Lands.

In themselves, the Lands are attractive with the open sky and the large expanse of a green landscape. As the Lands begin to be developed for public access and use within its sensitive environment, there is an opportunity to provide a layer of interpretation, community vibrancy and heighten the aesthetic pleasure and delight in the site.

Place-making - adding character and meaning to a place- will occur throughout the site and be integrated as opportunities arise.

OUTCOME

A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

THE LEGACY LANDSCAPE PLAN

Throughout the public planning process, a sense of awe and intrigue was expressed as people became aware of the Lands, that it is owned by the City, and that it is intended for community use. The vision of a legacy landscape that future generations would be able to enjoy was often cited at the open houses.

The proposed Legacy Landscape Plan has been designed to respond to the existing knowledge of the site, the community input, the vision statement adopted by Council and the land use framework.

The plan features seven (7) Landscape Zones with over thirty-four (34) proposed Program Elements. These key zones include:

The Bog

The existing raised remnant peat bog area and its critical plant species in the eastern half of the site will be protected as a natural area. Raised boardwalks, lookouts and interpretation areas will be designed and located in a manner that works with the ecological integrity of the site. Raised earth dikes with trails will be considered as a bog conservation strategy.

The Mound

The existing raised mound along the north edge provides excellent views over the Lands. It will be a flexible space for neighbourhood and community uses with seating and picnicking, pathways, open grass meadow areas, fruit and woodlot trees. Dense planting of trees along Alderbridge Way will create a buffer and backdrop to the Lands. If required this flexible space could be farmed in the future.

The Community Hub

This will be a multi-functional community gathering area located along Garden City Road at the terminus of Lansdowne Road. It will be the primary entrance into the Lands and contain special features that will also thematically connect it to Lansdowne Road, a future vibrant ceremonial street. It will be comprised of flexible gathering and festival spaces, stormwater features, play elements, community and demonstration gardens, and a cluster of buildings that will serve community, educational, and agricultural needs.

The Fields

Agricultural fields are located predominately in the central and western part of the site and will allow for the cultivation of crops, horticultural plants, tree nursery, art crops and flex-fields. Flex-fields are intended to be flexible and adapt to community needs over time. All fields will be on a grid system and allow for a variety of scales of farming. Multi-use public paths will criss-cross the area. Crops, special plantings, hedgerows, drainage canals, and fences will provide interest to the site.

The Sanctuary

This is located near the centre of the site, where traffic noise is diminished, providing a welcome respite from the hustle and bustle of the surrounding urban context. This is also an ecologically important and sensitive area within the bog environment with a large patch of moss that relies on the high water tables of the bog. Boardwalks, resting areas and interpretation lookouts will be constructed around critical plant habitat.

The Wetlands

A wetland area will be created along the south edge of the Lands, allowing for year round standing water to serve as wildlife habitat, an aesthetic recreational amenity and as potential storm water retention and filtering ponds. This area will be used to help regulate water levels to protect the bog environment and potentially be a water source for irrigation.

The Edges

The edges of the Lands highlight the site as an entryway into the City Centre and provide a welcome to visitors. The Garden City Road edge will be designed as a significant greenway that is part of the regional and city cycling network. The existing No. 4 Road sidewalk will be reconfigured to allow for parking pullouts. All of the perimeter trails will provide for off-street walking and cycling and ensure safe connections to surrounding areas.

CONSIDERATIONS

It should be noted that the concept plan is an illustrative sketch of how the vision, the land use framework and the program elements could be implemented on the Lands. The exact layout of fields; location and size of a community hub; driveways and cross-walks; the protected edge of the bog and watercourses will only be determined once detailed hydrology and critical habitat research is completed in the next phase.

The Plan proposes some uses that will require Agricultural Land Commission approval. The goal is to create a multi-functional and mutually beneficial landscape that celebrates many users and uses on the site within the intent of the Agricultural Land Reserve.

A LONG TERM PERSPECTIVE

As the City moves forward with implementing the Legacy Landscape Plan, there are four key things to be considered:

It is a long term vision – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.

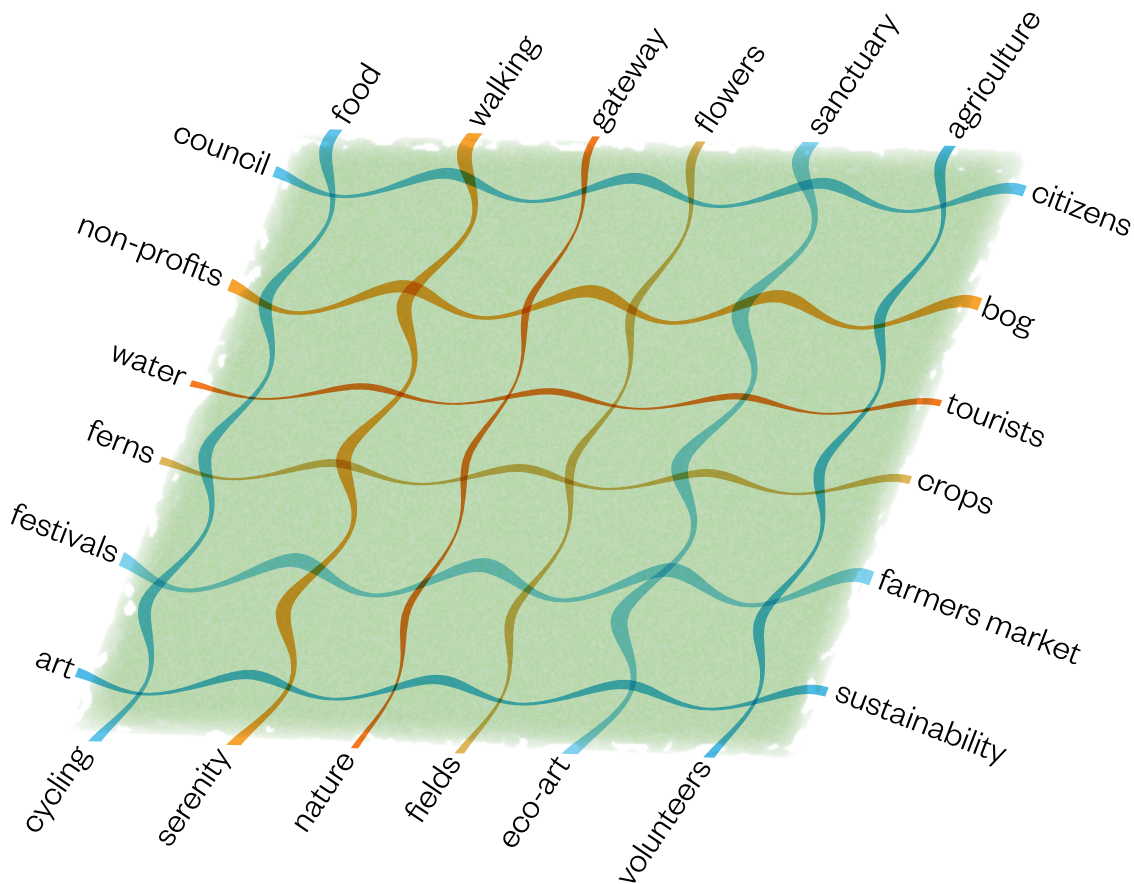
It has to be adaptable and flexible – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment?”

It will require an ongoing relationship with Agricultural Land Commission – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and relationship between different site elements that may ‘push the envelope’ while respecting the ALR. Finding the right balance of amenities and programs that best serves the community will require ongoing discussion.

Tread lightly and develop slowly. Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and requires constant monitoring.

A LIVING TAPESTRY

There are many things to consider and many influences on how the Garden City Lands Legacy Landscape Plan will unfold in the future. To use the metaphor of a living tapestry suggests that all these influences are like threads that will weave together to create something spectacular. It will be a living and changing tapestry as new threads- people, ideas, nature- are woven into the landscape over time.



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LANDSCAPE ZONES

- The Bog
- The Mound
- The Fields
- The Sanctuary
- The Wetland
- The Community Hub & Farm Centre
- The Edges





LEGEND

1. Multi-functional Buildings and Parking
2. Orchard
3. Community and Demonstration Gardens
4. Agricultural Fields
5. Bog Conservation Area
6. Successional Growth at Disturbed Edges
7. Street Trees
8. Entry Allee
9. Hedgerows and Waterways
10. Sphagnum Moss Sanctuary
11. Enhanced Fern Forest
12. Pollinator Meadows
13. Garden City Lands Main Entrance and Lansdowne Terminus Water Feature
14. Expanded Wetland
15. Existing Storm Water Channel
16. Water Retention & Control Point
17. Bog Watercourse
18. Filtration Channel
19. Crosswalk
20. Perimeter Trail
21. Garden City Shared Use Greenway
22. Event Field
23. Flex Field
24. Viewing Platform
25. Viewing Towers
26. Communication Tower Sculptures
27. Informal play
28. Historic Rifle Range Markers & Potential Future Path
29. Gateway Plaza with Interpretive Art
30. Perimeter Parking
31. Art Field
32. Arts and Craft Fibre Production
33. Tree Nursery
34. Entry Plaza



VIEWING PLATFORM LOOKING WEST



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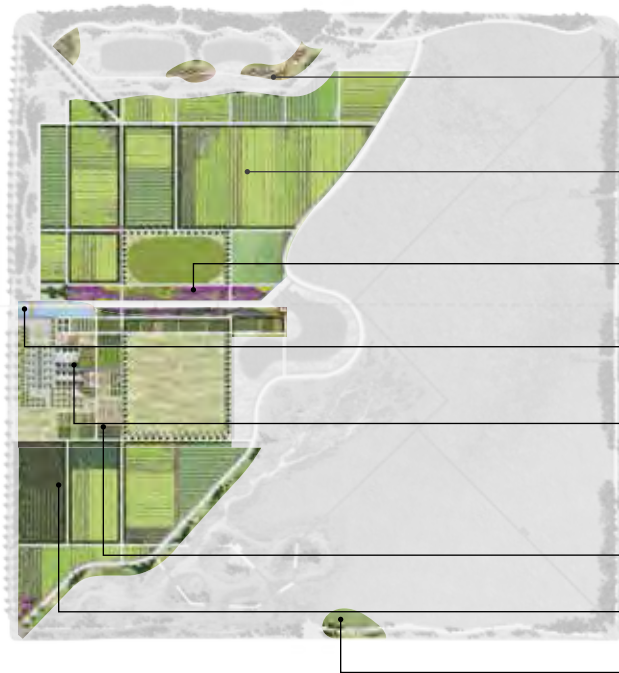
PERIMETER TRAIL ALONG WESTMINSTER HIGHWAY



PLAN ELEMENTS & DIRECTIVES

PROGRAM ELEMENTS

URBAN AGRICULTURE



LAND USE

Orchards

Program: Educational workshops, seating, community gathering, picnicking, fruit picking, eating

Smallscale Agroecology

Program: Sustainable agriculture education and workshops, agritourism, guided tours, u-pick, food production, sustainability

Seasonal Display Fields

Program: Photography, plant and agricultural appreciation, seasonal tourism, pollinator path

Main Entrance

Program: Meeting, welcoming, site orientation, main pedestrian site access

Community Hub & Farm Centre

Program: Demonstration gardens, food production education, cooking classes, guided tours, agriculture walks, food festivals, farmer's markets, community picnics, orchard parking, multifunctional buildings, future sustainability centre

Textile Fields

Program: Arts and crafts material production, workshops, display

Tree Nursery

Program: Tree propagation, tree identification and education

Fern Forest

Program: Informal fiddle-head harvesting

KEY DIRECTIVES

1.	Establish community partnerships and stewardship on the Lands.
2.	Showcase agro-ecology best practices and provide opportunities to take the classroom outside through encouraging research and innovative practices.
3.	Develop a wide range of opportunities for individuals, groups, and non-profit organizations to participate in crop cultivation, gardening, education, access to local food, and special events to ensure community and social benefits.
4.	One farm, multiple farmers - Promote a collaborative and sustainable approach to active farming, gardening and environmental stewardship of the Lands.
5.	Ensure sustainable farming by establishing sources of water for irrigation while ensuring minimal impact on the natural bog hydrology.





MECHTENBERG



FIELDS

AGRICULTURAL FIELDS ARE FUNCTIONAL WORKING LANDSCAPES THAT CAN ALSO HAVE AN AESTHETIC APPEAL.

THEY CAN BE PURPOSELY LAID OUT AND PLANTED TO EMPHASIZE GEOMETRY, LINES, PATTERNS AND COLOURS AND SEASONAL TRANSFORMATIONS.

AT TIMES, FIELDS MAY BE FALLOW, IN CROP ROTATION OR USED FOR TEMPORARY DISPLAYS OR EVENTS.

IN ADDITION TO CROP PRODUCTION FIELDS, RICHMOND'S HORTICULTURAL BACKGROUND WILL ALSO BE REFERENCED WITH FLORAL DISPLAYS AND TREE NURSERIES.

TEXTILE FIELDS ARE SPECIFICALLY PLANTED FOR CREATIVE USE BY THE DESIGN AND ARTS COMMUNITY.



SHENYANG UNIVERSITY





- BEE KEEPING
- POLLINATOR PATHS
- COMMUNITY AND DEMONSTRATION GARDENS
- U-PICK PLOTS
- MAZES
- HEDGEROWS
- SMALL ANIMAL HUSBANDRY
- EDUCATION AND RESEARCH
- ETHNO-BOTANICAL DISPLAYS
- HORTICULTURAL DISPLAYS
- HERB GARDEN





A PARK AND A FARM MANAGER MAY BE REQUIRED ON SITE TO PROTECT EQUIPMENT, CROPS AND ANIMALS, ENSURE SAFETY, BE AN AMBASSADOR FOR THE PUBLIC AND UNDERTAKE SITE STEWARDSHIP AND MANAGEMENT INITIATIVES.





FENCE AND DITCHES PROVIDE SEPARATION, DRAINAGE FUNCTIONS AND INTEREST TO THE FIELDS.

THERE ARE OTHER AGRICULTURAL USES ALLOWED IN THE ALR INCLUDING AQUACULTURE, WINERIES AND HORSE STABLES.

THESE SHOULD BE VERY CAREFULLY CONSIDERED AND ASSESSED FOR OVERALL SITE IMPACT AND POTENTIAL CONFLICT WITH OTHER USES.



NATURAL ENVIRONMENT

LAND USE



Naturalised Woodlot

Program: Birdwatching, strolling, nature appreciation and interpretation, native plant education, guided tours, biodiversity

The Meadows

Program: Informal and adventure play, picnicking, community gathering, seating, viewing, biodiversity

Drainage Channel

Program: Learning and exploration, viewing, education, birdwatching, seating

Bog

Program: Viewing, research and education, birdwatching, seating, volunteerism, interpretation, biodiversity

Sphagnum Moss Sanctuary

Program: Viewing and nature appreciation, outdoor education, seating, respite and reflection, interpretation, biodiversity

Fen & Bog Watercourse

Program: Learning and exploration, viewing, research and education, birdwatching, seating, biodiversity

Successional Edge

Program: Viewing, education, birdwatching, trail walking, seating, biodiversity

The Wetland

Program: Biodiversity, viewing platform adventure play, research and education, birdwatching, stormwater retention

Key Directives

1.	Manage the whole site as one. Recognize that it is a system. As uses are integrated into the long vacated site, decision-making must fully consider the impacts on all parts of the system and be adaptable.
2.	Increase biodiversity by protecting and enhancing the ecologically valuable areas and carefully introducing new plants and wildlife habitat.
3.	Protect critical ecological habitats and functions on the Lands.
4.	Monitor and ensure that the watertable levels are maintained and managed to preserve the critical bog eco-systems.
5.	Promote and enhance the Ecological Network connections to the existing and proposed green infrastructure services in the surrounding urban areas and to the Department of Defence Lands and Richmond Nature Park Ecological Hub.
6.	Work with others and foster environmental stewardship and partnerships to provide expertise, ideas, volunteerism, potential financial assistance, and sense of ownership.
7.	Make nature accessible and connect people to the Lands. Provide opportunities to appreciate the beauty of nature, the quietness in the middle of the site, the views to the mountains, and experience the health and wellness benefits of being outdoors.

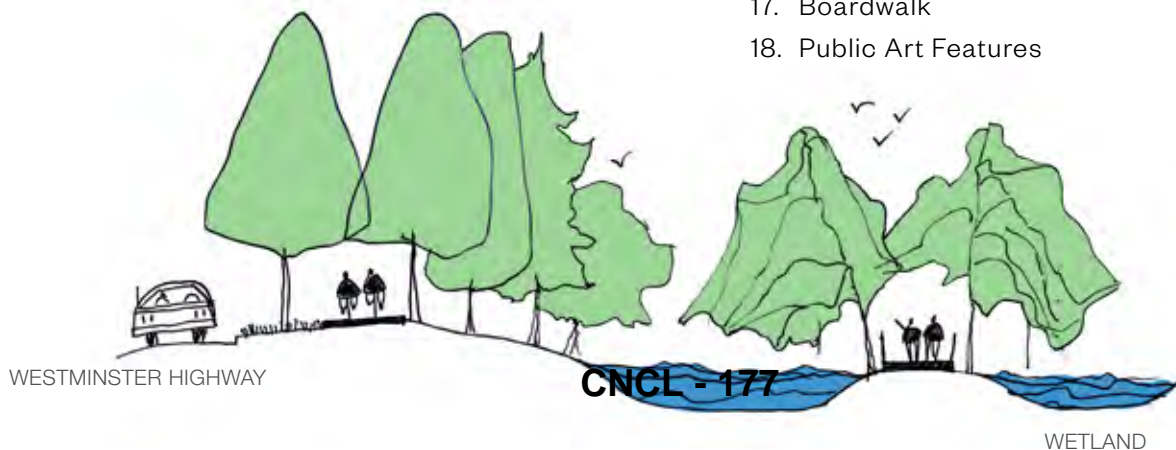


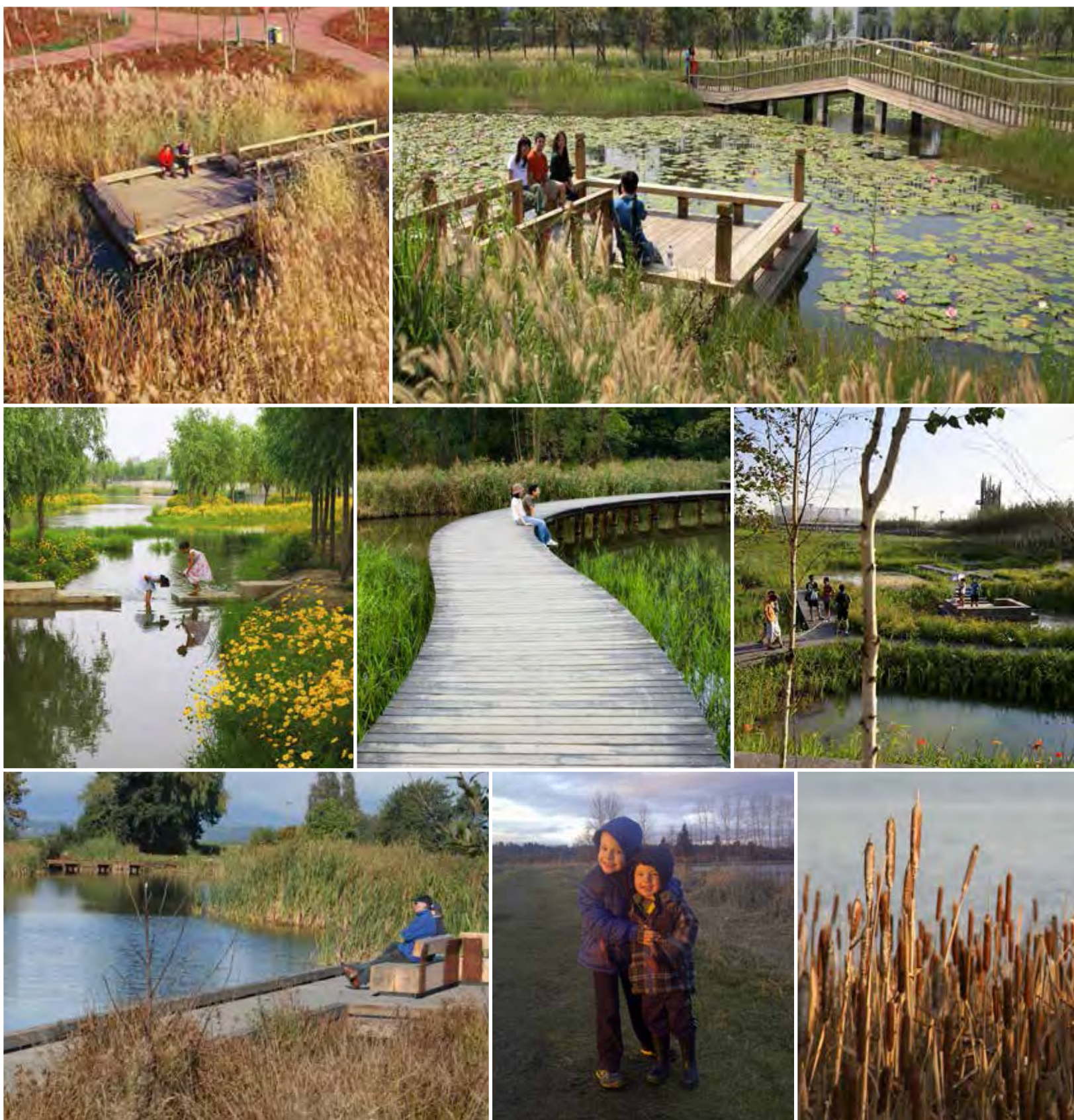
THE WETLAND



LEGEND

- | | |
|---------------------------------------|-------------------------------------|
| 1. Enhanced Wetland | 9. Agriculture Fields |
| 2. Vegetated Habitat Islands | 10. Successional Edge Planting |
| 3. Bridge Crossings and Viewing Areas | 11. Perimeter Trail |
| 4. Strolling Pathways | 12. Arts and Craft Fibre Production |
| 5. Bog Watercourse | 13. Tree Nursery |
| 6. Informal Play | 14. Crosswalk and Entry Plaza |
| 7. Lookout Tower | 15. Gateway Entrance |
| 8. Wetland Drainage Channel | 16. Weir Control Point |
| | 17. Boardwalk |
| | 18. Public Art Features |







THE BOG

PLANT SPECIES THAT ARE DISTINCT AND UNIQUE WILL BE PROTECTED.

THE PREDOMINATE SCOTCH HEATHER IN THE NORTH-EAST CORNER IS NOT NATIVE TO RICHMOND, HOWEVER, WELL SUITED TO THE PEAT BOG ENVIRONMENT.

OTHER PLANTS ARE NATIVE SUCH AS THE HARDHACK SHRUB WHICH CAN GROW QUICKLY AND TALL POTENTIALLY CHANGING THE CHARACTER OF THE OPEN BIG SKY LANDSCAPE.

A NATURAL RESOURCE MANAGEMENT PLAN WILL HELP SET GOALS AND ADDRESS THESE ISSUES.





BOARDWALKS WILL HELP PROTECT THE BOG AND PROVIDE YEAR ROUND ACCESS TO WETTER AREAS OF THE SITE.



GUIDED TOURS USING SPECIAL BOG SHOES IN ESTONIA



LARGE SWATHS OF GRASS MEADOW AREAS SHOULD BE MAINTAINED AND UTILIZED AS TRANSITION ZONES BETWEEN THE BOG AND AGRICULTURAL AREAS.

SPECIAL POCKETS OF PLANTS SUCH AS THE 'FERN FOREST' SHOULD BE RETAINED WHERE POSSIBLE.

THE MOUND MEADOW AREA HAS EXISTING NATURALIZED BULBS SUCH AS CROCUSES THAT HAVE PROVIDED A SEASONAL DISPLAY OF COLOUR FOR OVER 20 YEARS. PATCHES OF THESE WILL BE MAINTAINED.





EXPANDED WATERCOURSES PROVIDE YEAR ROUND WATER TO ENHANCE WILDLIFE HABITAT AND RECREATIONAL OPPORTUNITIES.

WATER WITHIN THE SITE CAN BE MULTI-FUNCTIONAL. NATURAL WATERCOURSES AND ENGINEERED ONES SUCH AS DRAINAGE DITCHES, DETENTION PONDS OR FORMAL WATER FEATURES COULD RETAIN AND FILTER STORM WATER FOR IRRIGATION.

ESTABLISHING A COMPREHENSIVE WATER MANAGEMENT STRATEGY FOR THE WHOLE SITE WILL BE A PRIORITY.



UNUSUAL SPORTING EVENTS - BOG SNORKELLING CHAMPIONSHIP WALES



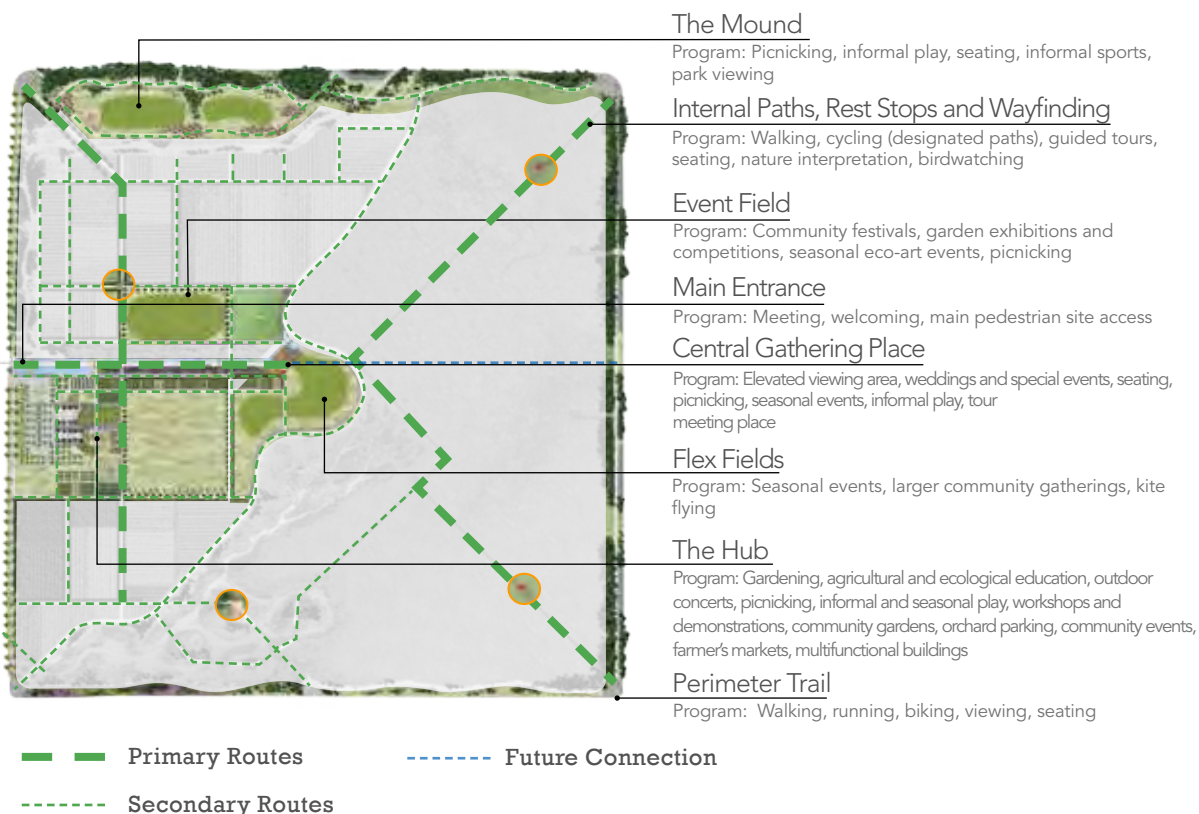
ADDING TREES AND SHRUBS PROVIDES FOOD, HABITAT AND PERCH FOR LOCAL WILDLIFE.

THEY WILL ALSO FRAME THE LANDS AND PROVIDE A GREEN BACKDROP FOR VISITORS IN THE SITE.

WOODLOTS AND STREET TREES SHOULD BE CAREFULLY PLACED TO MINIMIZE POTENTIAL NEGATIVE EFFECTS ON THE RAISED PEAT BOG PLANT SPECIES AND TO MAINTAIN OPEN SKY VIEWS.

COMMUNITY WELLNESS AND ACTIVE LIVING

LAND USE



Key Objectives

1.	Establish a unique site that is complementary and adds to the diversity of parks and open spaces system within the City.
2.	Integrate an overarching theme of sustainability that specifically promotes healthy lifestyles and ecologically integrated site development and programs.
3.	Promote a culture of walking and cycling by establishing safe and clear pedestrian connections to the surrounding neighbourhoods and a hierarchy of trail within the site.
4.	Provide a vibrant Community Hub/Farm Centre that acts as a magnet for community gatherings, a place of education and discovery, and provides basic park infrastructure.
5.	Minimize building footprint on the Land and encourage multi-functional and innovative buildings forms concentrated in the Community Hub/Farm Centre area.
6.	Provide flexible and adaptable spaces and programs that can respond to community needs and the evolving understanding about the bog ecological functions and agricultural viability.
7.	Create a sense of a sanctuary - an escape from the city hustle and bustle of the surrounding roadways and urban densification of buildings and uses.



COMMUNITY HUB & FARM CENTRE



LEGEND

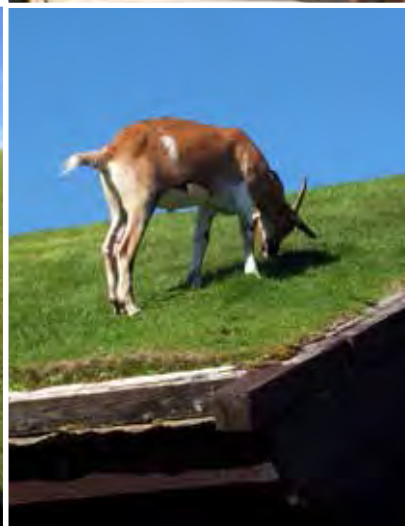
- | | |
|--|---|
| 1. Orchard Parking (60-80 stalls) | 9. Demonstration Fields |
| 2. Co-Located Multifunctional Green Buildings:
Welcome and Interpretation Centre,
Community Functions, Agricultural Centre | 10. Tree Nursery |
| 3. Informal Play | 11. Agricultural Field |
| 4. Event Field | 12. Garden City Shared Use Greenway |
| 5. Community Flex Plaza | 13. Garden City Lands Main Entrance and
Lansdowne Terminus Water Feature |
| 6. Display Gardens | 14. Agricultural Fields |
| 7. Picnic Orchard | 15. Crosswalk and Site Entrance |
| 8. Community Gardens | |



DESIGN *GREEN* BUILDINGS THAT COMPLEMENT THE CHARACTER OF THE URBAN EDGE AND YET PROVIDE A UNIQUE TRANSITION TO THE RURAL AND NATURAL SETTINGS.

A PHASED BUILDING APPROACH USING CREATIVE AND INNOVATIVE BUILDING FORMS COULD PROVIDE SHORT-TERM FACILITIES TO SUPPORT A COMMUNITY HUB/FARM CENTRE.

OVER TIME, AN ICONIC BUILDING(S) SUCH AS A SUSTAINABILITY CENTRE FOCUSSED ON FOOD SYSTEMS, ECOLOGY, CLIMATE CHANGE AND SOCIETY COULD BE CONSIDERED.





GARDEN ROOMS AND DEMONSTRATION AREAS

CNCL - 187



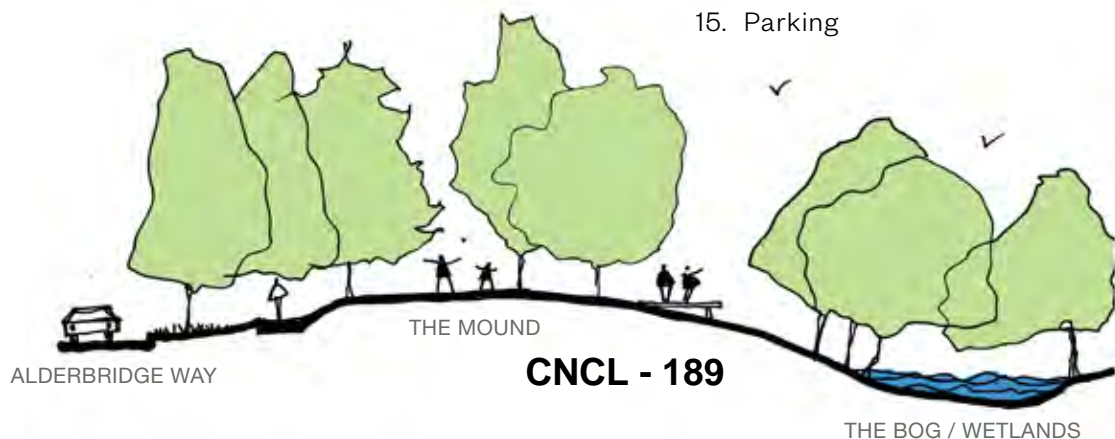
INFORMAL PLAY, HEALTH ACTIVITIES AND FARMERS MARKETS

THE MOUND



LEGEND

- | | |
|--|---|
| 1. The Commons | 8. Entry Gateway Plaza with Art Feature |
| 2. Strolling Wooded Path / Perimeter Trail | 9. Entry Path Through Tree Allee |
| 3. Viewing Seats | 10. Viewing Tower |
| 4. Picnic Areas | 11. Informal Play |
| 5. Orchard Trees | 12. Agriculture Fields |
| 6. Forest Edge | 13. Meadow Grass Slopes |
| 7. Stormwater Channel | 14. Crosswalk and Site Entrance |
| | 15. Parking |







CONNECTIONS AND PATHWAYS

GARDEN CITY ROAD GREENWAY WILL BE AN OFF-ROAD CYCLING AND PEDESTRIAN PATH. IT IS PART OF THE REGIONAL AND CITY WIDE CYCLING NETWORK. STREET TREES WILL CREATE A GREEN BACKDROP AND BUFFER FROM WITHIN THE SITE.

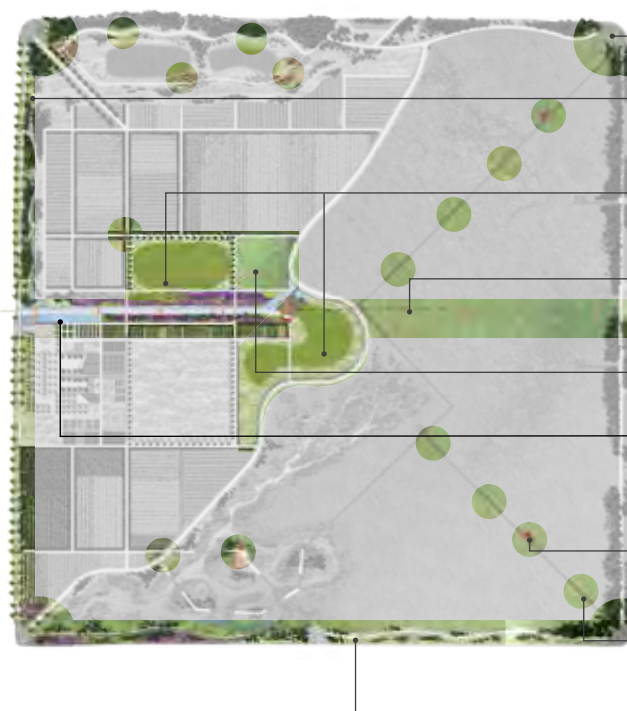
A SERIES OF PATHWAYS WITH DIFFERENT TEXTURES AND WIDTHS WILL BE CONSTRUCTED THROUGHOUT THE SITE.

THE PERIMETER TRAIL IS 2.5 KILOMETERS IN LENGTH.





CULTURAL LANDSCAPE - PLACEMAKING



LAND USE

Entry Gateways with Art Features

Program: Seating, interpretation, multi-media interactive program

Garden City Greenway Art Walk

Program: Public art, heritage and agriculture interpretation, strolling, running, biking

Flex Fields & Event Fields

Program: Garden display competitions, tourism, art festivals, concerts, seasonal eco-art events, GCL art events

Historic Rifle Range Markers

Program: Elevated viewing area, history interpretation, historic and eco-tours

Art Fields

Program: Seasonal art display and events, maze / labyrinth walks

Main Entrance

Program: Lansdowne parkway water feature and reservoir, stormwater education, major art feature, community gathering, interactive new media

Communications Tower Lookout Points

Program: Viewing, history interpretation, plus interactive new media

Interpretation Rest Stops & Wayfinding

Program: Seating, interpretation

City Centre Gateway Edge

Program: Seasonal flower display, public art and interpretation

KEY OBJECTIVES

1.	Create a distinct design and character into the park features and programs that respects and reflects the unique landscape and history of the lands.
1.	Provide a comprehensive interpretation program to increase visitors understanding of the heritage bog landscape, issues of sustainability, urban agriculture and healthy lifestyle choices.
2.	Establish signature eco-art, sustainable landscape, agriculture and food based festivals that make the Lands a community and tourism destination.
3.	Celebrate the seasons with purposeful and intentional plantings, programs, and festivals.
4.	Engage the community's creativity and ideas in the ongoing planning, programming, and implementation of a variety of projects.
5.	Connect and be an extension of the future Lansdowne Road ceremonial and 'outdoor gallery' public art program.





TANGHE RIVER PARK



RED PAPER PARK

A SIMPLE, STRONG VISUAL STATEMENT CAN BE FUNCTIONAL AND ICONIC

CNCL - 195



ART CAN PROVIDE INTERPRETATION AND AN UNIQUE VIEW ON THE WORLD
CNCL - 196



FESTIVALS AND EVENTS

CNCL - 197





CULINARY / FOOD FESTIVALS

CNCL - 199



ANNUAL AND LARGE INTERNATIONAL LANDSCAPE/ ENVIRONMENTAL ART FESTIVALS OR COMPETITIONS IN THE FUTURE WOULD CREATE A TOURISM DRAW.

LARGE SCALE INTERNATIONAL EVENTS THAT REQUIRE AN INDOOR VENUE COMPONENT COULD BE HELD AT THE RICHMOND OLYMPIC OVAL AND THE THEME EXTENDED ALONG THE LANSDOWNE ROAD ART WALK LEADING TO AN OUTDOOR FESTIVAL OR EVENT IN GARDEN CITY LANDS.

EXAMPLES INCLUDE:

- CHELSEA GARDEN SHOW LONDON ENGLAND
- JARDIN DES METIS LANDSCAPE DESIGN COMPETITION, QUEBEC
- MONTREAL INTERNATIONAL MOSAICCULTURES SHOW
- FLORIADE, HOLLAND - THE WORLD'S LARGEST HORTICULTURE EXPO





5

IMPLEMENTATION

A LONG TERM PERSPECTIVE

As the City moves forward with implementing the Legacy Plan, the four key things to be considered:

It is a long term vision – Garden City Lands is unique in its size, City Centre location and site features. The Lands will be for future generations to enjoy and to actively participate in how it unfolds and is programmed over the years.

It has to be adaptable and flexible – A long term perspective that keeps true to the Vision and Guiding Principles, allows for a plan to be flexible and adapt to changes. For instance, “What are best practices of the future? What will our community needs be? What will agriculture look like in the future? How will climate change impact our environment? How do we balance the farm practices with the long term sustainability of the bog wetland?”

It will require an ongoing relationship with Agricultural Land Commission – An overall Concept Plan for Garden City Lands will help the ALC understand the rationale and relationship between different site elements that may ‘push the envelope’ while respecting the ALR. Finding the right balance of amenities, conservation, and programs that best serves the community will require ongoing discussion.

Tread lightly and develop slowly. Nature is a complex system. A Concept Plan will provide a framework for development of the Lands by identifying the different land use areas. However, understanding the hydrology regime is critical and will require further study and ongoing monitoring.



IMPLEMENTATION & ACTIONS TIMELINE

The Garden City Lands Legacy Landscape Plan implementation is divided into the four Land Use Framework themes. The directives that have been identified for each of these land uses are listed below together with actions and a proposed timeline.

URBAN AGRICULTURE (UA)

OUTCOME: Garden City Lands will be a showcase for innovative and sustainable agriculture practices within a public park setting

Land Use Directives	Actions	Timeline
UA1 Establish community partnerships and stewardship on the Lands.	Research into potential partners for the Lands starting with the proposal from Kwantlen Polytechnic University.	Ongoing
UA2 Showcase agro-ecology best practices and provide opportunities to take the classroom outside through encouraging research and innovative practices.	Establish licencing agreement terms outlining guidelines and expectations for farming on the Lands.	2015
UA3 Develop a wide range of opportunities for individuals, groups, and non-profit organizations to participate in crop cultivation, gardening, education, access to local food, and special events to ensure community and social benefits.	Establish temporary community gardens Work with educational institutions and volunteer non-profit groups to provide education classes on-site. Host special events on the site to bring awareness to the Lands.	2016
UA4 One farm, multiple farmers - Promote a collaborative and sustainable approach to active farming, gardening and environmental stewardship of the Lands.	Establish a Farm Management Strategy.	2015
UA5 Ensure sustainable farming by establishing sources of water for irrigation while ensuring minimal impact on the natural bog hydrology.	Undertake hydrology studies and install water monitoring equipment as the first priority. Establish a Water Management Strategy and Implementation Plan for the farm and garden uses. Undertake detailed design and engineering for water management and water utility funding strategy.	2014-2016

NATURAL ENVIRONMENT (NE)

OUTCOME: A highly valued, biologically diverse and resilient natural environment that respects the inherent ecology of the Lands and is a vital contribution to the City's overall Ecological Network and community health.

Land Use Directives	Actions	Timeline
NE1 Manage the whole site as one. Recognize that it is a system. As uses are integrated into the long vacated site, decision-making must fully consider the impacts on all parts of the system and be adaptable.	Seek Council approval of the overall land-use framework and Legacy Landscape Plan as a guide for future development. Continue discussions with the Agricultural Land Commission. Establish an interdepartmental city staff committee to advise and monitor activities on the lands.	2014
NE2 Increase biodiversity by protecting and enhancing the ecologically valuable areas and carefully introducing new plants and wildlife habitat.	Regrade and plant trees on the disturbed mound area in the north-west corner of the Lands. Selectively allow natural succession to occur along the edges and in small pockets within the site.	2016
NE3 Protect critical ecological habitats and functions on the Lands.	Develop a Natural Resource Management Plan to confirm the critical ecological values; set goals; and establish best practices.	2015
NE4 Monitor and ensure that the watertable levels are maintained and managed to preserve the critical bog eco-systems.	Develop and implement a comprehensive Hydrology and Water Management Strategy for the whole site that includes the Farm Water Management Strategy.	2014-2015
NE5 Promote and enhance the Ecological Network connections to the existing and proposed green infrastructure services in the surrounding urban areas and to the Department of Defence Lands and Richmond Nature Park Ecological Hub.	Work with the Department of Defence as opportunities arise to ensure that critical habitat is preserved to maintain an ecological connection to the Nature Park. Investigate the feasibility of incorporating a geo-exchange field in the disturbed mound area along Alderbridge Way and/or in the Community Hub for the purpose of providing renewable energy for future phases of the Alexandra District Energy Utility. Establish street trees in the Alexandra area and incorporate ecological benefits in the development of West Cambie Park.	Ongoing
NE6 Work with others and foster environmental stewardship and partnerships to provide expertise, ideas, volunteerism, potential financial assistance, and sense of ownership	Continue to work with experts in the field such as the Burns Bog Scientific Advisory Panel and the Agricultural Land Commission.	Ongoing
NE7 Make nature accessible and connect people to the Lands. Provide opportunities to appreciate the beauty of nature, the quietness in the middle of the site, the views to the mountains, and experience the health and wellness benefits of being outdoors.	Construct trails and a viewing platform in the middle of the site as a priority. CNCL - 205	2015-2017

COMMUNITY WELLNESS AND ACTIVE LIVING (CWAL)

Outcome: An accessible, safe and appealing public open space that promotes healthy lifestyles and community cohesiveness through a unique richness of adaptable social, environmental, agricultural and recreational amenities and programs.

Land Use Directives	Actions	Timeline
CWAL1 Establish a unique site that is complementary and adds to the diversity of parks and open spaces system within the City.	Council approve the Legacy Landscape Plan as the guide to future development of the site. Develop detailed design plans for implementation.	2014
CWAL2 Integrate an overarching theme of sustainability that specifically promotes healthy lifestyles and ecologically integrated site development and programs.	Establish education classes, recreational programs, and interpretation signage that promotes healthy lifestyles. Establish a farmers market for access to locally grown food.	2015-2016
CWAL3 Promote a culture of walking and cycling by establishing safe and clear pedestrian connections to the surrounding neighbourhoods and a hierarchy of trail within the site.	Construct signalized cross-walks on Alderbridge Way to connect to the Alexandra area. Construct a perimeter trail. Construct boardwalks and trails once the hydrology regime and critical habitats are documented.	2016
CWAL4 Provide a vibrant Community Hub/Farm Centre that acts as a magnet for community gatherings, a place of education and discovery, and provides basic park infrastructure.	Establish the area of the Community hub with initial uses and work towards a long-term potential Sustainability Centre.	2015
CWAL5 Minimize building footprint on the Land and encourage multi-functional and innovative buildings forms concentrated in the Community Hub/Farm Centre area.	Work with the design community to establish a campus of innovative building forms as potential temporary buildings. Investigate the need for a park caretaker and/or farmers residence on the site.	Ongoing
CWAL6 Provide flexible and adaptable spaces and programs that can respond to community needs and the evolving understanding about the bog ecological functions and agricultural viability.	Establish and preserve 8 acres of the Lands within the Community Hub and Mound areas for flexible field space.	2014
CWAL7 Create a sense of a sanctuary - an escape from the city hustle and bustle of the surrounding roadways and urban densification of buildings and uses	Carefully design and construct a trail into the middle of the site and build a platform and viewing tower.	2015

CULTURAL LANDSCAPE – PLACEMAKING (CLP)

OUTCOME: A rich and vibrant place with a distinct identity that reflects and highlights the unique characteristics of the site and generates fond memories, community pride, and a deep appreciation of the agricultural and ecological values of the Lands.

Land Use Directives	Actions	Timeline
CLP1 Create a distinct design and character into the park features and programs that respects and reflects the unique landscape and history of the lands.	Design an unique suite of landscape and custom site furnishings for implementation in the Lands.	2015 + Ongoing
CLP2 Provide a comprehensive interpretation program to increase visitors understanding of the heritage bog landscape, issues of sustainability, urban agriculture and healthy lifestyle choices.	Develop an interpretation plan that is implemented as the site opens up for public use. Establish preliminary signage at the existing driveway off of Garden City Lands to increase the public awareness of the Land history and values.	2015-2016
CLP3 Establish signature eco-art sustainable landscape, agriculture and food based festivals that make the Lands a community and tourism destination.	Investigate different existing programs/festivals that could be expanded to the Lands. Look for partners to develop and establish new festivals unique to Richmond.	Ongoing
CLP4 Celebrate the seasons with purposeful and intentional plantings, programs, and festivals.	Work with partners and/or city staff to intentionally plant for seasonal colours in selected areas.	2016
CLP5 Engage the community's creativity and ideas in the ongoing planning, programming, and implementation of a variety of projects.	Identify opportunities during the different stages of development for ongoing public input through ideas and/or hands on projects.	Ongoing
CLP6 Connect and be an extension of the future Lansdowne Road ceremonial and 'outdoor gallery' public art program.	Develop a design for the terminus/entry at Lansdowne Road. Establish programs and art features that support the Lansdowne outdoor gallery theme.	2018 + Ongoing

MONITORING

The Legacy Landscape Plan is designed to guide City actions, departmental work programs and budgets as well as the efforts of potential partners.

A monitoring framework and indicators will be developed in the future as part of a more detailed action plan that will be formed once the Water Management and Natural Resource Management strategies are completed.

A

APPENDIX SITE MAP



B

APPENDIX COMMUNICATION

LOGO INSPIRATION AND DEVELOPMENT



PROMOTIONS

NEWSPAPER WRAP

Create your Garden City Lands vision

Take part in the visioning process by sharing your ideas for the future of the Garden City Lands. Your ideas will be used to help shape the future of the Garden City Lands. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library. The visioning process will be held on Thursday 11am-3pm at the Richmond City Library.

Questions to ponder

The future of the Garden City Lands is a topic that has been discussed for many years. The future of the Garden City Lands is a topic that has been discussed for many years. The future of the Garden City Lands is a topic that has been discussed for many years.

- What do you think the future of the Garden City Lands should be?
- What do you think the future of the Garden City Lands should be?
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- What do you think the future of the Garden City Lands should be?

Help create the future at our Ideas Fair

The Garden City Lands Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library. The Garden City Lands Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library. The Garden City Lands Ideas Fair will be held on Thursday 11am-3pm at the Richmond City Library.

- Garden City Lands Impressions: Time**
Members of the public will be asked to tell about their impressions of the Garden City Lands. Members of the public will be asked to tell about their impressions of the Garden City Lands. Members of the public will be asked to tell about their impressions of the Garden City Lands.
- Visual Explore Game**
Visual Explore is a fun and interactive game. Visual Explore is a fun and interactive game. Visual Explore is a fun and interactive game.
- Guesses A Game**
Guesses A Game is a fun and interactive game. Guesses A Game is a fun and interactive game. Guesses A Game is a fun and interactive game.
- Values for the Future Book**
The Values for the Future Book is a fun and interactive game. The Values for the Future Book is a fun and interactive game. The Values for the Future Book is a fun and interactive game.
- Future Paper Plan**
The Future Paper Plan is a fun and interactive game. The Future Paper Plan is a fun and interactive game. The Future Paper Plan is a fun and interactive game.

There will be a public parking lot on the Garden City Lands. There will be a public parking lot on the Garden City Lands. There will be a public parking lot on the Garden City Lands.

create a legacy

Come show us your creative side.

You're invited to help us plan the heart of our city.

Bring us your ideas for the future of the Garden City Lands. Bring us your ideas for the future of the Garden City Lands. Bring us your ideas for the future of the Garden City Lands.

The Garden City Lands are located within the Richmond City Library. The Garden City Lands are located within the Richmond City Library. The Garden City Lands are located within the Richmond City Library.

Share your imaginations.

The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned.

Use the community to plan the future of the city. Use the community to plan the future of the city. Use the community to plan the future of the city.

Imagine the future of the city. Imagine the future of the city. Imagine the future of the city.

Share your ideas for the future of the city. Share your ideas for the future of the city. Share your ideas for the future of the city.

Sat June 1 Ideas Fair 11am - 3pm

Join us for the Garden City Lands Ideas Fair. Join us for the Garden City Lands Ideas Fair. Join us for the Garden City Lands Ideas Fair.

The Garden City Lands Ideas Fair will be held on Saturday 11am-3pm at the Richmond City Library. The Garden City Lands Ideas Fair will be held on Saturday 11am-3pm at the Richmond City Library. The Garden City Lands Ideas Fair will be held on Saturday 11am-3pm at the Richmond City Library.

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Imagine the future of the city. Imagine the future of the city. Imagine the future of the city.

Share your ideas for the future of the city. Share your ideas for the future of the city. Share your ideas for the future of the city.

create a legacy

Planning begins for Garden City Lands

The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned.

Key Planning Stages:

- 1. Review and Analysis
- 2. Visioning and Community Consultation
- 3. Visioning and Community Consultation
- 4. Visioning and Community Consultation
- 5. Visioning and Community Consultation
- 6. Visioning and Community Consultation

A history of community use

The Garden City Lands have a long history of community use. The Garden City Lands have a long history of community use. The Garden City Lands have a long history of community use.

Unique ecology helps define lands

The Garden City Lands have a unique ecology. The Garden City Lands have a unique ecology. The Garden City Lands have a unique ecology.

Richmond

The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned. The Garden City Lands are a place where the future of the city is being planned.

Unique ecology helps define lands

The Garden City Lands have a unique ecology. The Garden City Lands have a unique ecology. The Garden City Lands have a unique ecology.

NEWSPAPER AD



Help us bring your ideas to life

You've shared your dreams and visions with us for the future of the Garden City Lands.

We've used your ideas to develop three proposed design options for new park and community space on these precious lands. Now it's your turn to tell us what you like and don't like about these concepts.

Join us for a Public Open House from 11 a.m. to 9 p.m. in the rotunda at Lansdowne Centre to learn more about the proposed concepts and share your ideas as we continue to develop a plan for this 55-hectare (136-acre) jewel in the heart of Richmond.

Learn more about the concepts at www.creategardencitylands.ca or by contacting the City's Parks Division at 604-244-1208.

Additional public input opportunities will be available online at www.letstalkrichmond.ca beginning November 7.

Garden City Lands Vision

The Garden City Lands, located in the City Centre, is envisioned as an exceptional legacy open space for residents and visitors. Visible and accessible from many directions, the Lands are an impressive gateway into Richmond's downtown, and a place of transition and transformation from the rural to the urban. Its rich, diverse and integrated natural and agricultural landscape provides a dynamic setting for learning and exploration. It is inclusive with a range of spaces, amenities and experiences that encourage healthy lifestyles, social interaction and a strong sense of community pride.

**Public Open House
Lansdowne Centre
Thurs Nov 7
11AM - 9PM**




C

APPENDIX SURVEYS

JUNE 1: IDEA FAIR POSTCARD



JUNE 1: IDEA FAIR SURVEY



Garden City Lands Ideas Fair Questionnaire

Thank you for attending the Garden City Lands Ideas Fair. Your thoughts, ideas and comments are important as we kick-off this comprehensive community planning process to create a new legacy for the City of Richmond. Please take a few minutes and complete this questionnaire before leaving today. You can also complete the questionnaire online or get more information by visiting www.creategardencitylands.ca.

What is your postal code? _____ Are you a City of Richmond Resident? ☐ Y ☐ N

Which neighbourhood do you call home? _____ Did you enjoy today's Ideas Fair? ☐ Y ☐ N

What did you learn today that you did not know before? _____

THINK QUICK!
What words describe your FIRST IMPRESSIONS of the Garden City Lands upcoming today? _____

What words would you use after having learned more about the Garden City Lands today? _____

LET'S GET STARTED
Below are three possible themes previously identified for the Lands by Council. However, other themes may be considered as well. How important are these themes to you? Please rank in order with 1 being the highest priority:

____ Community Wellness and Enabling Healthy Lifestyles
____ Showcasing Urban Agriculture
____ Demonstrating Environmental Sustainability
____ Other (please explain) _____

CREATE
How would you create a legacy gift for all City residents? Tell us which of the following Agricultural Land Reserve you would support:

Crop Production (e.g. root and green vegetable, berries, greenhouses)
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

Agricultural-Tourism (e.g. farmers markets, farm tours, farm retail)
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

Ecological Reserve (e.g. Richmond Natural Park)
☐ Strongly support ☐ Somewhat support ☐ Neutral ☐ Somewhat don't support ☐ Strongly don't support

Other (please explain) _____


INSPIRE
Is there a cherished memory or a story of the Garden City Lands you would like to share? _____

ENVISION
Close your eyes and tell us what you see:
Today? _____
Tomorrow? _____
100 years from now? _____


Until **Saturday June 15, 2013** your completed questionnaire or comments can be sent to:

THE CREATE GARDEN CITY LANDS PROJECT
c/o Community Services Department
City of Richmond, 5599 Lynas Lane, Richmond BC V7C 5S2
Email: gardencitylands@richmond.ca

Also, don't forget to visit www.creategardencitylands.ca and register yourself for continued updates, and more fun facts about this extraordinary open space called the Garden City Lands.



NOVEMBER 7: OPEN HOUSE SURVEY



Garden City Lands Public Open House Questionnaire November 7, 2013

It is a long term vision...
The Garden City Lands Concept Plans presented today provide a Long Term Vision for how the Lands may develop over the years. Those Lands are unique and are here for future generations to enjoy.

A LITTLE BIT ABOUT ME...
My postal code is _____ I am a City of Richmond resident? ☐ Yes ☐ No
I attended the first Open House on June 1, 2013 at Garden City Lands ☐ Yes ☐ No
I heard about this Open House by (check one)
☐ letter in the mail ☐ media ☐ newspaper ads ☐ website/social media ☐ friends/neighbours ☐ other _____

YOUR OPINION ...
1. The three Concept Plans presented today respond to the existing site conditions, the context (e.g. Agricultural Land Reserve designation) and the public input to date. I believe the Plan which best guides the future of Garden City Lands is:
Ranked 1 to 3, with 1 being the most preferred and 3 being the least.
_____ In Nature _____ On the Grid _____ Off the Grid OR _____ None of the Above _____
Additional Comments _____

2. Each Concept Plan has been designed with a 'menu' of 36 proposed Elements that represent community amenities, landscape features and program ideas. I support the following major elements:

Natural Features e.g. bog conservation areas, grass meadows <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	3. City of Richmond Council adopted a Vision statement and Guiding Principles for designing and development of the Lands. Do the Concept Plans presented today support these Guiding Principles?
Water features e.g. an expanded wetland, pond <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Encourage Community Partnerships <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Agricultural Fields e.g. demonstration gardens, research and education fields <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Respect Agricultural Land Reserve <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Gateways and Connections e.g. entry features at intersections, ecological corridors <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Strive for Environmental Sustainability <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Parkland Amenities and Circulation e.g. trails and boardwalks, informal play <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Promote Community Wellness and Active Living <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Interpretation and Art Opportunities e.g. creative and interactive displays, art <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Maximize Connectivity and Integration <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Multi-functional Community Hub e.g. space for farmers markets, barn, community building <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support	Allow for Dynamic and Flexible Spaces <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
Other elements you would like to add to this list: _____	Develop Science-based Resource Management Plans <input type="checkbox"/> Strongly support <input type="checkbox"/> Somewhat support <input type="checkbox"/> Neutral <input type="checkbox"/> Somewhat don't support <input type="checkbox"/> Strongly don't support
	Additional comments _____

4. I would like to comment on the following: _____

OTHER WAYS TO COMMENT...

You may send your completed forms or other comments to:


By mail: CREATE GARDEN CITY LANDS PROJECT - OPEN HOUSE
c/o Community Services Department
City of Richmond, 5999 Lynas Lane, Richmond BC V7V 5B2

By email: gardencitylands@richmond.ca

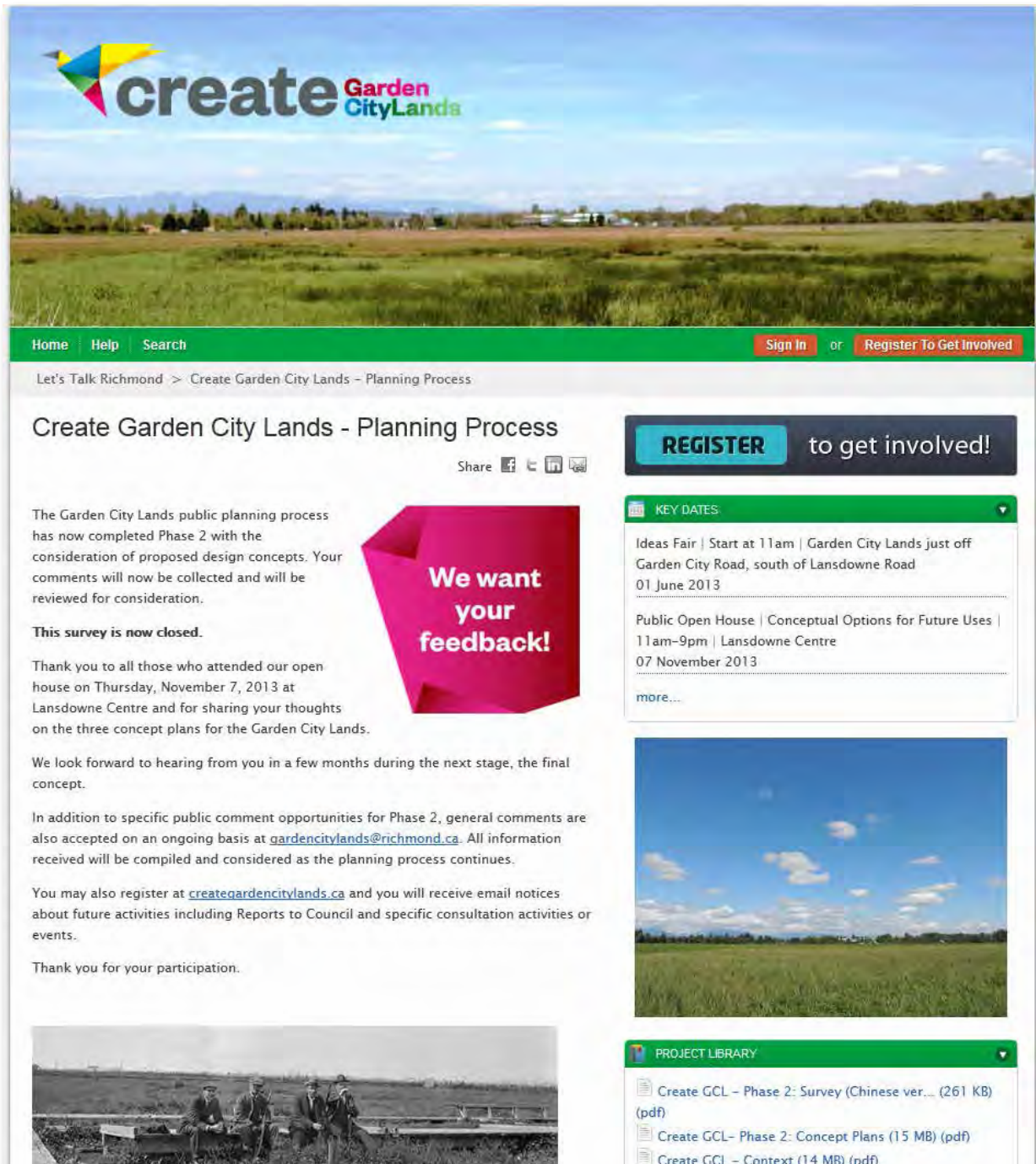
This questionnaire can also be completed online at:
www.letstalkrichmond.ca

Project information is also available at
www.creategardencitylands.ca, where
you can register to receive email
updates as the project progresses.

**Thank you for attending the Garden City Lands
Open House and providing your comments.**



LET'S TALK RICHMOND: ONLINE FEEDBACK







create Garden City Lands

Home | Help | Search | Sign In | or | Register To Get Involved

Let's Talk Richmond > Create Garden City Lands - Planning Process

Create Garden City Lands - Planning Process

Share    

The Garden City Lands public planning process has now completed Phase 2 with the consideration of proposed design concepts. Your comments will now be collected and will be reviewed for consideration.

This survey is now closed.

Thank you to all those who attended our open house on Thursday, November 7, 2013 at Lansdowne Centre and for sharing your thoughts on the three concept plans for the Garden City Lands.

We look forward to hearing from you in a few months during the next stage, the final concept.

In addition to specific public comment opportunities for Phase 2, general comments are also accepted on an ongoing basis at gardencitylands@richmond.ca. All information received will be compiled and considered as the planning process continues.

You may also register at creategardencitylands.ca and you will receive email notices about future activities including Reports to Council and specific consultation activities or events.

Thank you for your participation.

We want your feedback!

REGISTER to get involved!

KEY DATES

Ideas Fair | Start at 11am | Garden City Lands just off Garden City Road, south of Lansdowne Road
01 June 2013

Public Open House | Conceptual Options for Future Uses | 11am-9pm | Lansdowne Centre
07 November 2013

[more...](#)

PROJECT LIBRARY

- Create GCL - Phase 2: Survey (Chinese ver... (261 KB) (pdf)
- Create GCL- Phase 2: Concept Plans (15 MB) (pdf)
- Create GCL - Context (14 MB) (pdf)



CNCL - 225



Agricultural Land Commission
 133-4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

April 17, 2014

ALC File: 46522

DELIVERED BY ELECTRONIC MAIL

City of Richmond
 Parks and Recreation Department
 5599 Lynas Lane
 Richmond, BC V7C 5B2

Attention: Mike Redpath and Yvonne Stich

Dear Mr. Redpath and Ms. Stich:

RE: Garden City Lands Concept Plan Review and Preliminary Comments

The Agricultural Land Commission (the "Commission") reviewed the information provided by you at its November 28, 2013 meeting; please excuse the delayed written response in this regard. Although these comments are preliminary in nature and some aspects contained in the Concept Plans may require a future Non-Farm Use application, the Commission would like to thank the City of Richmond for its early engagement in this regard.

The Commission believed that the Concept Plans, and the general process that the City of Richmond has utilized, provided a positive outlook for the agricultural use of the Garden City Lands. In reviewing the details, the Commission believed that the Concept Plans could help to preserve agricultural land in this area while supporting agricultural education and community engagement related to agriculture in the City of Richmond.

Although the "Vision Themes" related to "Environmental Sustainability" and "Urban Agriculture" appeared to be consistent with the *Agricultural Land Commission Act*, some of the uses outlined in "Community Wellness & Active Living" would likely require a Non-Farm Use application to the Commission. Specifically, "Community Fields", "Informal Play" and some other "Parkland Spaces & Circulation" uses did not strike the Commission as being consistent with s.3(1)(f) of B.C. Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*). Should the City of Richmond consider pursuing uses of this nature, a Non-Farm Use application should be submitted to the Commission.

The Commission understood the logic of potentially utilizing the previously disturbed area in the northwest corner for certain proposed uses and ancillary services as this area may have reduced agricultural capability and/or suitability.

With respect to the specific Concept Plans ("In Nature", "On The Grid" and "Off The Grid") the Commission made no specific comments as to a preferred orientation or design. However, the Commission does strongly support a significant agricultural component, in particular the production of agricultural products through community or leased "Agricultural Fields".

Should you have any specific questions with respect to this letter, please contact Eamonn Watson (Eamonn.Watson@gov.bc.ca).

...2

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Deputy Chief Executive Officer

46522m1



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services
Committee

Date: May 5, 2014

From: Mike Redpath
Senior Manager, Parks

File: 11-7200-20-DPAR1-
01/2014-Vol 01

Re: Dog Off Leash Program Update 2014

Staff Recommendation

1. That the existing temporary fenced dog off leash area at Dover Park be relocated to the McCallan Road Right of Way/Railway Corridor and be designated as a fenced dog off leash area to be reviewed on an annual basis as detailed in the report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014.
2. That the vacant City-owned lot located at 7300 Elmbridge Way be designated as a fenced dog off leash area as detailed in the report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis.
3. That a designated fenced dog off leash area be located on a portion of Garden City Community Park as detailed in the report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis.
4. That a designated fenced dog off leash area be located on a portion of South Arm Community Park as detailed in the report "Dog Off Leash Program Update 2014" from the Senior Manager, Parks dated May 5, 2014 and be reviewed on an annual basis.

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

Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws Real Estate Services	<input checked="" type="checkbox"/> <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 provide an update on the current city wide Dog Off Leash program and to recommend designated areas for program expansion. This report directly relates to the following 2011-2014 Council Term Goal #10 Community Wellness:

10.4 Continued emphasis on the development of City's parks and trails systems.

Analysis

Background

On March 1, 1999, the City of Richmond commenced the designated Dog Off Leash program, currently there are seven designated off leash sites across the City and one pilot site. The following areas are currently designated as off leash areas for dogs in Richmond:

- Shell Road Trail;
- Horseshoe Slough Trails;
- McDonald Beach Park;
- Cambie Field (former Cambie School on Brown Road);
- Dyke Trail (South foot of No. 3 Road to Finn Slough);
- Vacant lot east of Highway 91 (Secret Park) in the Hamilton Area;
- Steveston Park (fenced off leash area); and
- Dover Park (pilot fenced off leash area).

With increased growth in Richmond's population, and approximately 5200 licensed dogs, there has been an increased demand for dog off leash areas where residents can exercise their pets off leash responsibly. For example, in the City Centre, and in established residential areas within a minimum of 800 metres of residential properties, as per the park distribution standard in the Council approved 2022 Parks and Open Space Strategy. Since the inception of the Dog Off Leash program in Richmond, the popularity of the designated off leash areas has grown.

The success of a fenced dog off leash area at Steveston Park has set a precedent and is a model for future program expansion. In addition, dog off leash areas continue to provide opportunities for outdoor social gathering and to get to know their neighbours, while encouraging responsible pet ownership. The designated off leash areas continue to allow for targeted enforcement of dogs running at large in non off leash areas.

Strategic expansion and monitoring of the Dog Off Leash program continues to provide for more equitable city-wide distribution and access for owners to responsibly exercise their dogs off leash in public spaces. The Dog Off Leash program supports the following key objectives of the Council approved Parks and Open Space Strategy:

Diversity and Multi-Functionality:

- *The system provides a variety of diverse open spaces that are flexible and able to respond to changes and community need.*
- *Community objectives are met while the finite resource of park land and public open space are protected.*

Health and Wellness

- *Residents of every neighbourhood have equal access to safe, appealing outdoor places to engage in healthy active lifestyles.*
- *The diverse range of interests of the community is reflected in the range of spaces and programs offered.*

Dover Park Pilot Project Program Evaluation

In March 2013, Council endorsed the implementation of a fenced area, nine month, pilot Dog Off Leash program at Dover Neighbourhood Park. This area was established to address the need for a dog off leash park in the area. The Dover Park pilot off leash site was installed in response to requests from residents in the area, as well as the recommendation in the 2009 Dogs in Parks Task Force report to “consider fenced off leash areas in locations throughout the City.”

A nine month pilot fenced Dog Off Leash program at Dover Park was established in August 2013. The Dover Park off leash area has been observed to be actively used by residents in the early morning, lunch hour, and in the evenings on both weekdays and weekends. Throughout the pilot program, staff have received written and oral feedback from residents, monitored the use of the park, and met with some of the residents of the Dover Crossing Neighbourhood who requested removal of the dog off leash designation (and circulated a petition).

Feedback received has been reviewed by staff and the following is a brief summary of written comments (58 written comments received, 32 positive and 26 negative):

- “The off leash area is unsightly to look at, the chain link fence is an eye sore;
- Fabulous new dog off leash area, my dog and I have always had to get in a car and drive to other areas to be off leash;
- Takes up too much space in the park;
- Love the park and the appreciate the contained area;
- Lots of my neighbours use it and we love it; and
- The extra noise created is a disturbance to the residents in the area.”

In addition to the written feedback detailed above, staff also received two petitions from the residents who live in the strata buildings surrounding Dover Park; one in support with 39 signatures collected (Attachment 1) and one in opposition with 167 signatures collected (Attachment 2). The two petitions present a clear division of opinion from “keep the off leash area” to “relocate and remove the off leash area,” based on specific concerns:

- The appearance of the dog off leash fence and benches;
- Noise from the animals barking;

- Impact to the site open space; and
- The lack of parking for residents and visitors to the area.

Dover Park Dog Off Leash Options for Consideration

Option One (Not Recommended): Maintain existing pilot fenced Dog Off Leash program at Dover Park

Staff do not recommend maintaining the temporary fenced Dog Off Leash program at the existing location within Dover Park given the high amount of public feedback received in opposition.

Option Two (Not Recommended): Relocate the fenced dog off leash area within Dover Park for an additional one year pilot

In an attempt to meet the demonstrated neighbourhood need for an area at Dover Park where residents can responsibly exercise their dogs off leash, and to ameliorate some of the concerns expressed, staff explored the option of moving the off leash usage to another area within Dover Park. This option is not recommended as it would only displace the reported resident complaints and concerns from one part of the park to another.

Option Three (Not Recommended): Relocate the Dover Park fenced dog off leash area to an alternate neighbourhood park site

This option would remedy the concerns identified by the Dover Park area residents who are opposed to the fenced dog off leash site and would eliminate the opportunity for residents in the area who support the fenced dog off leash site to have access. Staff have received suggestions from residents, who are opposed to the existing Dover Park fenced dog off leash site, and would like it relocated to a different park. The following sites have been suggested:

- Greenway along River Road at Barnard Drive in Terra Nova – Not recommended due to the limited space available.
- Spul'u'Kwucks School Neighbourhood Park – This is a school site, it would not be recommended.
- Blair/Burnett School Neighbourhood Park – This is a school site, it would not be recommended.
- Morris Park – This site is over 1.5 kilometers away from the Dover Crossing neighbourhood and given the distance is not a suitable relocation site.

Option Four (Recommended): Remove the designation at Dover Park and relocate the dog off leash designation to the McCallan Right of Way along the Railway Corridor as a one year pilot fenced dog off leash area and review the new location in one year.

This option would eliminate the close access for neighbours using the Dover Park site, but is within 600 meters of the existing Dover Park. It would support those residents in opposition to

the off leash area and would provide an options for those residents who were in support of maintaining a fenced dog off leash location at Dover Park, Attachment 3.

Dog Off Leash Program Expansion 2014-2015

With the increased growth of the City of Richmond's population, there has been an increase in requests for additional fenced dog off leash areas within the City Centre area and throughout Richmond where responsible pet owners can take their dogs to exercise off leash.

In October 2013, Council approved the Capstan Village Park design (Attachment 4) which includes a designated fenced dog off leash site. This park is located within the City Centre area, off of Cambie Road, and is scheduled to be open by summer 2015.

Proposed Program Expansion 2014:

In response to public requests for additional, neighbourhood off leash sites, three potential pilot sites have been identified to expand the current program in 2014:

- City-owned vacant lot at 7300 Elbridge Way (Attachment 5).
- Garden City Community Park located at 9351 Granville Avenue (Attachment 6).
- South Arm Community Park at 9020 Williams Road (Attachment 8).

The three temporary dog fenced sites will:

- Provide an off leash opportunity where access to a site within walking distance of the existing neighbourhoods does not exist today (e.g., within 800 metres).
- Not be in conflict with wildlife or natural areas;
- Support the Council approved 2022 Parks and Open Space Strategy goals of providing open spaces that are multifunctional and diverse; and
- Be reviewed on a regular basis to monitor usage, and for any other negative impacts to the sites.

It is proposed that a one year pilot Dog Off Leash program for the three sites detailed above be implemented commencing in the Summer of 2014. The proposed pilot monitoring period would allow for time to ensure park users and local area residents experience the site in multiple seasons.

Financial Impact

This report proposes the relocation of the existing Dover Park dog off leash area to pilot dog off leash area at McCallan Road Right of Way/Railway Corridor and the establishment of three new pilot dog off leash areas. The estimated costs for signage installation, temporary benches, and fencing rental at these sites are \$5000 total and, if approved, would be funded within the existing Parks operational budget.

Conclusion

Since the inception of Richmond's formal Dog Off Leash program in 1999, the City has been proactive in addressing community concerns while continuing to expand and refining the designated

dog off leash area program within Richmond's public open spaces. The privilege of being able to access safe and accessible off leash areas is valued by dog owners and also welcomed traditionally by non dog owners as the program provides certainty to the community as to where responsible dog off leash use is permitted. Continued monitoring is necessary to ensure that the program is meeting community needs as well as ensuring that Richmond's parks provide a range of both multifunctional and diverse programs for all.



Dee Bowley-Cowan
Acting Manager, Parks Programs
(604-244-1275)

- Att. 1: Resident Petition – In Support of Dover Park Pilot Program
2: Resident Petition – In Opposition of Dover Park Pilot Program
3: Site Map – McCallan Road Right of Way Dog Pilot Off Leash Site
4: Site Map – Capstan Village Dog Pilot Off Leash Site
5: Site Map – 7300 Elmbridge Way Pilot Dog Off Leash Site
6: Site Map – Garden City Community Park Pilot Dog Off Leash Site
7: Site Map – South Arm Neighbourhood Park Pilot Dog Off Leash Site

Resident Petition In Support Of Dover Park Pilot Program

NAME	EMAIL	PHONE (optional)
Yvonne	yvonne128@hotmail.com	
Sally H	sleepy_zali@hotmail.com	
Derek S	sotraggy@hotmail.com	
Tony Wong	tonywong@planetree.com	604 351 7018
ANNIE LIN	aniani_0@hotmail.com	604 220 2211
Lizzy	lizzyhargas@hotmail.com	
Dean Chartrand	dcafrbc@hotmail.com	778 230 5014
Kory Creta	KoryCreta@shaw.ca	778-228-0889
Amily	wugjngjng@hotmail.com	607-7818078
Rachel	csy-y@hotmail.com	278-628-8188
Jay	jean.ken@hotmail.com	278-891-8156
Niha	ninaalbadoo@yahoo.com	
Will	bonazangwill@gmail.com	
Raymond Morretti	SYLVESTERBATT001@hotmail.com	604-7670613
Kris Porter	KrisPorter@shaw.ca	604 828 4890
Gail M	gail.montague@telus.net	
Esther White	esmyers@telus.net	604-275-9895
Ethyn Yapp	ethyn.yapp@hotmail.ca	
Karen Yapp	yeckenkarenlos@hotmail.com	
Kajsa Gault	kmzarry@hotmail.com	
Paul Anderson	Linton1968@yahoo.com	604-671-9108
KATHERINE KIM	kbkkim@hotmail.com	
Trish	Harley.Mail.2011@gmail.com	
GAVIN	gavin02@gmail.com	
Maggie	meng@sd38.bc.ca	
Aaron S	mybrunothedog@hotmail.com	604-644-1476
Carol Chen	carol.yuu@hotmail.com	778-869 7562
Michael Lam	mlam2107@gmail.com	604-218-070
Belle Chen	belle-yuki@hotmail.com	778-885-7562
Darlene Howe	7420140000 darhowe@telus.net	604 274 4893
Bonnie M. H.	bonnie.rh2@netlink.ca	604 670-9555
ALLAN HANSON	allanhanson@shaw.ca	604-899-4437
BARRY WEAVER	bjweaver@live.ca	604-441-1257

[illegible]

Resident Petition In Opposition Of Dover Park Pilot Program

PETITION

TO: The City of Richmond

DATE: August/September 2013

WHEREAS The City of Richmond has erected a chain-link fence in Dover Park and designated that enclosed area as A Pilot Project Off-Leash Park for at least a period of nine months, and whereas the City of Richmond did not seek the agreement of the residents of Dover Crescent, (a residential area), we request that the off-leash area be re-located to another area of the City. Reasons for this request include:

- NOISE - dogs barking
- PARKING - non-resident dog owners using Dover Cres. parking
- APPEARANCE - a large dog pen undermines the look of the park

WE the undersigned petition the City of Richmond as follows: -

Request that the City of Richmond remove the chain-link fence erected in Dover Park and re-locate the Pilot Project Off-Leash Park to another area of Richmond. We request this happen as quickly as possible.

Name (printed)	Address (printed)	Signature
VERA ADAMSON	104 5860 DOVER CR RICHMOND BC	Vera Adamson
Denis Livolsi	316 5860 Dover Cr. Richmond BC	D. Livolsi
Angela Livolsi	5860 # 316 Dover Cr Rmd, BC	Angela Livolsi
P. SCHNEEBERGER	505-5860 Dover Cr. Richmond B.C.	P. Schneeburger
Stansford	216 5860 Dover Cr	Stansford
GEORGE HANSFORD	"	Stansford
Susan Webb	501-5860 Dover Cr	S. Webb

Sharlene Mooney	#408-5860 Dover Cr Richmond, BC	S. Mooney
Ch. Mooney	1. 2 2	C. MOONEY
Yanne YL	#103-5860 Dover Cr Richmond, B.C.	Y. YL
Fumihisa Furuya	#103-5860 Dover Cr Richmond, B.C.	F. Furuya

PETITION

TO: The City of Richmond

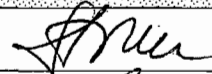



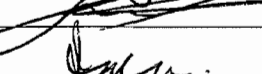
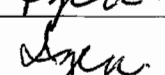
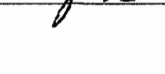
DATE: August/September 2013

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Name (printed)	Address (printed)	Signature
Mariana Stanilolu	114-JP60 Dover Cr.	
CYNTHIA CHERRY	502-5860 DOVER CR.	
PETER CLAYTON	702-5860 Dover Cr.	
Shawn Gola	308, 5860 Dover Crescent	
MICHAEL VELIZARA	508-5860 Dover Cr.	
BARBARA IZEN	604-5860 " "	
ROY IZEN	" "	

Justy Chang	407 5860 Dover Cres	Justy
Kevin Wong	407 5860 Dover Cres	Kevin Wong
TROY CHEN	108 - 5860 Dover Cr	email
TRUDY SMITH	"	"
GILLIAN BRAND	5860 Dover Cr	"
JONATHAN DOERKSEN	"	"
TENZIN BRAY	5860 Dover Cr	"
JOON JIA	5840 Dover Cr	"
Victor Wong	803 5860 Dover Cr	"
Caroline Wong	"	"
Calvin Wong	1 - 5700 Dover Cr	"
Bernard Lo	18 - 5700 Dover Cr	"
Carlos Mauricio	48 - 5840 Dover Cr	"
Aurora Mauricio	"	"
KT Tong	402 5880 Dover Cr	"
William Ying		"
Gloria Pan		"
CAROL NG	5880 Dover Cr	"
MICHAEL TSIROULNIKOV	449 - 5880 Dover Cr	"
ALEJANDRO MURGUIA	442 - 5880 Dover Cr	"
AMANDA WA	433 - 5880 Dover Cr	"
BILL BLAIR	224 - 5880 Dover Cr	"
GEORGE SHAI	128 - 5880 Dover Cr	"
RAVINDER REEL	309 - 5880 Dover Cr	"
WAN MEI	513 - 5860 Dover Cr	"

[illegible]

PETITION

TO: The City of Richmond

DATE: August/September 2013

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Name (printed)	Address (printed)	Signature
BESCO HEOR	113 - 5860 DOVER CRESC	B
LUCIAN STANILOIU	114 - 5860 DOVER C CRESCENT	Lucian
M. M. MOLTZAN	112 - 5860 DOVER	M. M. Moltzan
L. DOTAN	209 - 5860	L. Dotan
J. DOTAN	208 - 5860	J. Dotan
D. DOTAN	208 - 5860	D. Dotan
M. DOTAN	209 - 5860	Michelle

page 3

PETITION

TO: The City of Richmond


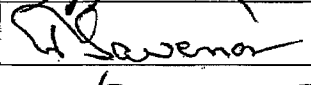
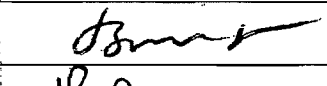
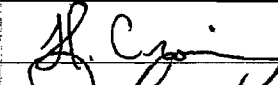
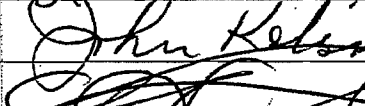
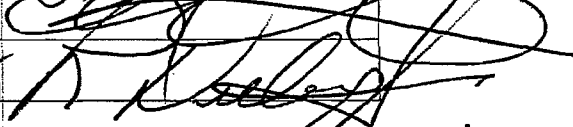

DATE: 2013

WHEREAS The City of Richmond has erected a chain-link fence in Dover Park and designated that enclosed area as A Pilot Project Off-Leash Park for at least a period of nine months, and whereas the City of Richmond did not seek the agreement of the residents of Dover Crescent, (a residential area), we request that the off-leash area be re-located to another area of the City. Reasons for this request include:

- NOISE - dogs barking
- PARKING - non-resident dog owners using Dover Cres. parking
- APPEARANCE - a large dog pen undermines the look of the park

WE the undersigned petition the City of Richmond as follows: -

Request that the City of Richmond remove the chain-link fence erected in Dover Park and re-locate the Pilot Project Off-Leash Park to another area of Richmond. We request this happen as quickly as possible.

Name (printed)	Address (printed)	Signature
Susan Esplen	149-5880 Dover Cr.	
W. Saveman	435-5880 Dover Cr.	
Judy Smith	108-5860 Dover Cr.	
H. Cronin	107-5880 Dover Cr.	
John Kolesnik	346 5880 Dover	
Don Dillingham	316 5880 Dover	
Rita Dillingham	316 5880 Dover	

V. Laninga	334-5880 Dover Cr.	
K Mennick	411 5880 Dover Cr.	
K Mennick	411 5880 Dover Cr.	
M. MORACZEWSKI	301-5880 Dover Cr.	
J. Ma	244-5880 Dover Cr.	
C. Cheung	437-5880 Dover Cr.	
R. McLean	253-5880 Dover Cr.	
ELIZABETH	348-5880 Dover Cr.	
Regina Chee	443-5880 Dover Cr.	
N. Hamir	238-5880 Dover Cr.	
Polando Masneka	7302-Lindsay Rd	
A. MURQUILA	442-5880 DOWVER CR.	
VERN MOSES	303-5880 DOVER CR.	
H BAINS	431-5880 Dover	
CHADWICK CHAN	425-5880 Dover	
Jim McYarn	179-5880 Dover	
S. Fruin	250-5880 Dover Cr.	
B. Scopazzo	335-5880 Dover Cr.	
C. NG	423-5880 Dover Cr.	
Irene Ma	329-5880 Dover Cr.	
Shirley Ngai	426-5880 Dover Cr.	
Felixon Mok	426-5880 Dover Cr.	
Zheng Zhang	247-5880 Dover Cr.	
Jodi Brammer	604-27143-5880 Dover Cr.	

[illegible]

T BEAUPRE	434 5880 Dover	T Beaupre
S. CALDWELL	232-5880 Dover Gesc.	S. Caldwell
T. Han	221-5880 Dover Cr	T. Han
ANDY. HAO	347-5880 Dover	Andy Hao
a Mueller	#448 5880 Dover Cr	a Mueller
Jessica Sy	327-5880 Dover	Jessica Sy
T. FUJIMURA	405-5880 DOVER	T. Fujimura
Xim Cha	128 - do -	Xim Cha
J. Palma	216-5880 Dover Crescent	J. Palma
S. Lan	125-5880 Dover-Ges	S. Lan
Sheela Chan	321-5880 Dover Cr	Sheela Chan
Quang	000 - 5880 Dover Cr	Quang
at Dillcassan	316-5880 Dover	at Dillcassan
JOE RANDA	346-5880 DOVERERS.	Joe Randa
Ananda Wa	433-5880 Dover Cr	Ananda Wa
Yaoxin Li	438-5880 Dover Cr	Yaoxin Li
Gao min	227-5880 Dover Cr	Gao min
Sang Rye HAN	234-5880 Dover Cr	Sang Rye HAN
Gang Wony	202-5880 Dover Cr	Gang Wony
John Li	442-5880 Dover Cr	John Li
	422-5880 Dover Cr	John Li
W. Gerardo	445-5880 Dover Cr	W. Gerardo
Arnel C	310-5880 Dover Cr	Arnel C
J TAVERNOR	401-5880 DOVER Cr	J Tavernor
K TANG	402-5880 Dover Cr	K Tang

PETITION

TO: The City of Richmond

DATE: October 2013

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Name (printed)	Address (printed)	Signature
B. TAVERNOR	435-5880 DOVER CR	[Signature]
K COMBER	150 5880 DOVER CR	[Signature]
S. SMITH	415-5880 DOVER CR	[Signature]
T. HOWARD	#436-5880 DOVER	[Signature]
T. SABOT	#241-5880 DOVER	[Signature]
B. DALEY	#344-5880 DOVER	[Signature]
S. ESPLEN	#149-5880 DOVER	[Signature]

PETITION

TO: The City of Richmond

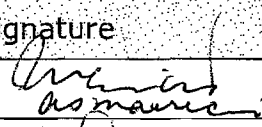
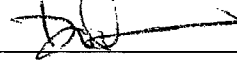
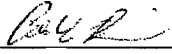
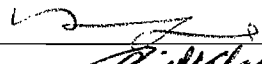
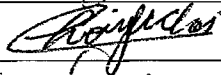

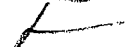
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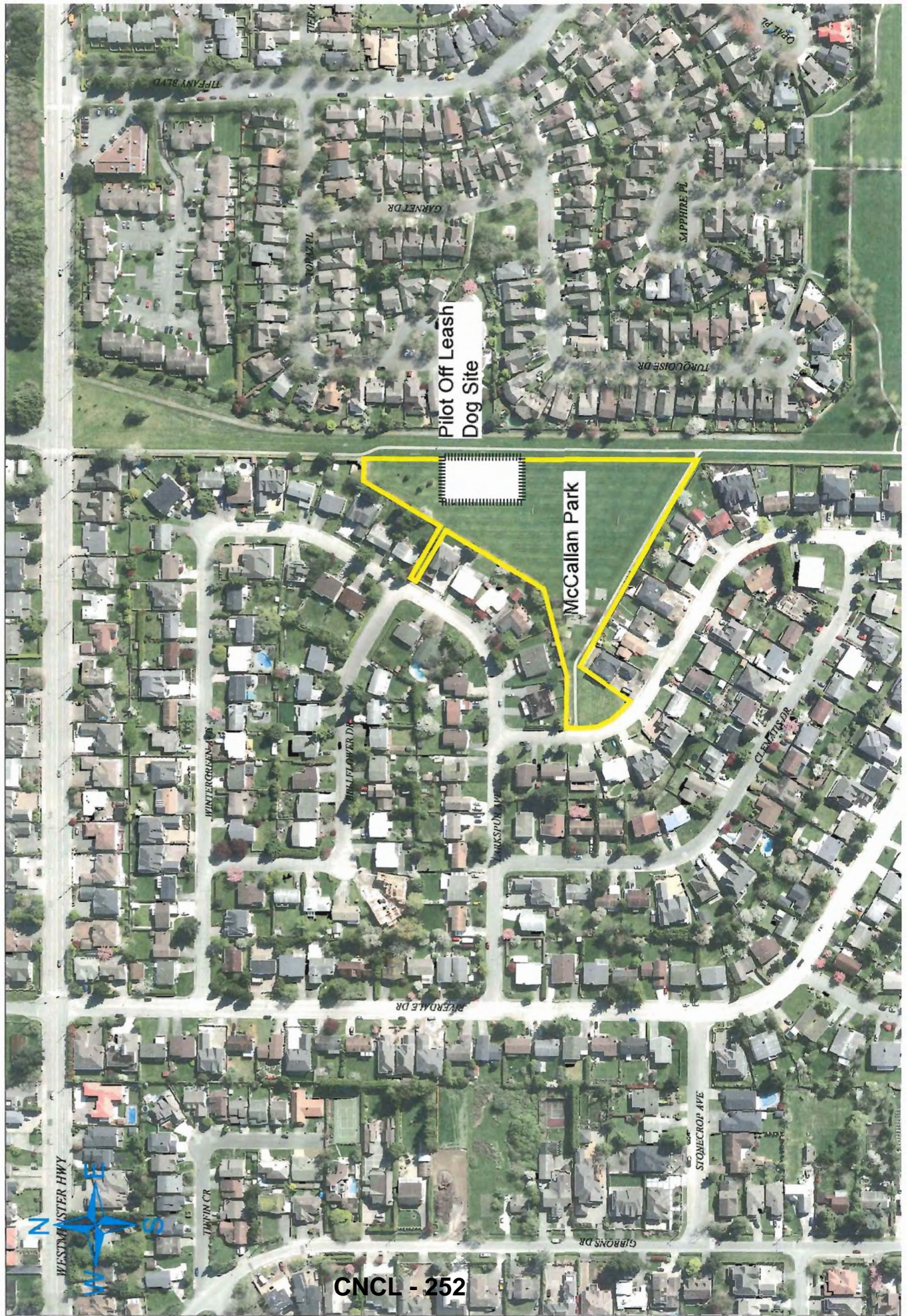
Request that the City of Richmond remove the chain-link fence erected in Dover Park and re-locate the Pilot Project Off-Leash Park to another area of Richmond. We request this happen as quickly as possible.

Name (printed)	Address (printed)	Signature
CARLOS MAURICIO AURORA MAURICIO	46-5840 Dover ↓ ↓	
DORA LEE	50-5840 DOVER	
Celia Lin	45-5840 Dover	
Shihmei Huang	26-5860 Dover	
Choi, Yn Choi	47-5840 DOVER	
Connie Chan	46-5840 Dover Crescent	
TOMMY CHAN	45-5840 DOVER	

[illegible]

AS
From
Laurie
C. K.

McCallan Road Right Of Way - Pilot Dog Off Leash Site



CNCL - 253



CONTEXT

1

This new City Centre park is envisioned as the "living room" for the Capstan Village area of Richmond, serving as the home ground for the social, recreational, and business life of the local community. It will function both as a quiet sanctuary of neighbourhood green, and a public urban square, and will offer a diverse mixture of landscapes, programs, activities and amenities for all to experience and enjoy in a shared space. The park will provide something for everyone, and people will be welcome to visit at all times of the day and throughout the seasons.

Key elements of the plan include: urban plaza/square; the "Great Lawn"; trees and landscaping; pedestrian pathways and bicycle paths; lighting; site furniture; play features; public art; off-leash dog area; and a sheltered stage area for performances.

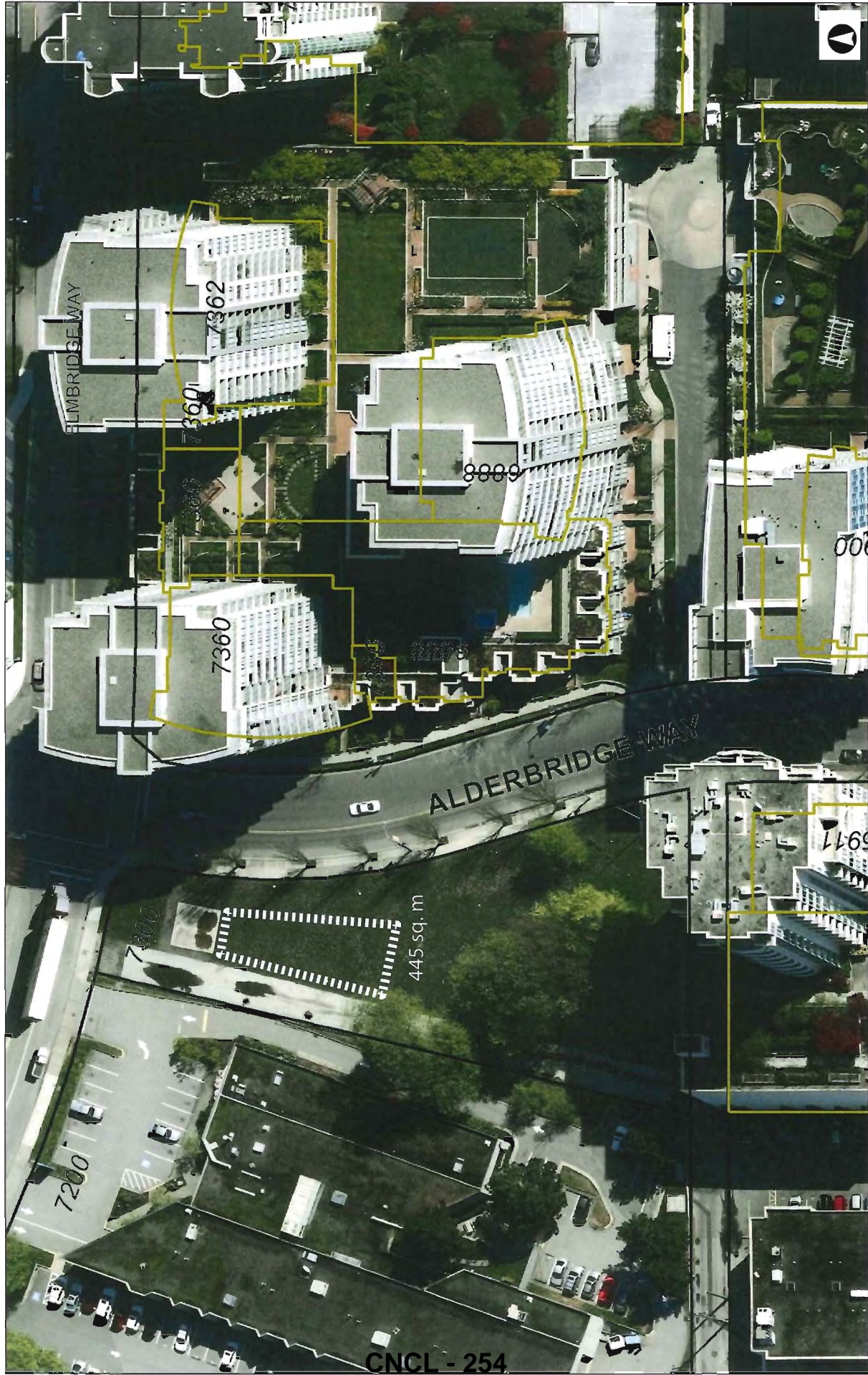
Proposed New City Centre Park

CITY OF RICHMOND
MAY 2013



L-1 of 5

7300 Elmbridge Road - Pilot Dog Off-Leash Area



42.4 21.18 0 42.4 Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable.

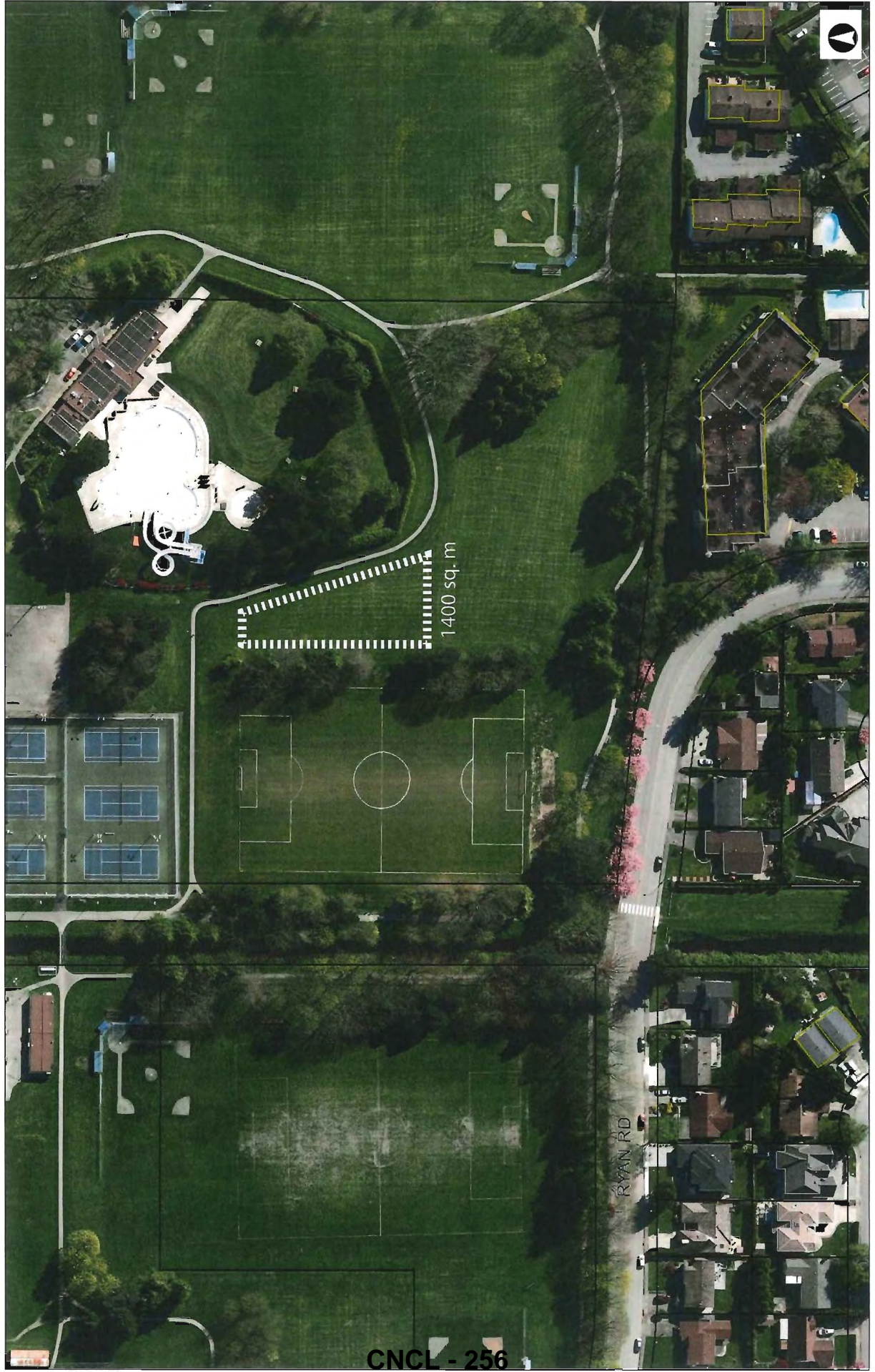
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Garden City Community Park - Pilot Dog Off-Leash Area



South Arm Park - 9020 Williams Road - Pilot Dog Off-Leash Area



84.7 42.36 84.7 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



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 25, 2014

From: Cecilia Achiam
Director, Administration and Compliance

File: 10-6360-03-04/2014-
Vol 01

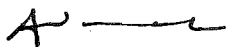

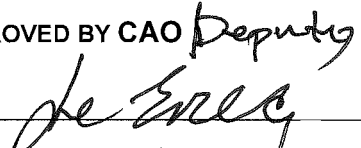
Re: Review of Sidewalk Vending Services Pilot Project

Staff Recommendation

That a Mobile Vending Program on City-owned or City-controlled property be endorsed as an ongoing City initiative.



Cecilia Achiam
Director, Administration and Compliance
(604-276-4122)

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

Staff Report

Origin

At the March 25th, 2013 Council meeting, Council adopted the following resolution:

That:

1. *Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8800, be introduced and given first, second, and third readings;*
2. *A pilot project to allow sidewalk vending services at the intersection of No. 3 Road and Westminster Highway be endorsed; and,*
3. *A report be brought back to Council following a one year review of the sidewalk vending services pilot project.*

The Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8800, which permits a mobile vendor to conduct business on City-owned or controlled property, was subsequently adopted by Council on April 22, 2013.

The purpose of this Report is to report back to Council on the pilot project at the intersection of No. 3 Road and Westminster Highway, following the one year implementation period, and to seek Council's endorsement of a Mobile Vending Program on City-owned or City-controlled property as an ongoing City initiative.

Background

The City published its first Request for Expression of Interest (EOI) in late 2012, which outlines the project requirements and general criteria for sidewalk vending services. There were three respondents to the first EOI. To generate further interest in the pilot project, a second EOI was posted in July 2013 and the City received proposals from two respondents.

The following three vendors met City requirements and are currently operating on the pilot site:

Name	Product	Location	Commencement Date
Japadog	specialty hotdog	south/west corner of No. 3 Road and Westminster Highway	June 13, 2013
Richmond Hospice Association (RHA)	fresh flowers	south/west corner of No. 3 Road and Westminster Highway	September 6, 2013
Fooda International	roasted chestnuts	north/east corner of No. 3 Road and Westminster Highway	January 15, 2014

Analysis

Key Findings/Learning:

1. There was a modest response to the City's call out for sidewalk vending services at the pilot site.
2. The sidewalks in the pilot site are not wide enough to accommodate large-size vending trucks. Moreover, there were challenges with regards to the ability of these trucks to manoeuvre in and out of the sidewalks. It is for these reasons that the City had to decline the proposal of one of the three respondents to the first EOI.
3. The food vendors provided positive feedback on their sidewalk vending experience. They have indicated that business is good and expressed general satisfaction with the pedestrian traffic in the pilot site. It was observed that foot traffic did drop during the winter months. Both vendors wish to continue to operate at the pilot site.
4. With respect to the non-food vendor, it is their observation that foot traffic in the pilot site is not enough to sustain their flower vending operation, and for this reason, they do not wish to continue their operation this coming Fall. They would be open to other opportunities should they arise (e.g. setting up a flower booth at an event).
5. The City did not receive any unsolicited feedback from the public nor neighbouring businesses with respect to the sidewalk vending carts at the pilot site.

Moving Forward:

During the pilot phase of the sidewalk vending services initiative, the City received inquiries from interested parties to establish vending trucks in other parts of the City outside the pilot areas. In response to such inquiries, the City, through the Economic Development Office and other channels, intends to promote mobile vending in other areas of Richmond.

With the adoption of Business Regulation Bylaw No. 7538, Amendment Bylaw No. 8800, authorization is in place to allow mobile vendors to conduct business on City-owned or City-controlled property. An approval process, which was established for handling sidewalk vending operations in the pilot site, will be used to facilitate future requests to set up vending carts and trucks elsewhere in the City. As in the pilot project, potential vendors will need to follow a set of general criteria to operate a mobile vending unit (e.g. must be permitted under any applicable bylaws; must comply with applicable Richmond Fire-Rescue and National Fire Protection Association regulations; must comply with public health requirements with respect to health and safety issues, etc.). Staff will monitor the Mobile Vending Program to ensure that the City is implementing the Program in the most effective and efficient manner.

It will take some time to generate interest in and build up a substantial mobile vending program in Richmond. Currently though, a robust food vending program exists in Richmond through the two night markets, which operate approximately six months/year. In 2013, the Summer Night

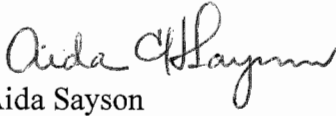
Market (Vulcan Way) had 62 food booths plus two to three food trucks, while the Richmond Night Market (Duck Island) had 84 food booths plus two to three food trucks.

Financial Impact

None.

Conclusion

The City has gained modest success with sidewalk vending in the pilot site and valuable experience through the pilot project. Both food vendors are allowed to continue their sidewalk vending operation under authority from the existing Business Regulation Bylaw. The opportunity for mobile vendors to operate in other City-owned or controlled property will be explored as part of continuing efforts to attract a diversity of businesses to Richmond.


Aida Sayson
Manager, Corporate Compliance
(604-204-8505)

ACS:acs



To: Planning Committee
From: Wayne Craig
Director of Development

Date: May 28, 2014
File: RZ 13-649999

Re: Application by Am-Pri Developments (2012) Ltd. for Rezoning at 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)"

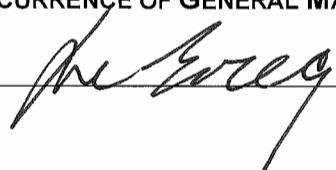
Staff Recommendation

That Richmond Zoning 8500 Amendment Bylaw No. 9136,

- a) To Amend "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" Zone to reduce the minimum front yard setback for 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road to 4.5 m; and
- b) To rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)" as amended;

be introduced and given first reading.


Wayne Craig
Director of Development
WC:dcb

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing Parks Planning and Design	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Am-Pri Developments (2012) Ltd. has applied to rezone 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road from “Single Detached (RS1/F)” and “Two-Unit Dwellings (RD1)” to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in order to develop approximately 96 three storey townhomes on the assembled site. A minor amendment to the ZT67 Zone is also proposed to reduce the front yard setback (north) from 5 m to 4.5 m in order to facilitate a wider vegetated buffer strip on the southern property line of the site.

A location map is provided in Attachment 1.

Project Overview

The purpose of the rezoning application is to allow a townhouse development with approximately 96 townhouses in a total of 21 buildings plus a centrally located 100 m² amenity building on the site and an adjacent 618 m² open space amenity area. An additional 20 m wide, 1,068 m² greenway is proposed across the north-western portion of the property that will become part of the future public pedestrian link between Alderbridge Way and the interior of the Alexandra Neighbourhood. This greenway link is a key component previously identified in the Alexandra Neighbourhood Land Use Plan (Attachment 2).

Frontage improvements are proposed along Alexandra Road including raising the Alexandra road surface, the installation of concrete sidewalks, parking along the south side of Alexandra Road and new light standards. In addition, upgrading and/or replacement of existing sanitary lines, storm lines, water main lines, additional fire hydrants and the undergrounding of hydro lines, will be required as part of development’s off-site works.

Land dedication will be required to accommodate the installation of a new public sidewalk and a treed boulevard that will ultimately run between Garden City Road and No. 4 Road along Alderbridge Way.

Contributions to the affordable housing reserve fund, public art, the child care reserve fund and the Alexandra Community Planning costs, in accordance with the “West Cambie-Alexandra Interim Amenity Guidelines Policy 5044”, are included in the Rezoning Considerations for this project. These elements are detailed later in this report.

An emergency vehicle access to Alderbridge Way is incorporated in the site plan.

Conceptual development plans provided by the applicant are shown in Attachment 3. Staff will work with the developer to refine these plans during the Development Permit review.

Findings of Fact

The proposed development site is approximately 1.62 ha (4.00 acres before dedications) in size and is located in the Alexandra neighbourhood of the West Cambie Planning Area. All of the lots are currently vacant of structures except for a number of small sheds. Most of the lots have some degree of tree and understorey vegetation coverage.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

Surrounding Development

- To the North: An existing 26 building three storey townhouse development (known as Wishing Tree) containing 141 units [zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”], a City owned park/greenway at 9611 Alexandra Road and a single, large lot currently zoned “Single Detached (RS1/F)”.
- To the East: Two large lots (9700/9740 Alexandra Road) zoned “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/F)”. Both lots are under an application for Rezoning by Polygon Development 296 Ltd. (RZ13-649641) to allow development of approximately 64 three storey townhouse dwellings.
- To the South: Alderbridge Way and the Garden City lands to the south of that. The 55 hectare (136.5 acres) Garden City lands are zoned “Agriculture (AG1)”.
- To the West: A number of large lots currently zoned “Single Detached (RS1/F)”. Of these, 9040 – 9500 Alexandra Road are currently under a pending Rezoning application by First Richmond North Shopping Centres Ltd. for a proposed shopping centre (RZ 10-528877). 9540 Alexandra Road is currently designated as Park under the Alexandra Neighbourhood Land Use Plan but the lot remains under private ownership at this time. 9500 Alexandra Road is designated for residential, 2 and 3 storey townhouses in the Land Use Plan.

Related Policies & Studies

Official Community Plan- West Cambie Area Plan

On October 15, 2012, Council adopted an Official Community Plan (OCP) amendment to re-designate 9540 – 9820 Alexandra Road and 4711– 4771 No. 4 Road from “Public and Open Space Use” and “Park” to “Neighbourhood Residential” with the exception of a greenway strip over 9540 Alexandra Road and portions of 9560 – 9600 Alexandra Road (see Attachment 2). An amendment to the West Cambie Area Plan was also adopted to re-designate the same properties from “Park” to “Townhouses”. Although the “Park” designations were removed from the West Cambie Area Plan, the ESA designations within the former park were retained with the intent that these areas would be reassessed for possible retention on a case-by-case basis as a requirement of any redevelopment proposals involving these properties.

Current Use and Density

The Alexandra Neighbourhood Land Use Map (Attachment 2) within the West Cambie Area Plan identifies the subject properties as being within “Residential Area 2” which supports a base Floor Area Ratio (FAR) of 0.65 with density bonusing to 0.75 FAR with affordable housing built on site. Two and three storey townhouses are permitted. No new single family development is permitted in the Alexandra neighbourhood due to the OCP Aircraft Noise Sensitive Development Policy. The proposed development conforms to these requirements. The applicant will not

utilized the available density bonus provisions and is proposing a project density of 0.65 FAR with a monetary contribution to the Affordable Housing Reserve in accordance with the contribution rates established by Council Policy 5044.

Environmentally Sensitive Area Designations

Environmentally Sensitive Areas (ESA) were first established and incorporated into Richmond's OCP in 1991 pursuant to Section 919.1 of the BC *Local Government Act* which allows local government to designate development permit areas (DPA) for the protection of the natural environment, its ecosystems and biological diversity. Richmond's ESA designations were most recently updated as part of the 2041 OCP (Bylaw 9000) review using 2012 aerial photogrammetry, GIS mapping and limited ground truthing.

Depending upon the type of development or activity proposed and the degree of anticipated impact upon the designated ESA, environmental assessment requirements vary from "no review" being required to a "detailed inventory and assessment" being required by qualified environmental professionals (QEPs). The intent of an environmental assessment is to verify the nature, extent and quality of any valued environmental features present and to provide recommendations for their preservation where possible, impact mitigation and/or compensation measures where impacts are determined to be unavoidable.

The designated ESAs in the Alexandra Neighbourhood are classified in the City's ESA inventory as "Upland Forest" areas. Upland Forests are typically treed areas (woody vegetation > 5m (16.4 ft) tall not including forested wetlands (swamps and bog forests) or forested riparian zones, adjacent to streams, rivers, and other watercourses.

A detailed analysis of the ESA is provided in the analysis section of this report.

Flood Construction Elevation and Road Elevation Requirements

The West Cambie Area Plan establishes a minimum Flood Construction Level within the Alexandra Neighbourhood of 2.6 m GSC and a minimum elevation of 2.0 m GSC for all new roads within the neighbourhood. The development proposes to meet these requirements by raising the grade across most of the lot. Through the associated Servicing Agreement, the development will contribute to the raising of Alexandra Road by approximately 0.6 m to bring it up to the required 2.0 m elevation. Registration of a Flood Covenant with a minimum Flood Construction Level of 2.6 m GSC is included in the Rezoning considerations.

West Cambie – Alexandra Amenity Contributions

The site is subject to the "West Cambie-Alexandra Interim Amenity Guidelines Policy 5044". This Policy establishes guidelines for voluntary developer contributions toward affordable housing, community and engineering planning costs, child care and City beautification for new developments in the Alexandra area. The proponent has opted to build to a maximum density of 0.65 FAR and provide a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund. The estimated Affordable Housing contribution for this project is approximately \$574,736.85 based on the plan submission dated March 24, 2014.

The contributions for community and engineering planning costs (estimated at \$7,888.55), child care (estimated at \$67,616.10) and City beautification (estimated at \$67,616.10) will be finalized

and collected at the prior to final adoption of the Rezoning. The City beautification contribution may be reduced from the rate established by Policy 5044 as a result of frontage improvements identified and bonded for through the Servicing Agreement that extend beyond the site's immediate frontage. The offsite works which may qualify for this reduction include works along the north side of Alexandra Road (i.e. conversion of the existing ditch to a swale, sidewalk installation, resetting of existing pedestrian bridges to address grade changes).

Aircraft Noise Policy

The subject property is located within Area 2 of the Aircraft Noise Sensitive Development (ANSD) Policy Areas. All aircraft noise sensitive land uses except new single family may be considered within Area 2. The proposed townhouse development conforms to this policy. The Rezoning considerations include registration of a restrictive covenant related to aircraft noise, submission of an acoustic report, incorporation of noise mitigation measures such as mechanical ventilation and central air conditioning. These requirements will be secured through the forthcoming Development Permit.

District Energy Utility

The development site is not within the area where connection to the West Cambie District Energy Utility (DEU) is required. The developer will incorporate a number of sustainability initiatives into the development that they indicate will result in overall reductions in energy use by the future owners.

The Rezoning considerations include requirements for this project to achieve an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating.

Public Art

The applicant has submitted a Public Art Plan checklist and is working with the Public Art Planner to address the City's Public Art Program Policy 8703. A voluntary contribution of \$86,774.00 to the City's public art fund is included in the rezoning considerations.

Public Input

Development information signage has been installed on the subject site. Staff responded to 4 telephone enquiries of a general nature from residents in the area on the status of both the subject application and the application for the adjacent lots (9700 and 9740 Alexandra Road).

Staff Comments

Environmentally Sensitive Area and Tree Assessments

Approximately 55% of the subject development site is designated in the Official Community Plan as an Environmentally Sensitive Area (ESA). Detailed site assessments of the on-site environmental features and the condition of the trees were undertaken by Stantec Consulting Ltd. (Biologist report dated August 23, 2013, see Attachment 5) and Abortech Consulting (Arborist report dated April 29, 2013, see Attachment 6).

Arborist Review

The Arborist's report (Arbortech report) inventoried 424 trees on the subject properties of which 96 are Bylaw-sized (i.e. over 200 mm diameter). A tree summary is provided in the table below. Ninety seven percent (410) of these trees were classified as unsuitable for retention due to advanced health decline or the presence of significant structural defects. Eleven trees were classified as marginal "but may be considered for retention conditional to special measures...". Only three trees were considered suitable for retention although the report recommends consideration for retaining an additional thirteen "unsuitable" trees within the 20 m wide greenway. The Arborist's assessment also notes the difficulty of retaining trees on the site due to grade changes required to achieve the minimum flood construction elevations. The developer has estimated that approximately one metre of fill is expected to be required on the site to meet flood construction requirements.

Tree Summary Table

Trees in suitable condition (over 8" (200mm) in diameter)	3	0.7%
Trees in marginal condition (over 8" (200mm) in diameter)	11	2.6%
Trees in unsuitable condition (over 8" (200mm) in diameter)	10	2.35%
Trees in poor condition over 4" (100mm) diameter - Stand 3	60	14%
Trees noted as dying over 4" (100mm) diameter - Stand 2	165	38.9%
Trees noted as dying over 4" (100mm) diameter - Stand 1	175	41.2%
Total	424	100%
Trees to be removed over 4" (100mm) diameter Only 96 of these trees are by-law size (over 8" (200mm) diameter)	405	96%
Trees to be replaced	195	

More than 80% of the trees on the lot have been assessed as dying while the majority of the remainder have been assessed as in poor condition.

Biologist Review

The Biologist's assessment (Stantec report – see Attachment 5) includes the same properties as assessed by the Arborist as well as 9560 Alexandra Road, the single lot immediately to the west of the subject site. This extra lot is the remnant property that the Developer has made several unsuccessful attempts to acquire.

Stantec's environmental assessment divides the subject properties into four environmental "community type" polygons and ranks each of these in terms of four key characteristics which contribute to the overall value for habitat.

Environmental Ranking Summary Map and Table

Polygon Number	Community Type	Fish and Fish Habitat	Vegetation Diversity and Health	Wildlife Habitat Connectivity	Invasive Species Presence	Overall Rank
Polygon 1	Anthropogenic (human) Disturbance	N/A	Low	Low	High	Low
Polygon 2	Graminoid (grasses) and Shrub land	N/A	Low	Low	High	Low
Polygon 3a	Birch Forest	N/A	Moderate	Moderate	High	Moderate
Polygon 3b	Birch Forest	N/A	Moderate	Low	High	Low
Polygon 4	Mixed wood Forest	N/A	Moderate	Low	High	Moderate

From: Stantec Consulting Ltd. Environmental Sensitive Area Assessment at 9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road.

As indicated by the above table two areas were given even a moderate overall ranking however, the Biologist's report qualifies this ranking noting that the extensive presence of invasive species. Across all of the identified environmental community types the percentage of invasive species coverage ranged from 25% to 30% of the vegetation present. Himalayan blackberry, evergreen blackberry and Japanese knotweed are among the most prominent invasive species

present. The Biologist's report also confirms the Arborist's findings regarding the overall poor condition of the existing trees on the subject properties.

Based on the detailed site level assessments, the Stantec environmental assessment indicates that the actual area of habitat on the subject site totals approximately 2,700 m² (about 16.8% of the net site) and not the 8,871.05 m² (55% of the net site) indicated in the City's current broad level ESA mapping.

The greenway area across the north-western edge of the site would be secured via a Statutory Right of Way (SROW) registered on title of the site and will also form part of the compensation package for the development impacts on a portion of the site which is designated as "Environmentally Sensitive Areas" (ESA). In addition to the proposed greenway, the balance of the ESA compensation and enhancement package includes a densely vegetated strip along the southern property boundary on Alderbridge Way, a vegetated strip along the western property line and a third vegetated strip along the eastern property boundary that will be combined with a similar vegetation strip to be provided by the developers of an adjacent property.

Site Plan Layout

The overall development density proposed for this site is 0.65 FAR with site coverage of approximately 40%. The site is laid out with a single vehicle access off Alexandra Road that leads into a loop through the main part of the site. Access to the adjacent site to the west (9560 Alexandra Road) would also come through the subject site via a Statutory Right of Way to be secured via a legal agreement as a Rezoning considerations.

The 96 townhouse units are proposed to be arranged in clusters of varying size from 3 units to a maximum of 6 units per building. A total of 21 separate residential buildings, a 100 m² amenity building and a garbage/recycling building are proposed for the site. A 617.8 m² landscaped outdoor amenity space will be located in the centre of the site that also contains the resident's amenity building. The size of these buildings and the outdoor amenity area will meet the OCP guidelines.

Vehicle and bicycle parking is proposed to meet Zoning Bylaw 8500 requirements. Preliminary development statistics indicate the provision of 192 residential vehicle stalls and 20 visitor parking stalls. Forty seven of the dwellings will contain 97 tandem stalls with the remaining 49 dwellings containing side by side parking stalls. The tandem parking arrangement will be consistent with the Zoning Bylaw 8500 requirements. The plans also include 147 Class 1 (indoor) and 20 Class 2 (outdoor) bicycle stalls fully complying with Zoning Bylaw 8500 requirements.

Building Appearance

The townhouse units will be three stories in height with different exterior finishes between the at-grade levels and the upper levels.

Dwellings fronting Alexandra Road will have individual entrances and sidewalks fronting to and connecting with the street. All the dwellings will have balconies off their second floor levels. As proposed, bedrooms will typically be located on the upper level, the kitchen, dining area and

living area will be located on the second level and parking, bicycle storage and utility equipment will be located on the ground level.

Material finishes and colors will be refined as part of the Development Permit review.

Sustainability Initiatives

The Developer has committed to achieving an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating for this townhouse project. They have also advised that they are exploring other technologies and innovations that will improve the projects sustainability and reduce the overall environmental impact of this development. These initiatives will be reviewed through the Development Permit application.

The Rezoning considerations include a requirement for the dwellings in this project to achieve an Ener-Guide rating of 82 or better and to pre-duct for solar hot water heating.

Analysis

Land Use and Zoning

The proposed development complies with both the Official Community Plan “Neighbourhood Residential” land use designation and the West Cambie Alexandra Neighbourhood “Townhouses” land use designation.

Zoning Amendment Bylaw 9136 includes an amendment to “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” in Zoning Bylaw 8500 to reduce the front yard setback for the subject properties from 5 m to 4.5 m. No other changes are proposed to the existing “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” zone.

If the proposed Zoning text amendment is approved, it will apply to only the eastern half of the subject site’s frontage along Alexandra Road since the balance of the frontage is taken up by the proposed 20 m wide greenway. Staff support the proposed front yard setback/ Zoning text amendment since this will assist in creating widened functional vegetation corridors between this site and the neighbouring development to the east and along Alderbridge Way.

ESA Response – Preliminary Overview

The detailed environmental and arborist assessments undertaken for the subject site indicate that the value of the habitat provided by at these locations is quite low. These on-site assessments indicate that the vegetation is, and has been, under stress for some time with significant presence of structural faults and insect infestations evident in the majority of the existing trees. The assessments also note a significant presence of invasive vegetation species such as Himalayan Blackberry, Japanese knot weed in the undergrowth.

The assessments of the subject site were reviewed by City's retained biologist (Raincoast Applied Ecology). While acknowledging the report findings the City’s biologist identified opportunities to retain or enhance habitat corridors through the site and, where possible, target higher valued portions of the lots.

One of the habitat corridors identified runs along the proposed greenway identified in the Alexandra Neighbourhood Land Use Plan (over portions of 9540, 9560 and 9680 Alexandra Road). Working in concert with the development to the east a second 6 m wide habitat corridor is being proposed along the property boundary between the subject property and the lot to the east, supplemented by functional vegetation strips along the other property boundaries.

The proponent's concept is to create smaller, but higher quality habitat areas along the southern and eastern property boundaries plus enhancement of the proposed greenway at the northwest corner of the site. The focus of these enhancements will be to create high quality songbird habitat and movement corridors for small birds and animals using native trees and shrubs.

Proposed Vegetation Strips

East property boundary	6 m wide when combined with buffer strip on the adjacent development property (Polygon Development 9700/9740 Alexandra Road) (i.e. 3 m per site) native trees and shrubs.
South property boundary	4 m wide strip of native trees and shrubs - species selections to minimize agricultural issues for the Garden City Lands to the south.
West property boundary	3 m wide strip of native trees and shrubs
Greenway at the northwest corner adjacent to Alexandra Road	20 m wide corridor running east-west across 9580 and 9600 Alexandra Road. This area will contain native trees and shrubs and likely a pedestrian greenway trail leading from Alderbridge Way to Alexandra Road. The applicant will work with Parks staff on the greenway plan, vegetation selections, drainage and pedestrian linkages.

The proposed on-site habitat compensation area will total approximately 2,130m². Based on the biologist's assessment, the combined enhancement/replacement plantings will result in a net habitat loss of 37m² on the subject site, however, the quality of the replacement habitat will be significantly improved.

The vegetation strip along the southern property boundary adjacent to Alderbridge Way will be selected to minimize impacts to the agricultural lands south of Alderbridge Way.

Trees and Landscaping

The Developer has committed to replacing the bylaw sized trees proposed for removal from the site at a two for one ratio consistent with the OCP policies. A detailed habitat compensation balance sheet will be requested as part of the Development Permit review. The proponent has submitted a preliminary balance sheet proposing 195 replacement trees will be provided for the 96 bylaw sized trees proposed to be removed. Sizing and species types for replacement trees will be resolved through the Development Permit.

Vegetation clearing of the site will not be permitted until the Development Permit has been issued unless specific safety issues are evident and the Rezoning Considerations include a requirement for submission of a pre-clearing bird nest survey summary of findings and recommendations prior to site clearing activities.

Per recommendations from the Tree Preservation Coordinator permission to remove two trees located on the shared North East property line will be required through the Development Permit. Three trees located on City property will need to be assessed by Parks Arboriculture staff for either retention or removal and replacement.

Alderbridge Way Median Enhancement

Additional infill tree planting will be sought along the centre median along a portion of Alderbridge Way with the intent of providing a year round visual screen to the subject site when viewed from the south. The applicant will work with Parks staff on an appropriate planting plan for the median through the Servicing Agreement.

Existing Covenant to be Discharged

A legal covenant (BG013764) is currently registered on title over 9620 and 9626 Alexandra Road restricting use of the property to that of a two-family dwelling. The removal of this covenant is necessary in order to permit townhouses on the lot and is included in the Rezoning considerations. These dwellings are part of a strata-titled duplex which will also need to be cancelled as part of the Rezoning considerations.

Orphaned Lot 9560 Alexandra Road

The applicant has attempted to acquire 9560 Alexandra Road for consolidation into their project but they have not been successful despite several attempts. The applicant's development submission includes an access via a proposed Statutory Right of Way through the subject development site in order to avoid having the site's access cut through the proposed greenway. A conceptual development plan has been submitted showing the potential redevelopment of 9560 Alexandra Road in accordance with the West Cambie Planning Area land use map subject to rezoning approval.

Engineering and Transportation Requirements

No significant concerns have been identified through the technical review related to the subject development proposal. As there are several developments occurring or proposed to occur within the vicinity of Alexandra Road (DP 12-613923 at 9251 and 9291 Alexandra Road, DP 13-650988 at 4660-4740 Garden City Road and 9040-9550 Alexandra Road, RZ 13-649641 at 9700-9740 Alexandra Road and RZ12-598506 at 9491 – 9591 Alexandra Road) some of the off-site works may be advanced by others. Engineering staff will determine how the frontage works along Alexandra Road will occur based on the sequence of Servicing Agreement submissions received and discussions with the individual developers.

Highlights of the off-site engineering requirements include:

- The following modifications to the north side of Alexandra Road are required to accommodate the proposed raising of Alexandra Road frontage:
 - Remove existing extruded curb.
 - Provide barrier curb and gutter and sidewalk on the north side of the raised Alexandra Road.
 - Modify the existing bridge access to 9566 Tomicki Road to match the raised sidewalk/road on the north side of the raised Alexandra Road. The maximum bridge slope shall be 5%.
- If adequate flow is not available on Alexandra Road, the developer shall be required to construct a 200mm diameter watermain along the future May Drive from Alexandra Rd to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
- Replacement of existing watermain is required along the development site frontage;
- Installation of additional fire hydrants to achieve minimum spacing requirements;
- Construction of a 200 mm diameter gravity sanitary sewer along Alexandra Rd from the east property line of the site to the future May Drive;
- Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
- Upgrade the existing storm sewer line from the west property line of 9580 Alexandra Road to the existing box culvert in No 4 Road as per storm capacity analysis dated April 23, 2014 (complete with tie-in the box culvert); and
- Undergrounding of existing private utility lines along Alexandra Road frontage to accommodate the proposed raising of Alexandra Road.

Key elements of the transportation related off-site requirements include:

- Design and construction of the Alexandra Road from the western property line of 9600 Alexandra Road to the eastern limit of the development including curbing, an 8.5 m wide travel road surface, treed boulevards and sidewalks, and transition to the ditch on the north side of Alexandra Road;
- Design and construction of the Alexandra Road from the western property line of 9600 Alexandra Road to May Drive including a sidewalk, treed boulevard, curbing, a minimum 6.2 m wide travel road surface and a 1m wide shoulder.
- Design and construction of the Alderbridge Way frontage including a treed boulevard and a shared cyclist/pedestrian path.
- Land dedication along Alderbridge Way to accommodate the above sidewalk and a treed boulevard.

Rezoning Considerations

Detailed Rezoning considerations are provided in Attachment 7.

Development Permit Issues

Some of the elements that staff will be following through the forthcoming Development Permit include:

- Confirmation of the site plan in relation to the Zoning Schedule “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”, detailing building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas;
- Details on the existing vegetation, ESA mitigation, compensation and long term maintenance plan preparation and protection;
- Follow up on tree assessments on City lands and trees on shared property boundaries;
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas;
- Confirmation of the Public Art response;
- Resolving on-site garbage collection and appropriate vehicle movement allowances;
- Provision of an emergency vehicle access between the subject site and Alderbridge Way;
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans;
- Addressing accessibility features within the units;
- Addressing drainage concerns adjacent to the Alexandra Road greenway and in the corridor between this site and the Polygon site to the east. Design of the greenway with parks and engineering; and
- Confirmation of the sustainability measures that will be built into the units.

Financial Impact or Economic Impact

None.

Conclusion

The proposed development provides for ground oriented town housing in keeping with the West Cambie Area Plan and the Alexandra Neighbourhood Land Use map. Biologist and Arborist assessments of the vegetation within the designated Environmentally Sensitive Area on the subject properties have provided a better picture of the habitat limitations on the site and have been used to prepare appropriate vegetation enhancement corridor plans along Alderbridge Way and along both the eastern and western property boundaries as well as the proposed park trail greenway adjacent to Alexandra Road.

Based upon the submitted information, staff recommend that Bylaw 9136 to reduce the minimum front yard setback along Alexandra Road from 5.0 m to 4.5 m and to rezone the subject properties to “Town Housing (ZT67) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



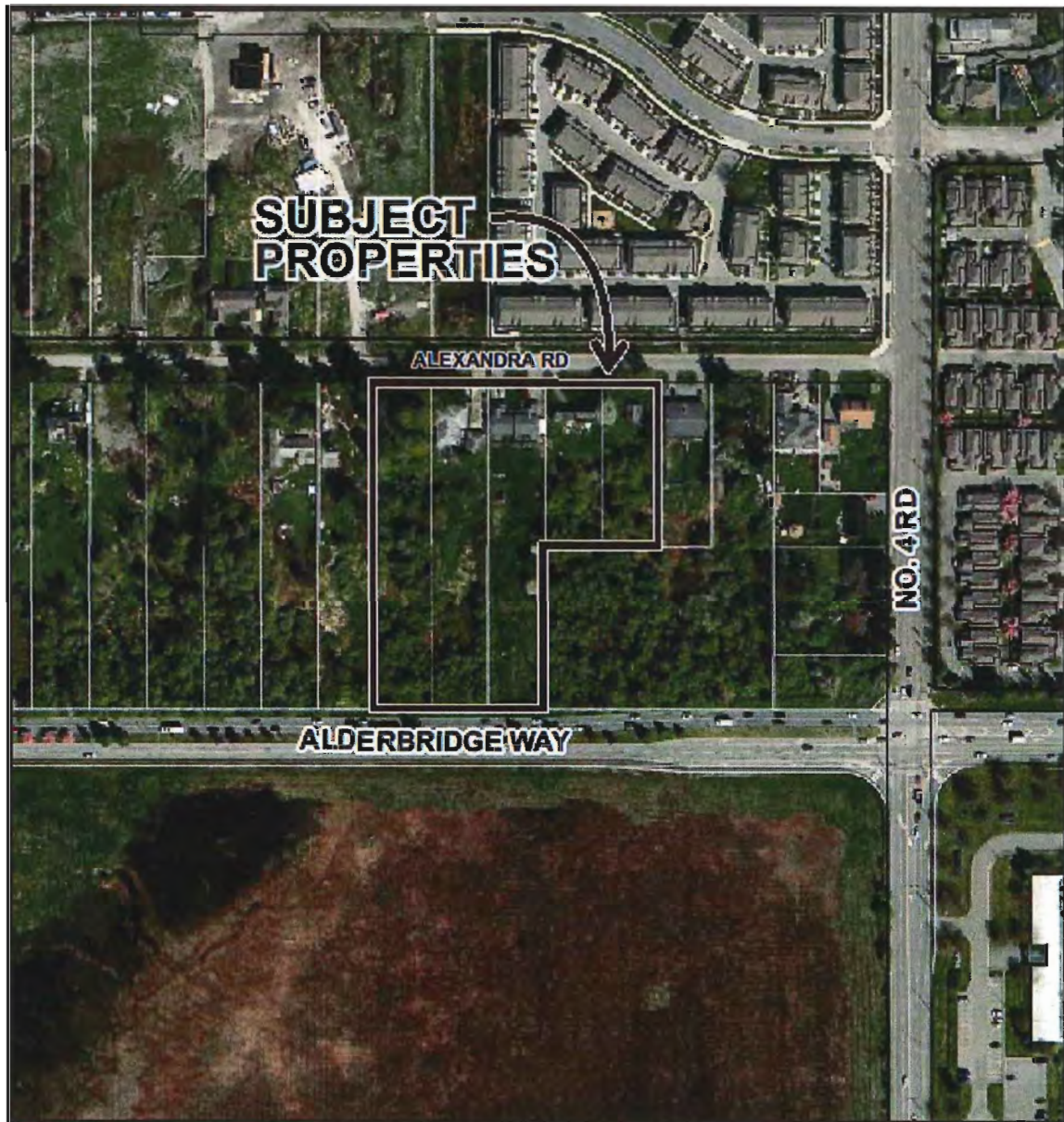
David Brownlee
Planner 2

DCB:cas

Attachment 1: Location Map
Attachment 1a: Location Map with ESA Overlay
Attachment 2: Alexandra Neighbourhood Land Use Map
Attachment 3: Conceptual Development Plans
Attachment 4: Development Application Data Sheet
Attachment 5: Biologist's Report dated August 23, 2013
Attachment 6: Arborists Report dated November 6, 2013
Attachment 7: Rezoning Considerations Concurrence



City of
Richmond



RZ 13-649999

Original Date: 11/15/13

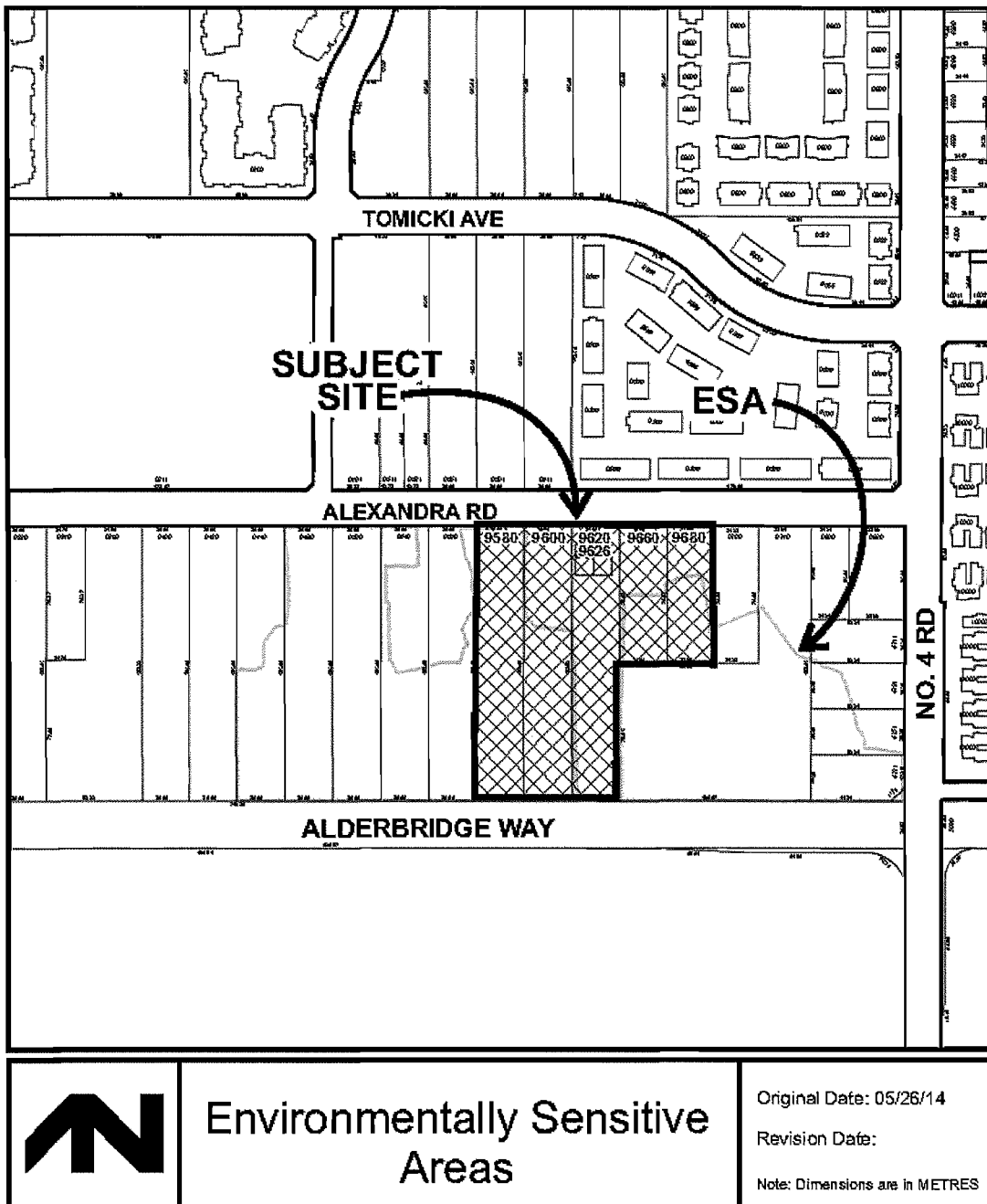
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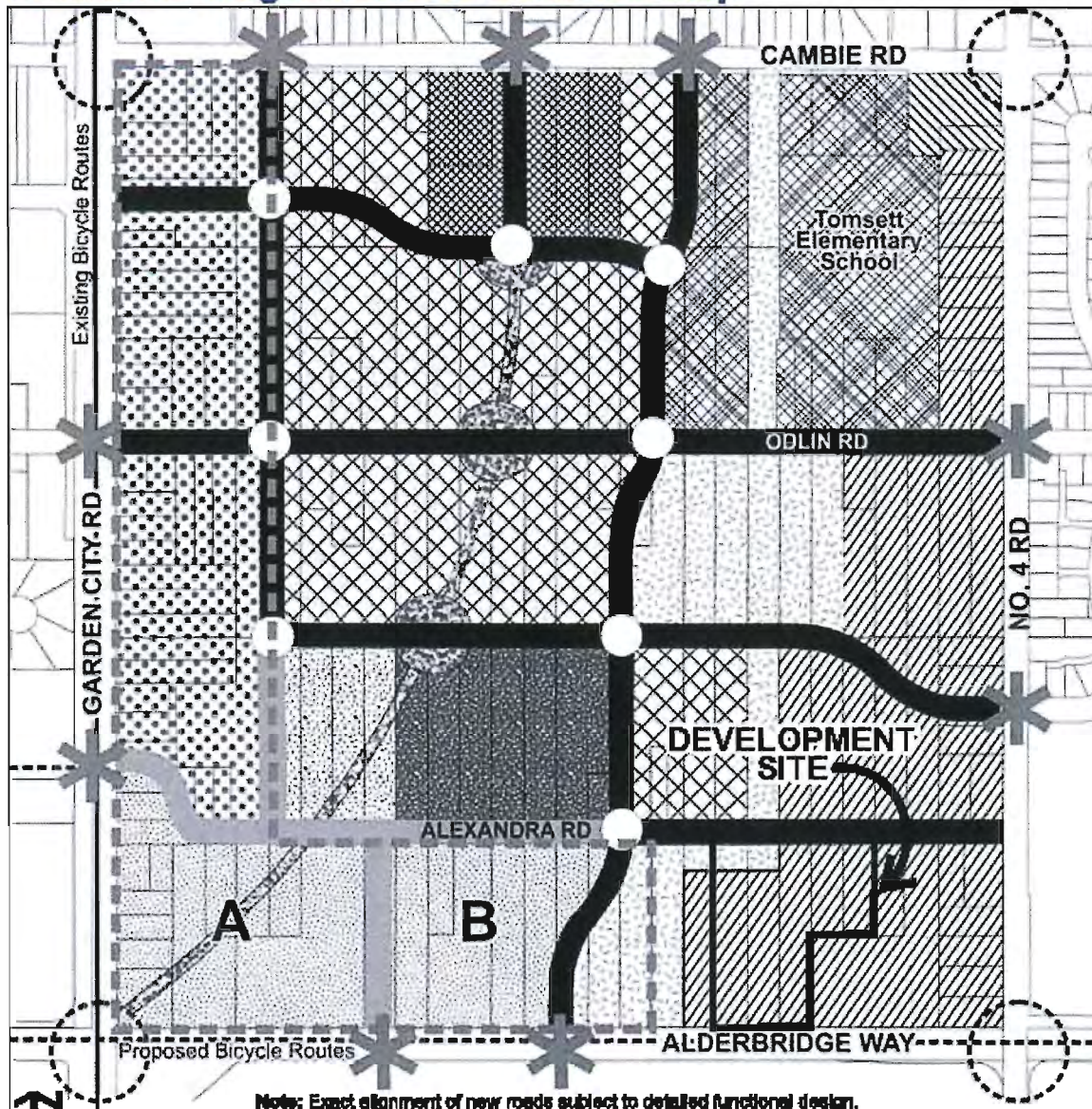
ATTACHMENT 1a
Location Map with Environmentally Sensitive Area Overlay

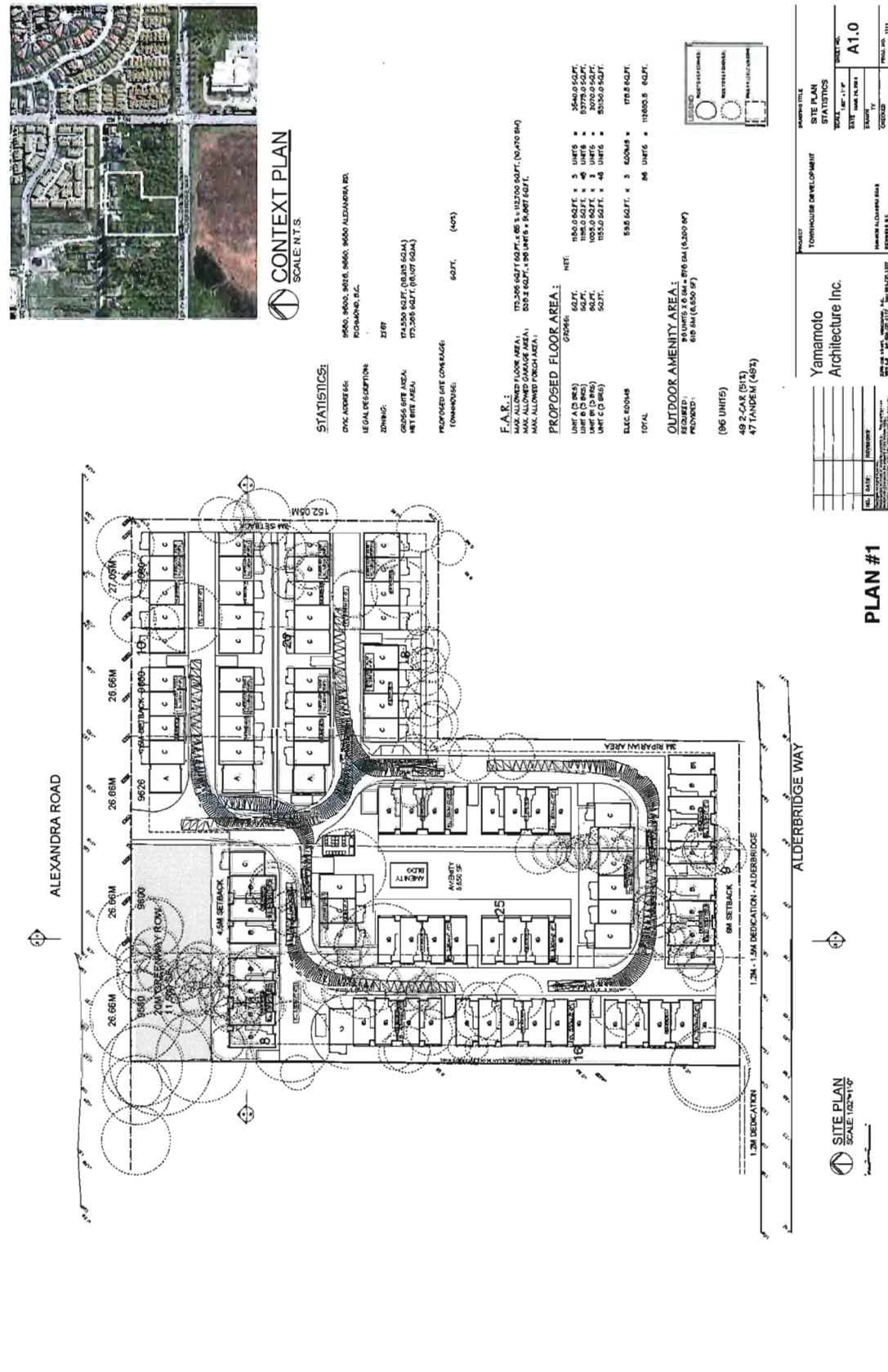


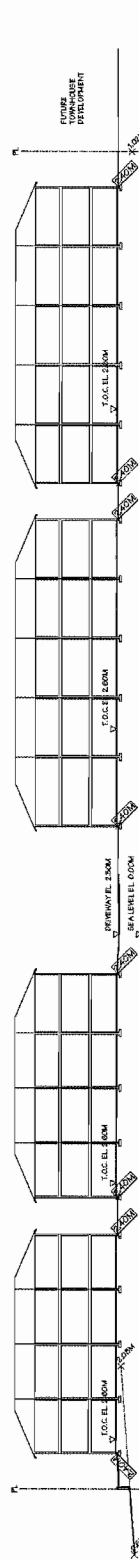
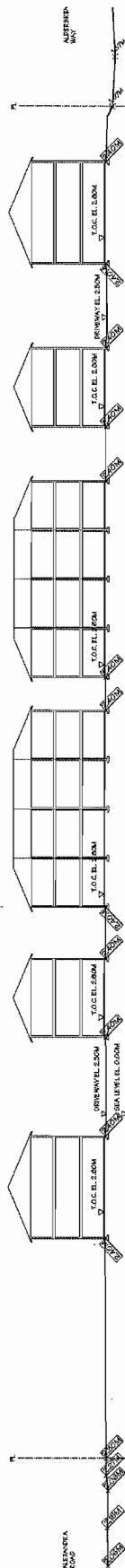
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Richmond



Alexandra Neighbourhood Land Use Map







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PLAN #2

Yamamoto
Architecture Inc.

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Abstract

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DESIGNER		TR	

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Notes

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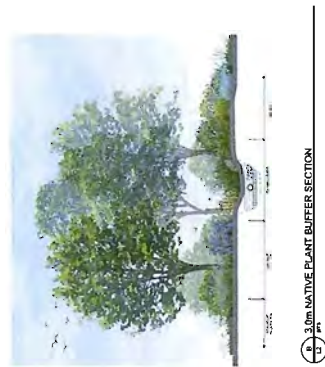
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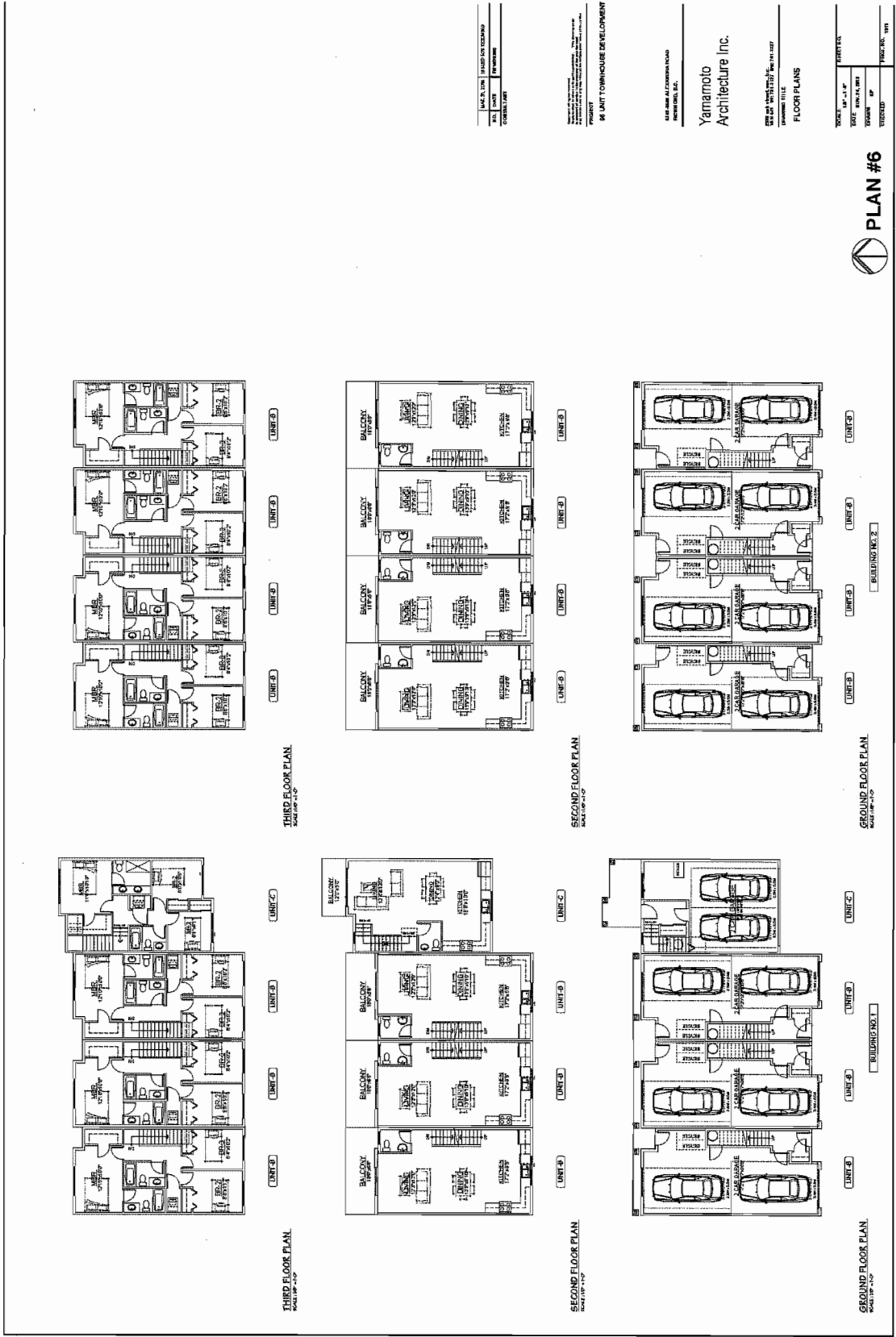
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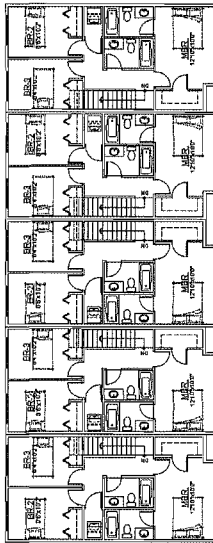
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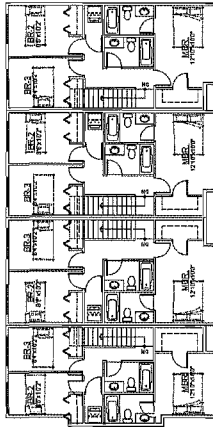






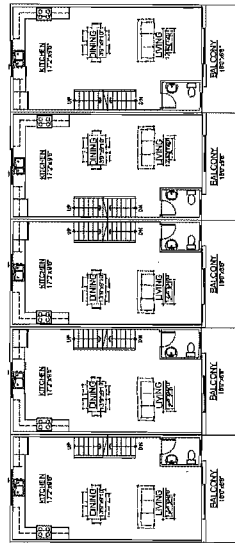
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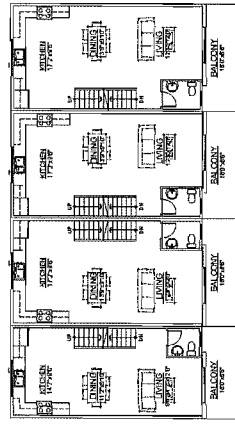
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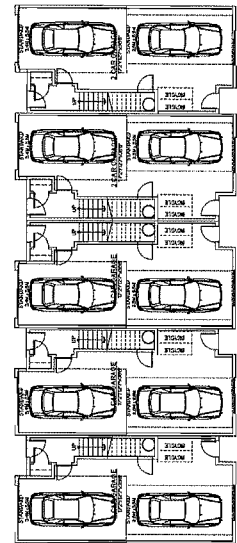
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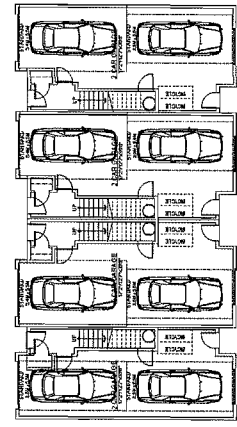
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UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8



GROUND FLOOR PLAN
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UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 UNIT 8

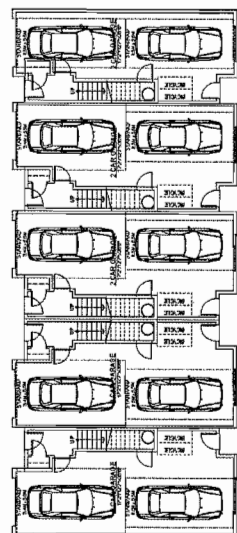
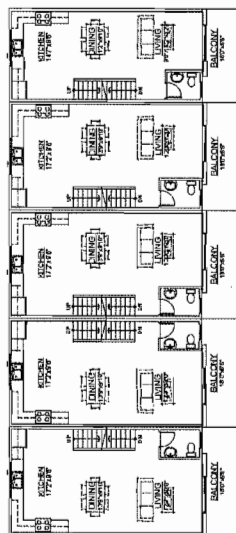
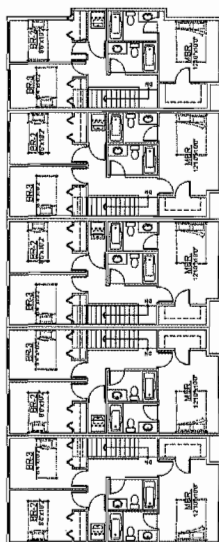
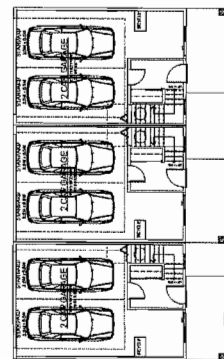
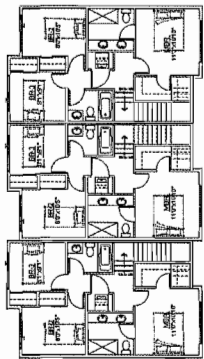
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DRAWN BY: J. L. HARRIS	REVISION: 10/1/03
CHECKED BY: J. L. HARRIS	DATE: 10/1/03

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DRAWN BY: J. L. HARRIS	REVISION: 10/1/03
CHECKED BY: J. L. HARRIS	DATE: 10/1/03

PLAN #8



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PROJECT

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PACIFIC COAST, INC.

Yamamoto
Architecture Inc.

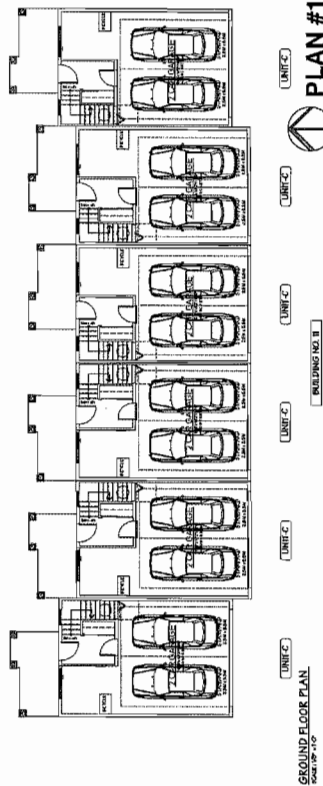
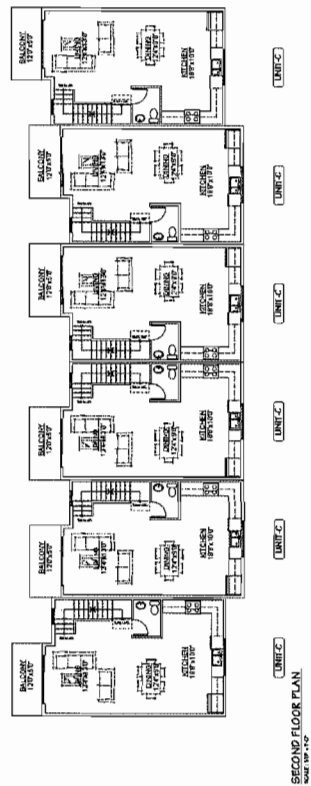
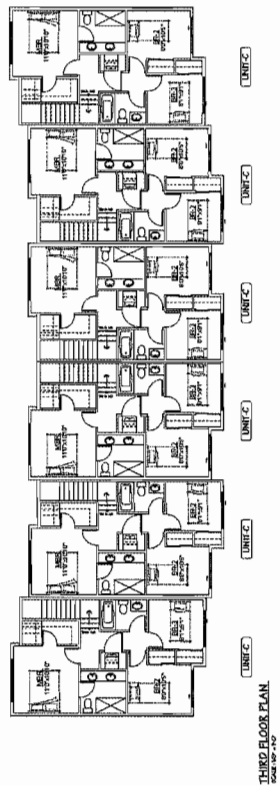
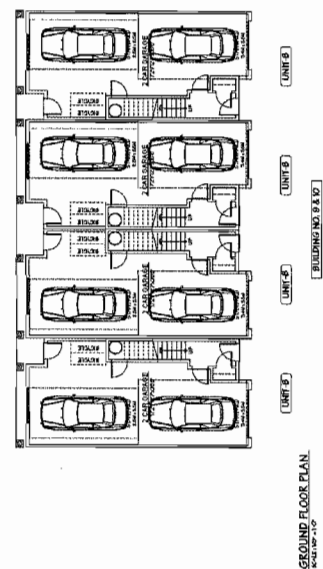
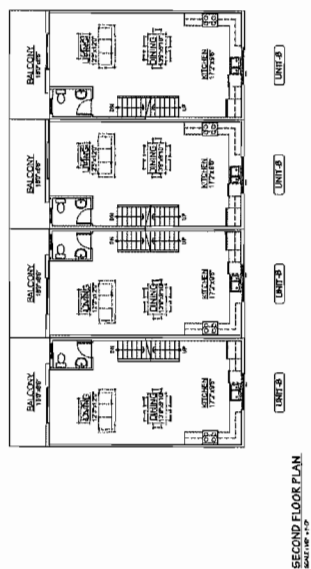
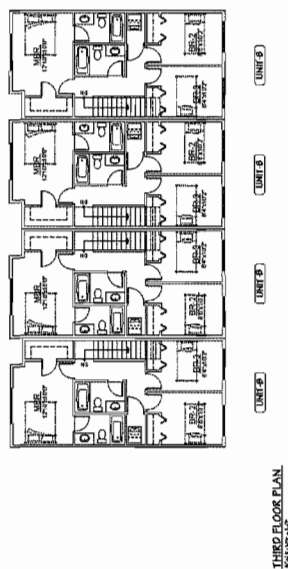
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FLOOR PLANS

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PLAN #9



DATE	ISSUED FOR	ISSUED FOR
DATE	ISSUED FOR	ISSUED FOR

PROJECT

1118 94th ALTERNATE ROAD
ROCKY HILL, B.C.

**Yamamoto
Architecture Inc.**

2288 VAN ANKUM BLVD. #2
VAN COV. BC V2V 1G7 TEL: 779-1227
DRAWING 1012

FLOOR PLANS

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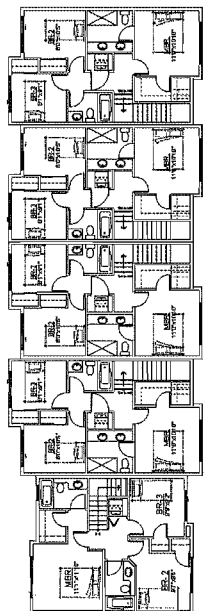
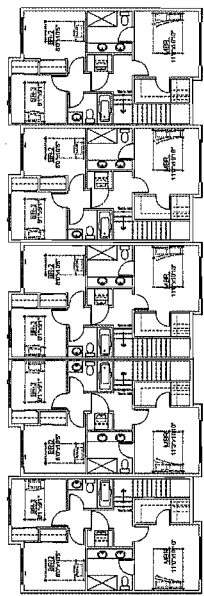


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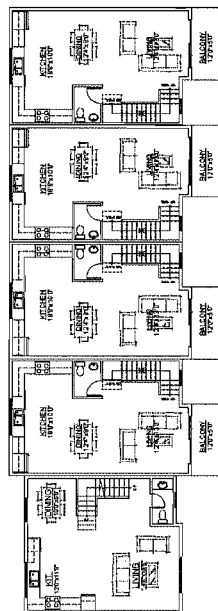
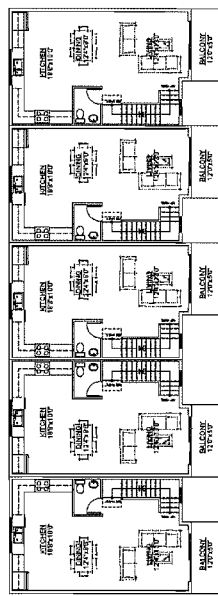
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Architecture Inc.

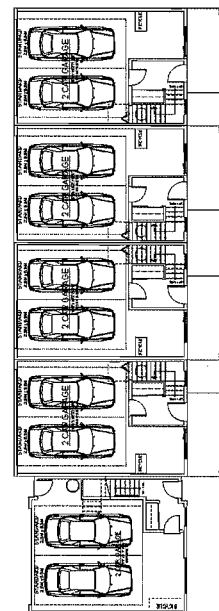
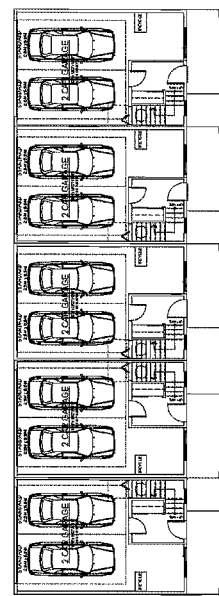
FLOOR PLANS



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

W.O.	DATE	REMARKS
	MAR. 31, 1966	ISSUED FOR RESEARCH

PROJECT

311 N. 26th ALEXANDRIA ROAD
PETERBORO, N.C.

Yamamoto
Architecture Inc.

2500 W. 4th St., Suite 100
Westport, N.Y. 09596-1001
Tel: 516/366-1111 Fax: 516/366-1112

FLOOR PLANS

SCALE	7" = 1'-0"	DATE	NOV. 14, 1973	BY	RP	PROJECT NO.	17000-1-000
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PLAN #13



RZ 13-649999

Attachment 4

Address: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road

Applicant: Am-Pri Developments (2012) Ltd.

Planning Area(s): West Cambie Area Plan (2.11A)

	Existing	Proposed
Owner:	Am-Pri Developments (2012) Ltd., Inc No. BC0934463	Same
Site Size (m²):	16,215 m ²	16,107 m ² net of dedications
Land Uses:	Single Family Residential, Two-Family Residential, Vacant	Multiple Family Residential
OCP Designation:	Neighbourhood Residential, Park	Same
Area Plan Designation:	Residential Area 2	Same
Zoning:	9580, 9600, 9660, 9680 Alexandra Road: Single Detached (RS1/F) 9620 and 9626 Alexandra: Two-Unit Dwellings (RD1)	Town Housing (ZT67)
Number of Units:	5 dwellings were in place prior to demolition. Currently none on site.	96 approx.
Other Designations:	Environmentally Sensitive Area (ESA)	Portions to be retained. Compensation / replacement required for impacts.

<i>On Future Subdivided Lots</i>	Bylaw Requirement	Proposed	Variance
<i>Floor Area Ratio:</i>	Max. 0.65 or 0.75 with affordable housing contribution per West Cambie Area Plan	0.65	None permitted
<i>Lot Coverage – Building:</i>	Max. 40%	40%	None
<i>Lot Size (min. area):</i>	10,000 m ²	16,107 m ²	None
<i>Setback – Front Yard (m):</i>	Min. 5.0 m	Min. 4.5 m	Addressed via Zoning Text Amendment
<i>Setback – Side Yards (m):</i>	Min. 3.0 m	Min. 3.0 m	None
<i>Setback – Rear Yard (m):</i>	Min. 6.0 m	Min. 6.0 m	None
<i>Height (m):</i>	12.0 m	10.7 m	None
<i>Off-street Parking Spaces – Regular (R) / Visitor (V):</i>	1.5 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	None

<i>On Future Subdivided Lots</i>	Bylaw Requirement	Proposed	Variance
<i>Off-street Parking Spaces – Total:</i>	144 (R) and 20 (V)	192 (R) and 20 (V)	None
<i>Tandem Parking Spaces:</i>	Permitted	94 spaces in 47 units (49%)	none
<i>Bicycle Stalls</i>	Class 1: 1.25/unit (120 stalls) Class 2: 0.20/unit (20 stalls)	Class 1: 147 Class 2: 20	none
<i>Amenity Space – Indoor:</i>	100 m ²	100.0 m ²	None
<i>Amenity Space – Outdoor:</i>	576 m ²	618 m ²	none

Other: Tree replacement compensation required for loss of significant trees.


Stantec

Stantec Consulting Ltd.
4370 Dominion Street, 5th Floor
Burnaby, BC V5G 4L7
Tel: (604) 436-3014
Fax: (604) 436-3752

VIA EMAIL

August 23, 2013

Project No: 1231-10626

Am-Pri Developments Ltd.
9751 No.6 Road
Richmond, BC
V6W 1E5

Attention: Amit Sandhu

Dear Amit:

**Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC**

1 INTRODUCTION

Am-Pri Developments Ltd. is submitting a rezoning application for a townhouse development on approximately 2 hectares on the quarter section 34-5-6 adjacent to Alderbridge Way and No. 4 Road in Richmond, British Columbia. The application includes lots 9560, 9580, 9600, 9620/9626, 9660, and 9680 (Subject Property, Figure 1, Appendix A). A portion of this site is designated as an Environmentally Sensitive Area (ESA) by the City of Richmond.

Stantec Consulting Ltd. conducted a habitat assessment of the entire site on July 25, 2013. Two Stantec biologists assessed the existing vegetation and wildlife habitat value within the site. Environmentally valuable resources assessed within the property included, but weren't limited to, any potential sensitive ecosystems, wildlife, plants and plant communities, wildlife habitat and corridors, riparian areas, and aquatic species. The scope of the assessment was derived through the 2012 Environmental Sensitive Area Management Strategy (City of Richmond 2012) and with personal communication from Wayne Craig with the City of Richmond's Planning and Development Office (Pers. Comm, 2013).

This report provides a detailed summary of the vegetation types and wildlife habitat values on the Subject Property and makes recommendations for areas that should be included in the ESA.

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

2 METHODS

Preliminary vegetation Polygons were created from orthophoto interpretation and were then ground truthed during the site visit. The property was surveyed by two Stantec biologists to determine what vegetation communities were present on the site, to identify any habitat values by identifying connectivity and recording wildlife species present, and to document any other environmentally valuable resources. Dominant understory species within each polygon, including invasive species, were recorded and photographs were taken at various locations on the site. Total cover was estimated for the dominant species observed. Tree species were recorded during a tree assessment (Arbortech Consulting 2013). Online database searches were undertaken to determine if any species at risk were identified within 500 meters of the site (BC CDC, 2013).

Environmental value included estimating species diversity, presence absence of invasive species, connectivity to surrounding natural features, wildlife presence, and health and potential sustainability of vegetation on site. These findings were summarized utilizing a ranking system of low, medium and high.

3 RESULTS

There were four different plant communities identified on the site (Figure 1, Appendix A); descriptions of these are provided below.

3.1 Conservation Data Center (CDC) Database Inquiry

A search of the BC CDC online database was performed on July 24th, 2013. No known rare or sensitive vegetation or wildlife species were identified in the project area. The field survey conducted on July 25th also did not identify any known listed species.

3.2 Fish and Aquatic Habitat

No watercourses, fish habitat, or aquatic species were observed during the field survey. A small man-made pond, approximately 1 m by 1 m, was found during the survey in the backyard of one of the residences (Lot 9626 Alexandra Road). At the time of the site visit the pond contained no water and had Himalayan blackberry growing in from all sides.

3.3 Polygons 1—Anthropogenic Disturbance

Of the total area of the Subject Property, 0.69 hectares (~35% of total Subject Property) was disturbed by the current and previous residential developments that occurred on site (Figure 1, Appendix A). Vegetation in the polygon was composed of cultivated lawn and invasive species with few mature trees interspersed throughout (Photos 1 – 2, Appendix B). There was also the presence of Japanese knotweed. Japanese knotweed is a perennial shrub from Asia that is highly invasive because of its rapid growth and reproductive capabilities (Photo 3, Appendix B). Once established it displaces nearly all other vegetation (BC Ministry of Agriculture 2011).

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

Structures throughout the polygons included occupied and unoccupied homes, dilapidated structures, and residential loose garbage. Table 1 below lists the dominant species in this polygon. There were some trace ornamental trees in the residential yards; however, only two excelsea cedar (*Thuja plicata*) trees were of suitable condition (sustainable) according to the Arbortech report (2013).

Table 1: Dominant Species within Polygon 1

Common Name	Scientific Name	% Cover**
Himalayan blackberry*	<i>Rubus armeniacus</i>	15
creeping buttercup	<i>Ranunculus repens</i>	15
evergreen blackberry*	<i>Rubus laciniatus</i>	5
hardhack	<i>Spiraea douglasii</i>	5
reed canarygrass	<i>Phalaris arundinacea</i>	5
Japanese knotweed*	<i>Polygonum cuspidatum</i>	5
Kentucky bluegrass	<i>Poa pratensis</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

3.3.1 Wildlife and Habitat Value

Wildlife use is limited in polygon 1. Birds may nest in some of the trees, or among the Himalayan blackberry, but the likelihood of a sustainable consistent population is quite low. There was a man-made pond at 9626 Alexandra Road that, although dry during the time of the site visit, may provide breeding habitat for amphibians in the spring, when water might be found in the pond. Habitat value is low, due to the highly disturbed nature of the polygon.

3.4 Polygon 2—Graminoid and Shrub land

Polygon 2 is approximately 0.86 hectares (~43% of total Subject Property) and is located in the central to southern portion of the Subject Property (Figure 1, Appendix A) (Photos 4-6, Appendix B). The area was predominantly composed of a mixture of hardhack, Himalayan blackberry, and reed canary grass (See Table 2). The Himalayan blackberry was spreading from the east to the west as its density was concentrated on the eastern side of polygon 2. The western side of polygon 2 was predominantly composed of reed canary grass; which is known for its ability to create sod monocultures as it is used frequently as a pasture and ornamental grass.

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

Table 2: Dominant Species within Polygon 2

Common Name	Scientific Name	% Cover**
hardhack	<i>Spiraea douglasii</i>	30
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
reed canary grass	<i>Phalaris arundinacea</i>	25
bentgrass	<i>Agrostis sp.</i>	5
creeping buttercup	<i>Ranunculus repens</i>	5
common dandelion	<i>Taraxacum officinale</i>	3
common horsetail	<i>Equisetum arvense</i>	3

NOTE:

* Invasive species

**percent cover only includes dominant species

3.4.1 Wildlife and Habitat Value

Wildlife use in the polygon was limited to bird nesting and foraging and some small mammal use as observed with the presence of coyote scat. Habitat value provided by polygon 2 is relatively low as a result of surrounding disturbances (roads and existing development) and limited connectivity to additional habitat.

3.5 Polygons 3a and 3b—Birch Forest

Two polygons within the Subject Property consisted of approximately 0.22 hectares (polygon 3a 0.06 and Polygon 3b 0.16) (~11% of total Subject Property) of upland forest dominated by paper birch (*Betula papyrifera*) with a closed understory of predominately Himalayan blackberry and grasses (Photos 7-8, Appendix B). The Arbortech report lists these trees to be in poor condition with die back occurring (Arbortech Consulting 2013). Table 3 below provides a list of the dominant species within these polygons.

Table 3: Dominant Species within Polygon 3

Common Name	Scientific Name	% Cover**
paper birch	<i>Betula papyrifera</i>	30
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
hardhack	<i>Spiraea douglasii</i>	10
fireweed	<i>Epilobium angustifolium</i>	5
bentgrass	<i>Agrostis sp.</i>	5
bracken fern	<i>Pteridium aquilinum</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

3.5.1 Wildlife and Habitat Value

Polygon 3a has suitable habitat for nesting and foraging birds and small mammals and is connected to a large undisturbed area off property to the south and east. The habitat value provided by polygon 3a was considered moderate due to the connectivity to this large upland area to the southeast outside of the Subject Property.

Polygon 3b had limited connectivity due to anthropogenic disturbances and invasive weed encroachment. Trees had appeared to have been cleared to the east. Invasive weed species had heavily encroached to the north and west of Polygon 3b and Alderbridge way borders the Polygon to the south.

3.6 Polygon 4—Mixed Wood Forest

Polygon 4 is approximately 0.22 hectares (~11% of total Subject Property) and is located on the northwestern portion of the subject property (Appendix 1, Figure 1) (Photos 9 – 11, Appendix B). Polygon 4 is between two residential homes, with the understory consisting of hardhack, Himalayan blackberry, and grasses (See Table 4). The over story canopy is closed; however, according to the Arbortech report, the majority of the trees are in poor condition, with only two trees being of marginal condition. There was also road fill, scrap asphalt, cut trails and residential garbage (Appendix B, Photo 11) observed within polygon 4. The road fill and asphalt piles located in polygon 4 stood to an approximate height of 1 m and had the area of 10 m by 10 m.

Table 4: Dominant Understory Species within Polygon 4

Common Name	Scientific Name	% Cover**
Himalayan blackberry*	<i>Rubus armeniacus</i>	30
hardhack	<i>Spiraea douglasii</i>	10
paper birch	<i>Betula papyrifera</i>	10
Douglas fir	<i>Pseudotsuga menziesii</i>	5
European birch	<i>Betula pendula</i>	5
fireweed	<i>Epilobium angustifolium</i>	5
bentgrass	<i>Agrostis sp.</i>	5
fowl bluegrass	<i>Poa palustris</i>	5

NOTE:

* Invasive species

**percent cover only includes dominant species

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

3.6.1 Wildlife and Habitat Value

Polygon 4 has suitable habitat for both nesting and foraging birds, as well as for small mammals. A stand of dead birch trees at the eastern edge of this polygon showed evidence of use by northern flicker, as two northern flickers were observed perched on one of the trees. American robin and spotted towhee were also observed in this polygon. Habitat value provided by polygon 4 is moderate, although there is limited connectivity to additional habitat.

4 DISCUSSION

It is Stantec's recommendation that only polygons 3a and 4 be considered for ESA designation on the Subject Property (See Table 5). Although the actual ecological value provided by polygons 3a and 4 is relatively low, as a result of surrounding disturbances (roads and existing development), limited connectivity to additional habitat, small polygon patch size, and presence of invasive weeds in the understory, these polygons contains the least amount of disturbance within the proposed development area. If left unchecked, the highly invasive Himalayan blackberry and Japanese knotweed will continue to spread through the subject property and may eventually become dominant within the ESA, pushing out native species.

Table 5: Environmental Ranking Summary Table

Polygon Number	Community Type	Fish and Fish Habitat	Vegetation Diversity and Health	Wildlife Habitat Connectivity	Invasive Species Presence	Overall Rank
Polygon 1	Anthropogenic Disturbance	N/A	Low	Low	High	Low
Polygon 2	Graminoid and Shrub land	N/A	Low	Low	High	Low
Polygon 3a	Birch Forest	N/A	Moderate	Moderate	High	Moderate
Polygon 3b	Birch Forest	N/A	Moderate	Low	High	Low
Polygon 4	Mixed wood Forest	N/A	Moderate	Low	High	Moderate

5 DEVELOPMENT RECOMMENDATIONS

For future developments within the subject property, the development guidelines set forth by the City of Richmond's 2012 Environmental Sensitive Area Management Strategy (Appendix C and Part 4) should be followed during the construction phase of the project. Where possible, and applicable, the development should be designed around the existing environmental resource values to maintain as much of the current ecological services found on site as possible. Where clearing or development is to occur, amenity areas should be designed to mimic areas that would be native to the area and work to maintain pre-development connectivity.

**Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC**

There is a potential opportunity for enhancement of the area with development. Due to the poor condition of the vegetation stands, the abundance of invasive species, and the low connectivity of the area to natural native vegetation, any potential development could include an amenity area that would enhance the property. Enhancement could include the preservation of the most ideal native vegetation combined with additional planting and landscaping that would improve the habitat on site. Enhancement of the area would also include weed management, multi-tiered vertical structured species selection, and buffer zones around natural areas.

The following are general best practices identified for future development within the property:

- All construction works should be designed to prevent erosion and sedimentation. An erosion and sediment control plan and mitigation measures should be implemented prior to work and maintained throughout the course of construction.
- Appropriate precautions should be taken to ensure that deleterious substances do not enter drainage courses or seasonal and permanent water bodies.
- Minimize mowing around conserved and constructed natural features to promote available habitat for small and medium-sized wildlife. Reduced maintenance costs are also a benefit of this strategy. If mowing is required to meet aesthetic goals, consider limiting mowing to one mower width.
- Incorporate enhancement plantings within buffer areas to provide additional wildlife habitat and structural diversity adjacent to the important ecological features.
- Clearing of tall trees along the road should be minimized to accommodate passage of birds up and over the road.
- Site specific environmental monitoring should be used to provide direction for site sustainability both during and post construction.
- To the extent possible, a buffer zone should be incorporated around retained environmentally valued resources. The purpose of establishing a buffer zone will be to provide a physical barrier from urban disturbances, reduce detrimental edge effects, improve surface water quality, enhance stand quality, increase the extent of the existing natural habitat, mitigate habitat fragmentation, and conserve biodiversity (Fischer and Fischenich 2000).
- If development does occur, a detailed landscape plan should be developed to identify any existing vegetation and areas that require replanting. The plan should also identify those features on site that were present on site prior to development and should include microtopography such as logs and rocks which provide habitat for a diversity of wildlife.
- Develop a post development monitoring plan in order to adaptively manage any natural features that may require maintenance and upkeep until it is successfully established within the developed property.
- The establishment of a buffer zone that captures the drip line of perimeter trees should sufficiently allow for a sustainable natural area within development.



Am-Pri Developments Ltd.
Attention: Amit Sandhu
Project No: 1231-10626

August 23, 2013
Page 8 of 9

Reference: Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC

6 CLOSURE

This ESA has been prepared for the sole benefit of Am-Pri Developments Ltd. and is not to be relied upon for anything other than its intended purpose.

We trust that this report has met your present requirements. If you have any questions or would like clarification of the results, please do not hesitate to contact the undersigned at (604) 235-1896.

Respectfully submitted,
Stantec Consulting Ltd.

Reviewed by:

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Reference: **Environmental Sensitive Area Assessment at
9560, 9580, 9600, 9620/9626, 9660 and 9680 Alexandra Road, Richmond, BC**

7 REFERENCES

- Arbortech Consulting. 2013. Tree Inventory and Assessment List. ACL File #13124 April 29, 2013.
- BC Ministry of Agriculture. 2011. Field Guide to Noxious and Other Selected Weeds of British Columbia. Accessed (February 2013): <http://www.agf.gov.bc.ca/cropprot/jknotweed.htm>
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http://webmaps.gov.bc.ca/imfx/imf.jsp?site=imapbc&savessn=Ministry%20of%20Environment/Conservation_Data_Centre.ssn (July 24, 2013).
- City of Richmond. 2012. 2012 Environmentally Sensitive Area Management Strategy (Background technical report for the 2041 OCP).
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- Fischer, R.A. and J.C. Fischenich. 2000. Design Recommendations for Riparian Corridors and Vegetated Buffer Strips. Ecosystem Management and Restoration Research Program Technical Notes Collection, ERDC TN-EMRRP-SR-24. Vicksburg: U.S. Army Engineer Research and Development Center.



APPENDIX A

Figures

One Team. Infinite Solutions.





Legend	Environmental Sensitive Area Assessment Site Plan		PREPARED BY:
	SOURCES: Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.		PREPARED FOR: AM-PRI DEVELOPMENTS LTD.
DRAFT CONFIDENTIAL Not for Distribution		DATE: 14-AUG-13 FIGURE ID: 123110626	FIGURE NO: 1
		PROJECTION: UTM - ZONE 10 DATUM: NAD 83	DRAWN BY: N. PURENVAL CHECKED BY: I. LEVITT



APPENDIX B

Photographs

One Team. Infinite Solutions.





Photo 1: Looking north into Polygon 1 – Lot 9620/9626.



Photo 2: Looking west into Polygon 1 – Lot 9660.



Photo 3 Looking west into Polygon 1 – Japanese Knotweed Lot 9600.



Photo 4: Looking south into Polygon 2 – Graminoid Shrub land Lot 9600.



Photo 5: Looking south into Polygon 2 – Graminoid Shrub land - Lot 9560.



Photo 6: Looking south into Polygon 2 – Graminoid Shrub land – Lot 9620/9626.



Photo 7: Looking south into Polygon 3a – Birch Forest – Lot 9660.



Photo 8: Looking south into Polygon 3b – Birch Forest - Lot 9660.



Photo 9: Looking east into Polygon 4 – Mixed Wood Forest – Lot 9580.



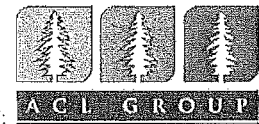
Photo 10: Looking west into Polygon 4 – Mixed Wood Forest - Lot 9580.



Photo 11: Looking south into Polygon 4 – Mixed Wood Forest – Lot 9580.

ARBORTECH CONSULTING

a division of:



TREE RETENTION ASSESSMENT REPORT

LAND DEVELOPMENT APPLICATION PURPOSES

Report Date: November 6, 2013 Rev #: 1

ACL File: 13124

Project Details: Am Pri Development (2013) Ltd.
Proposed Townhouse Development
9600 Block Alexandra Rd., Richmond

Prepared For: Attn.: Amit Sandhu
Am Pri Development (2013) Ltd.
9751 No. 6 Road
Richmond BC, V6W 1E5

BACKGROUND

Arbortech Consulting has been retained to undertake a detailed study of the existing trees located on and within close proximity to the above noted site to determine their current condition, and to make preservation and protection recommendations in context to the proposed development. Staff from this office visited the site on XXX to inspect the trees and site conditions. The topographic survey plan, and the proposed architectural layout plan for this development project have been provided for our use in completing this report. The purpose of this study is to;

- Determine the present (pre-development) condition of the existing tree resource and compile an inventory that meets the municipal requirements for reporting,
- Determine which trees are viable for retention consideration,
- Determine if any off-site trees are expected to be impacted from construction,
- Guide the approval and design revision process to the extent possible so that tree retention and tree replacement objectives are achieved, and
- Specify tree protection and impact mitigation recommendations for implementation in the construction phase.

The tree condition data and tree retention recommendations are compiled herein and on the enclosures. This report should be read in conjunction with the attached reference documents.

METHODOLOGY

Our standardized inventory and analysis procedure was used to assess the existing trees on the site using Visual Tree Assessment (VTA) procedures. In the VTA we observe the tree for presence of signs or symptoms of defect or health issues, and/or growing site constraints that can affect its viability for retention. At the owner's discretion, certain trees may benefit from additional detailed examination and testing before decisions are finalized.

Trees have been marked with a serial numbered tag as referenced in this report, and for future reference within the approval and construction phases of the project. Photos were taken and are used herein and/or kept on file.

Greater Vancouver Office:
Phone: 604.275.3484
Suite 200 - 3740 Chatham St
Richmond, BC V7E 2Z3

Fraser Valley Office:
Phone: 604.755.7132
Suite 109 - 1528 McCallum Rd
Abbotsford, BC V2S 8A3

PAGE 1 OF 6

CNCL - 315



This study is not a tree risk assessment, however we have considered the structural and health condition of the subject trees to determine their suitability for retention in context to the proposed land use.

The proposed construction works are expected to cause site changes that either directly conflict with existing trees, or will significantly alter the growing environment of other trees. This tree retention study considers our arboricultural assessment of the expected tree survivorship based on the anticipated impacts from construction. With an objective to maximize tree preservation, we have considered the feasibility of implementing design changes, and the possible use of innovative construction materials and methods for the protection of suitable and valuable trees.

In our study, we have used our experience and reviewed the design drawings to anticipate all tree related impacts from;

- *geo-technical* needs (i.e. soil and site preparation works required),
- *civil engineering* needs (i.e. re-grading, underground servicing, road construction),
- *architectural* design elements (i.e. foundations, buildings, driveways, and amenities), and
- *landscape* design elements (i.e. hard surfaces, retaining walls, re-grading, soil placement, planting holes for new plants and trees, etc.).

It is the responsibility of each design consultant to consider the tree protection restrictions and special measures that may be recommended herein and on the attachments, in relation to their field of expertise, and to confirm that the protection zones and restrictions can reasonably be achieved.

PROPOSED LAND USE

On this site, the proposed development consists of a townhouse development. The associated re-grading of the lands, the construction of new roads and underground services/utilities, and the construction of the buildings/driveways and related amenities will result in comprehensive disturbance across most of the site.

TREE RETENTION ASSESSMENT FINDINGS

ON-SITE TREES:

Tagged Trees: The size, type and condition of the subject trees are detailed in the attached Tree Inventory and Assessment List. The locations and the designated treatment of the subject trees are detailed on the attached Tree Management Drawing.

Tree Stand Counts: Native stands of trees were assessed based using stand delineation and stand condition indicators. A physical tree count was undertaken for these stands and the quantities are reported on the Tree Management Drawing.

The total quantity of On-Site trees considered on this project is:

	24	Tagged Trees (on-site and road frontage trees)
plus	400	Untagged Stand Tree Count (ESA bylaw trees are 10cm and greater)
Total	424	Bylaw Trees within Development Site

Table 1. Tree Retention and Removal Quantities by Condition
(Includes trees in Road boulevards fronting the site)

CONDITION	RETAIN		REMOVE		TOTAL
	TAGGED	STANDS	TAGGED	STANDS	
UNSUITABLE A tree that is unsuitable for retention in the proposed land use due to advanced health decline or presence of significant structural defects.	0	13 * (est.)	10	387	410
MARGINAL A tree that has a moderate defect that makes it unlikely to survive anticipated site changes if retained singly, but may be considered for retention conditional to special measures and/or in conjunction with other adjacent trees.	6	0	5	0	11
SUITABLE A tree in fair, good or excellent condition with no overt or identifiable significant defects based on VTA, and well suited for consideration of retention.	0	0	3	0	3
SUBTOTALS	6	13	18	387	
	19		405		424

Note. The unsuitable rating is based on individual single retention of stand trees. In this case, a section of the stand is being retained with a provision for treatments that may include pruning and selective removal of high risk trees based on CTRA assessment at the time of land clearing. Any removals from this area will be confirmed and authorized with the City of Richmond in advance.

PROPOSED TREE RETENTION AND REMOVAL:

- Removal of 10 bylaw trees as described in the tree list and shown on the tree management drawing due to their pre-existing condition being unsuitable for retention consideration.
- Removal of 8 bylaw trees due to unresolvable impacts from construction. Note that two shared trees (#'s 457 and 458) will require approval from the neighbour before city approvals can be obtained.
- Retention of 6 bylaw trees as well as a section of Stand 1 within the open space proposed for the northwest corner of the project. Related protection guidelines are summarized on the Tree Management Drawing.

TREATMENT OF CITY FRONTAGE TREES:

- Three City owned trees (#'s 448, 449 and 450) that are located in the road boulevard fronting the site are recommended to be removed due to the presence of structural defects and due to the road construction and site servicing conflicts. Parks Department approvals are required.

TREATMENT OF OFF-SITE TREES:

- During our review we have noted 4 off-site trees that will require protection within the site, and/or approval from the neighbour for removal. Two trees near the northwest corner Open Space will inherently be protected. Coordination with the neighbours for two trees located on the east adjacent site will be undertaken as the project advances through detailed design, and the determination of whether they require removal made once the scope of construction is finalized and potential impacts and mitigation can be confirmed.

TREE REPLACEMENT

Tree replacement requirements will be determined by the city in relation to their policies. The tree replacement design will be specified by the project landscape architect.

SUMMARY RECOMMENDATIONS

Tree retention will only be successful if the trees can be protected to meet and respect the alignments and restrictions within the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Since our plan is based on designs that were available at the time of writing, and those designs may be subject to revision, the advancement of those designs to "Issued for Construction" status will require coordination with our findings.

Considering the findings herein, the management of existing trees within the proposed development project is summarized as follows:

1. All applicable design drawings for this project must be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.
2. All contractors, subcontractors and trades undertaking any scope of construction on the project that could impact the trees should be made aware of the restrictions and responsibilities for tree retention and any special measures required, and coordinate their work activities accordingly.
3. Retain and Protect 6 tagged trees and approximately 13 stand trees within the development.
4. Seek approval to remove 3 trees from the City road frontages.
5. Seek a tree cutting permit from the municipality to allow the removal of 18 tagged bylaw trees and 387 stand trees (405 total) trees as per the details in the report sections above.
6. Make provision for replacement trees to suit city requirements, and/or to meet the compensation requirements for any required replacement trees that may not be able to be accommodated within the development site.

7. The demolition of any existing structures and hard-surfacing within the TPZs should to be carried out with low impact methodologies and under the supervision of the project arborist. Restoration to soft landscape conditions may be specified.
8. Implement tree protection measures and/or other treatments specified during each phase of site preparation and construction in compliance with the Tree Management Drawing and pursuant to municipal regulations or requirements.
9. Coordinate with neighbouring owners to gain authorizations or obtain signed tree cutting permit applications for off-site trees that require removal, and/or implement tree protection measures within the site as specified for the protection of off-site trees.
10. Coordinate with this office and the municipality during the land clearing phase to ensure proper identification of the retained trees and that protection measures are compliant.
11. Coordinate with this office and municipality during land clearing phase to make final assessment for the treatment of trees within ESA and Parks lands dedicated to the city as part of the project or bordering the project.

ASSUMPTIONS AND LIMITING CONDITIONS

- This report was prepared for and on the behalf of the client as addressed herein, and it is intended solely for their use in its entirety. Arbortech Consulting shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- Upon receipt of payment on account in full, this report is the property of the client.
- This report is restricted only to the subject trees as detailed in this report. Except as stated herein, no other trees were inspected or assessed as part of the work related to the preparation of this report.
- The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and the ground. Also, trees have adaptive growth strategies that can effectively mask defects. Tree assessment is limited to relying on the outward signs of defect and health issues that are indicators of the presence of defects. We use our training, experience and judgement, however it is possible that certain defects are not able to be identified. Arbortech Consulting cannot guarantee that a tree is free of defect.
- The accuracy of the locations of trees, property lines and other site features were not verified by Arbortech Consulting. We do not warrant that third party information as correct. Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipality and/or senior government agencies may be required in relation to certain recommendations and/or treatments provided in this report. The owner is responsible to make application for, pay related fees and costs for, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

PAGE 5 OF 6



CERTIFICATION

I certify to the best of my knowledge or belief, that:

- Staff from this firm has performed site inspection(s) on the date(s) as stated herein.
- The observations are based on information known to the consultant at that time.
- The statements of fact determined by the consultant are true and correct.
- Certain unverified information supplied by the client may have been relied upon in determining the findings.
- The findings herein are based upon the professional analysis of the consultant.

Thank you for choosing Arbortech Consulting for your project needs. If there are any questions regarding this report, please contact the undersigned.

Norman Hol, Consulting Arborist
Direct: 604 813 9194
Email: norm@aclgroup.ca

Qualifications:
ISA Certified Arborist #PN-0730
Certified Tree Risk Assessor #0076
Certified Wildlife and Danger Tree Assessor
Land Survey Technologist

Enclosures; *Tree Inventory List, Tree Management Drawing*

TREE INVENTORY AND ASSESSMENT LIST

Notes to Reader:

Tag # denotes the tag affixed to the tree for reference in report and on drawing. See drawing or figure for locations.

Loc denotes the ownership of a tree, if applicable (i.e. City, Off-Site, Shared, ESA), based on the survey provided. See report for details.

Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable

Site denotes the Growing Site (Open, Row, Grove, Stand), see report for details. Height and Spread are not applicable for Grove or Forest Stand trees.

Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. for multi stem trees)

Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes unsuitable, M denotes marginal, S denotes suitable. See report for details.

Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details

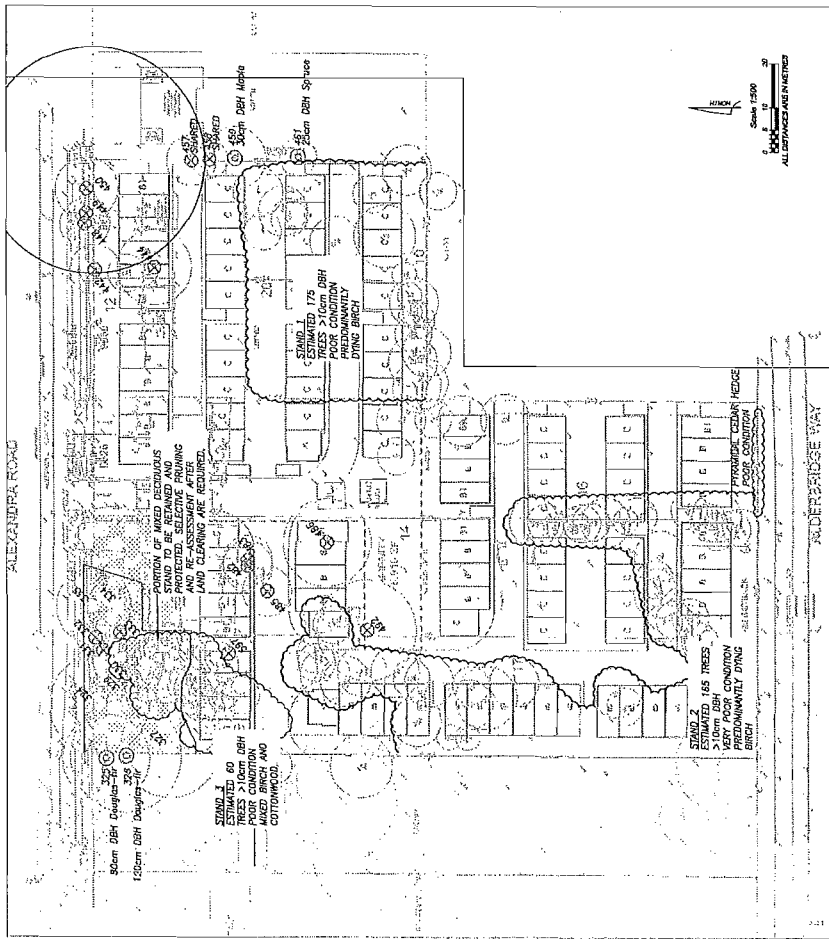
Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type (Common name)	Cond	Observations (based on VTA only)	Action
324		17	9	Grove	75	Norway maple	M	Weak base union of twin leaders, embedded and girdled limb	RETAIN
327		29	6	Grove	85	Douglas-fir	M	Sparse foliage, twiggy dieback, declining health	RETAIN
329		19	4	Grove	40	Douglas-fir	M	40% LCR	RETAIN
330		20	3	Grove	47	Douglas-fir	M	25% LCR	RETAIN
331		18	5	Grove	45	European birch	U	BBB - Top dieback	Remove
332		22	5	Grove	34	European birch	U	Spindly + BBB dieback	Remove
333		23	8	Grove	62	European birch	M	BBB - Top dieback	Remove
334		26	6	Grove	54	Douglas-fir	M	Adjacent failure of fir tree reveals presence of root rot disease and strong likelihood for infection in trees 334 and 335	RETAIN
335		24	6	Grove	97	Douglas-fir	M	See tree 334 and also note that this tree is growing at ditch top of bank and has a severely asymmetric root mat as a result.	RETAIN
349		8	5	Open	Multi	Cherry	S	Previously topped	Remove
350		8	5	Open	45	Cherry	M		Remove
442		8	4	Open	38,35,30	Holly	M	Weak unions, embedded wire observed in one of the twin stems	Remove
444		14	7	Open	52,35,32	Cherry	U	Root rot, weak union at base, moderate bacterial blight	Remove
448	City	13	5	Open	Multi	European birch	U	Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
449	City				50	European birch	U	Dead Snag. Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
450	City	20	6	Open	58	European birch	U	Growing along the top of bank of the ditch with severe sweep in the lower trunks and multiple leaders that have severely asymmetric root mats.	Remove
457	Shared	10	5	Grove	Multi	Sycamore maple	M	Weakly formed stem union	Remove
458	Shared	10	5	Grove	Multi	Sycamore maple	M	Weakly formed stem union	Remove
482		12	4	Grove	28	Excelsa cedar	S	Merged crowns	Remove



a division of:

Tag #	Loc	Ht	Spr	Site	Dbh (cm)	Tree Type (Common name)	Cond	Observations (based on VTA only)	Action
483		12	4	Grove	31	Excelsa cedar	S	Merged crowns	Remove
485		14	5	Open	30	Cherry	U	Partially failed, limbs 25 degrees NE	Remove
486		14	7	Open	34,49	English oak	U	Twin main leaders joined with a weak union at the base, with included bark present, and east stem is fully dead.	Remove
492		20	9	Open	46,57	English oak	U	Twin main leaders joined with a weak union at the base, with included bark present.	Remove
597		18	6	Grove	44,36	Norway maple	U	Twin main leaders joined with a weak union at the base, with included bark present.	Remove

CNCL - 322

[illegible]



**City of
Richmond**

Rezoning Considerations

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

Address: 9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road **File No.:** RZ 13-649999

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9137, the developer is required to complete the following:

1. Dedicate a strip of land approximately 1.5m wide at the eastern limit of the site and such width reduces to approximately 1.2m wide at the western limit as a road dedication along the entire Alderbridge Way frontage in order to accommodate 3.3m wide shared cyclist/pedestrian path and a 1.5m wide treed boulevard. Final dedication requirement to be determined by a functional road design approved by the Director of Transportation.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Installation of appropriate tree protection fencing around all trees to be retained including the 20 m wide greenway as part of the development prior to any construction activities, including building demolition, occurring on-site. Submission of a \$5,000 security deposit is required to ensure the fencing requirements.
4. The granting of a 20 wide statutory right-of-way along the northern property line of 9580 and 9600 Alexandra Road for public right of passage – maintenance and liability to be the responsibility of the City.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed Ener-guide 82 criteria for energy efficiency and that the dwellings are pre-ducted for solar hot water heating. A report by a qualified professional prepared to the satisfaction of the Director of Development is to be submitted certifying that the units meet the Ener-guide 82 criteria and that the solar heating pre-ducting has been installed.
7. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.6 m GSC.
8. Registration of a legal agreement on title ensuring that, with the exception of emergency vehicles, there will be no vehicle access to Alderbridge Way.
9. With the exception of specific hazard trees, on-site trees within the designated ESA shall not be removed until a Development Permit has been issued.
10. Registration of a statutory right-of-way to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 9560 Alexandra Road.
11. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$86,774.00) to the City's public art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (e.g. \$574,736.85 based on 112,694 sf) to the City's affordable housing fund.
13. City acceptance of the developer's offer to voluntarily contribute the following amounts per Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines:

- a) Community and Engineering Planning Costs of \$0.07 per buildable square foot (e.g. \$7,888.55);
- b) Child Care Contribution of \$0.60 per buildable square foot (e.g. \$67,616.10);
- c) City Beautification contribution of \$0.60 per buildable square foot (e.g. \$67,616.10).

Note that the amount of the City Beautification contribution may be reduced once the value of the frontage improvements have been determined through the Servicing Agreement. The offsite works which may qualify include works along the north side of Alexandra Road (i.e. conversion of the existing ditch to a swale, sidewalk installation, resetting of existing pedestrian bridges to address grade changes).

- 14. Registration of a legal agreement on title prohibiting the conversion of tandem parking areas into habitable space.
- 15. Discharge of the Two Family Dwelling Covenant BG013764 from 9620 and 9626 Alexandra Road and cancellation of Strata Plan NW 2397.
- 16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 17. Enter into a Servicing Agreement* for the design and construction of frontage improvements. Works include, but may not be limited to;

Water

- 1. Replacement of existing AC watermain is required along the development site frontage; the replacement will need to extend beyond the development site frontage due to the required offsite improvements. If adequate flow is not available, then upgrades beyond the development site frontage will be required, which may include constructing a 200mm diameter watermain along the future May Drive from Alexandra Rd to Tomicki Avenue or from Alexandra Road to Alderbridge Way.
- 2. Additional fire hydrants are required to achieve spacing requirements for the multi-family areas.

Sanitary

- 1. Construct a 200 mm diameter gravity sanitary sewer at 0.40%(min) along Alexandra Rd from the east property line of the development site to future May Drive.
- 2. Construct a 375 mm diameter sanitary sewer along May Drive from Alexandra Road to Tomicki Avenue and connect to existing system on Tomicki Avenue.
 - a) Existing manhole SMH52070 will need to be shifted approximately 4m to the south to accommodate the ultimate alignment of system on Tomicki Avenue.

Storm

Upgrade the existing storm sewer line from the west property line of 9580 Alexandra Road to the existing box culvert in No 4 Road (complete with tie-in to the box culvert). Alignment of the required storm sewer shall be near the center line of the road dedication.

Private utilities:

- 1. The developer is responsible for the under-grounding of the existing private utility pole line along the proposed site's Alexandra Road frontage to accommodate the proposed raising of Alexandra Road.
- 2. The developer is to provide Private utility company rights-of-ways to accommodate their above ground equipment (i.e., above ground private utility transformers, kiosks, etc.). It is recommended that the developer contact the private utility companies to learn of their requirements.

Vegetation Screening Enhancement within the Alderbridge Way Median:

Enhancement of existing medians within Alderbridge Way for the full extent of the frontage with the subject properties to the satisfaction of the Director of Development, the Director of Transportation and the Director of Engineering.

Alexandra Road Improvements:

1. The development will contribute to the raising of Alexandra Road by approximately 0.6 m to bring it up to the required 2.0 m elevation.
2. The following modifications to the north side of Alexandra Road are required to accommodate the proposed raising of Alexandra Road frontage:
 - o Remove existing extruded curb and asphalt sidewalk.
 - o Provide barrier curb and gutter and concrete sidewalk on the north side of the raised Alexandra Road.
 - o Modify the existing bridge access to 9566 Tomicki Road to match the raised sidewalk/road on the north side of the raised Alexandra Road. The maximum bridge slope shall be 5%.
3. Alexandra Road, from the western property line of 9600 Alexandra Road to the eastern limit of the development frontage (from south to north):
 - a) Provide a 2.0m wide sidewalk
 - b) Provide a minimum 1.5m wide treed boulevard
 - c) Construct a new 0.15m wide curb/gutter
 - d) Widen travel portion of the road to 8.5m wide
 - e) Construct a new 0.15m wide curb/gutter
 - f) Provide a 1.5m wide sidewalk
 - g) Transition to ditch- (need to get input from engineering)
4. Alexandra Road, from western property line of 9600 Alexandra Road to May Drive (from south to north):
 - a) Provide a 2.0m wide sidewalk
 - b) Provide a minimum 1.5m wide treed boulevard (exact width to be confirmed as part of the Servicing Agreement process)
 - c) Construct a new 0.15m wide curb/gutter
 - d) Provide a minimum 6.2m wide asphalt driving surface
 - e) Provide a minimum 1.0m wide shoulder
5. Alderbridge Way frontage (from existing curb to north):
 - f) Maintain the existing curb/gutter
 - g) Provide a 1.5m wide treed boulevard
 - h) Provide a 3.3m wide shared cyclist/pedestrian path
 - i) Outside the development frontage to May Drive, the same treed boulevard and shared cyclist/pedestrian path should be provided within existing road right-of-way where space permits.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The

standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Submission of a report by a Qualified Environmental Professional regarding a pre-clearing bird nest survey with a summary of the findings and recommendations to the City prior to site clearing activities.
3. Submit studies and recommendations, to the satisfaction of the Director of Development, on grading, drainage and tree retention within the 20 m wide greenway SROW.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the sanitary pump station infrastructure latecomer fees. plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement (multi-family rate \$3,307.47 per unit plus interest).
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be

required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9136 (RZ 13-649999)
9580, 9600, 9620, 9626, 9660, 9680 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by replacing Section 17.67.6.1 with the following:

“1. The minimum **front yard** is 5.0 m, except for **lots** that front onto Alexandra Road where the minimum **front yard** is 4.5 m:

2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT67) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**”;

P.I.D. 013-044-079

Lot B Section 34 Block 5 North Range 6 West New Westminster District Plan 80461

P.I.D. 004-031-903

The West Half of Lot 11 Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 004-042-824

Strata Lot 1 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 004-044-550

Strata Lot 2 of Section 34 Block 5 North Range 6 West New Westminster District Strata Plan NW2397 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

P.I.D. 012-032-590

Parcel “E” (Explanatory Plan 12531) Lot 12 Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

P.I.D. 012-032-603

Lot 12 Except: Firstly: South 248.98 Feet Secondly: Parcel “E” (Explanatory Plan 12531), Block “C” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9136”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>hl</i>



Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out in Schedule A to this Bylaw, with the owner of the lands legally described as

No PID Lot A Section 4 Block 4 North Range 6 West New Westminster District,
Plan EPP27071

2. This Bylaw is cited as **"Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051"**.

FIRST READING

MAY 26 2014



SECOND READING

MAY 26 2014

THIRD READING

MAY 26 2014

ADOPTED

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

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8380 Lansdowne Road) Bylaw No. 9051

HOUSING AGREEMENT BETWEEN the City of Richmond and CCM Investment Group Ltd.

HOUSING AGREEMENT
(Section 905 *Local Government Act*)

THIS AGREEMENT is dated for reference the 28th day of April, 2014.

BETWEEN:

CCM INVESTMENT GROUP LTD. (Inc. No. 0804127),
a company duly incorporated under the laws of the Province of British
Columbia and having its registered office at 8C - 6128 Patterson
Avenue, Burnaby, British Columbia, V5H 4P3

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

AND:

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

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

WHEREAS:

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

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

ARTICLE 1 DEFINITIONS AND INTERPRETATION

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

- (a) **"Affordable Housing Unit"** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
- (b) **"Agreement"** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (c) **"City"** means the City of Richmond;
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
- (e) **"Daily Amount"** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
- (f) **"Dwelling Unit"** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (g) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one bedroom unit, \$38,000 or less;
 - (iii) in respect to a two bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less

provided that, commencing July 1, 2013, the annual incomes set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (h) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (i) **"Housing Covenant"** means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the *Land Title Act*) charging the Lands registered on ____ day of _____, 20__, under number _____, as it may be amended or replaced from time to time;
- (j) **"Interpretation Act"** means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (k) **"Land Title Act"** means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (l) **"Lands"** means the following lands and premises situate in the City of Richmond and, including a building or a portion of a building, into which said land is Subdivided:

NO PID
Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071
- (m) **"Local Government Act"** means the *Local Government Act*, R.S.B.C. 1996, Chapter 323, together with all amendments thereto and replacements thereof;
- (n) **"LTO"** means the New Westminster Land Title Office or its successor;
- (o) **"Owner"** means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are

Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;

(p) **"Permitted Rent"** means no greater than:

- (i) \$850.00 a month for a bachelor unit;
- (ii) \$950.00 a month for a one bedroom unit;
- (iii) \$1,162.00 a month for a two bedroom unit; and
- (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing July 1, 2013, the rents set-out above shall, in each year thereafter, be adjusted, plus or minus, by adding or subtracting therefrom, as the case may be, an amount calculated that is equal to the Core Need Income Threshold data and/or other applicable data produced by Canada Mortgage Housing Corporation in the years when such data is released. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

(q) **"Real Estate Development Marketing Act"** means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;

(r) **"Residential Tenancy Act"** means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;

(s) **"Strata Property Act"** means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

(t) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;

(u) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and

(v) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

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

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

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

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

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

ARTICLE 3

DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

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

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

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

- (g) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (h) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.

3.4 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

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

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

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

ARTICLE 5 STRATA CORPORATION BYLAWS

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

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

ARTICLE 6 DEFAULT AND REMEDIES

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

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

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

Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 **Modification**

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

7.3 **Management**

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

7.4 **Indemnity**

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

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

7.5 **Release**

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators,

personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

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

7.6 **Survival**

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

7.7 **Priority**

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

7.8 **City's Powers Unaffected**

This Agreement does not:

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

7.9 **Agreement for Benefit of City Only**

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and

- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.10 No Public Law Duty

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

7.11 Notice

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

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

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

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

7.12 Enuring Effect

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

7.13 Severability

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

7.14 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.15 Sole Agreement

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

7.16 Further Assurance

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

7.17 Covenant Runs with the Lands

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

7.18 Equitable Remedies

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

7.19 No Joint Venture

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

7.20 Applicable Law

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

7.21 Deed and Contract

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

7.22 Joint and Several

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

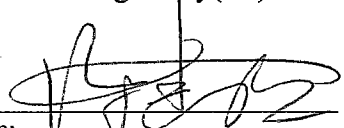
7.23 Limitation on Owner's Obligations

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

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

CCM INVESTMENT GROUP LTD.

by its authorized signatory(ies):

Per: 
Name: SIAN SHENG CHEN

Per: _____
Name: _____

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

CITY OF RICHMOND

by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

Appendix A to Housing Agreement

STATUTORY DECLARATION

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

TO WIT:

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

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

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

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

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

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

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

 DECLARANT

PRIORITY AGREEMENT

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

NO PID

Lot A Section 4 Block 4 North Range 6 West NWD Plan EPP27071

(the "Lands")

THE BANK OF EAST ASIA (CANADA) (the "Chargeholder") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers CA843382 and CA843383, respectively ("the Bank Charges").

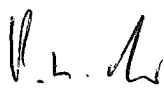
The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting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

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (CANADA)

FORMERLY KNOWN AS

THE BANK OF EAST ASIA (CANADA)

by its authorized signatory(ies):

Per: 
Name: Piny K. Chan

Per: 
Name: Grace Guo